

SUSAN PENZNER Real Estate

E X C L U S I V E

PRIME UNION SQUARE/LOWER FIFTH AVENUE
STUNNING CORNER FULL FLOOR



95 FIFTH AVENUE, 6TH FLOOR
CORNER OF 17th STREET

95 Fifth Avenue, 6th floor

S/E Corner of 17th Street



Entire 6th floor: Approx. 2,834 rentable sf

Rent: \$14,000/mo

Term: Negotiable

Possession: Immediate

Stunning full-floor in classic Beaux Arts building located at the corner of 17th Street. Excellent light and views from 20 north and west facing windows. Approx. 11ft ceilings.

Keyed elevator opens directly into the approx. 2,832rsf 6th floor. Recent renovation features glass conference room with views of Fifth Avenue. Two additional large office/conference rooms. Two interior offices. Wet pantry. Private restroom with shower. Lutron lighting system. Furniture potentially available.

Building features elegant, discrete lobby with passenger elevator. Separate freight entrance & elevator on 17th Street. Steps from Union Square, shopping, dining, and all major transportation.

Shown by appointment.

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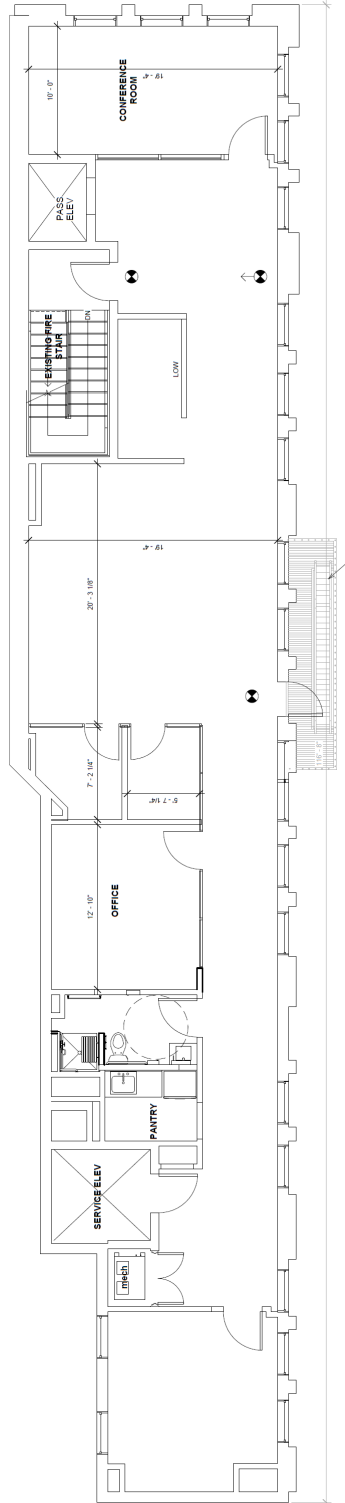
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