

# SUSAN PENZNER Real Estate

E X C L U S I V E

## 103 Fifth Avenue, 2<sup>nd</sup> Floor



**2<sup>nd</sup> Floor:** Approx. 3,000 rentable sf plus approx. 700sf mezz

**Term:** 5- 10 Years

**Possession:** Immediate

**Rent:** Upon Request

Rare flagpole signage! Full 2nd floor with oversized picture windows facing Fifth Avenue. Excellent visibility and branding opportunity.

Soaring approx. 15ft ceilings. Mezzanine space (included in rentable sf) provides back-of-house office/storage opportunity.

Built with updated pantry and private restroom.

Central air conditioning in place.

Approx. 30ft wide elevator building with updated lobby.

**Shown by appointment only.**

Contact:

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Hayden Scott

608-438-2378

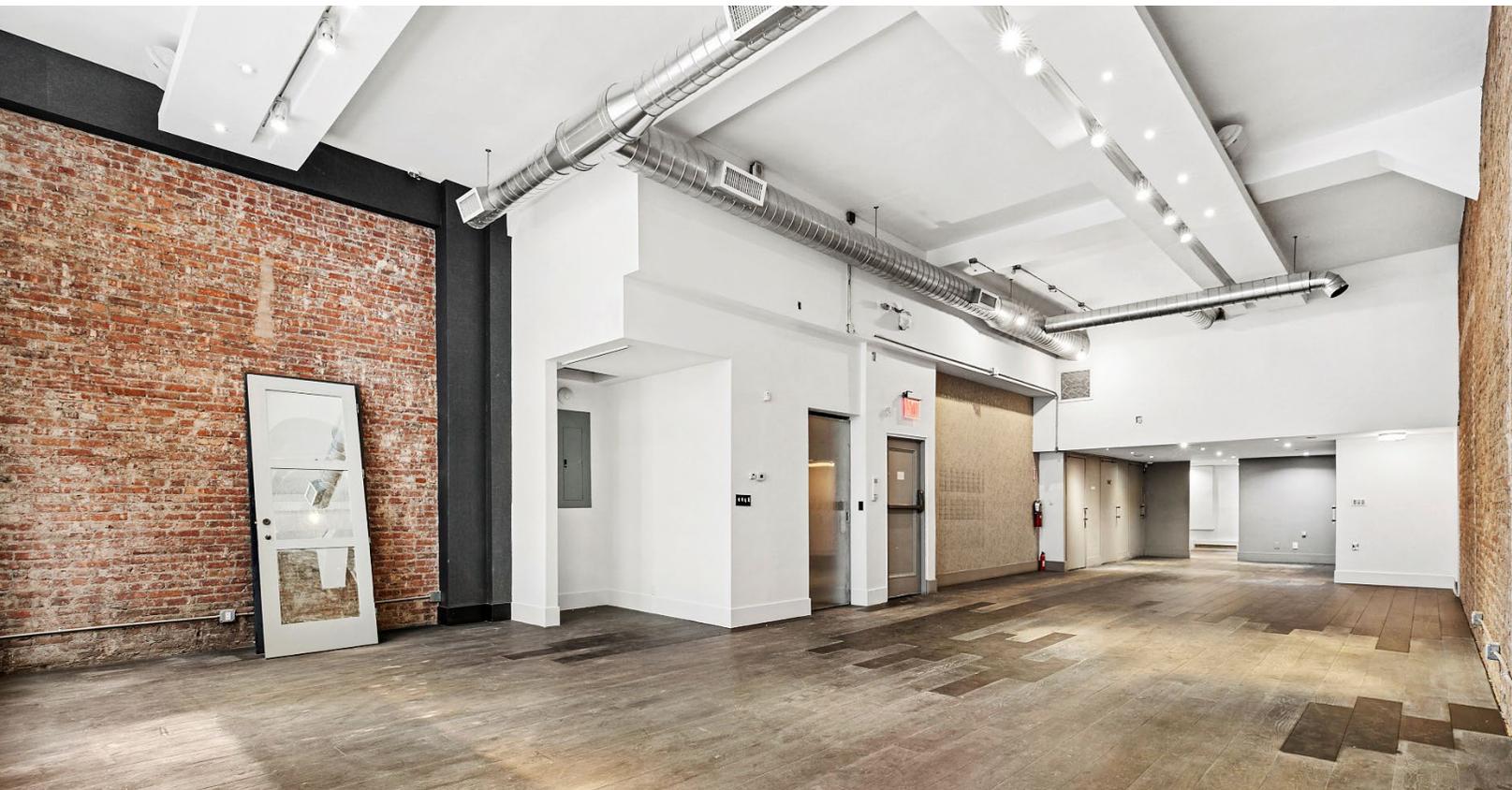
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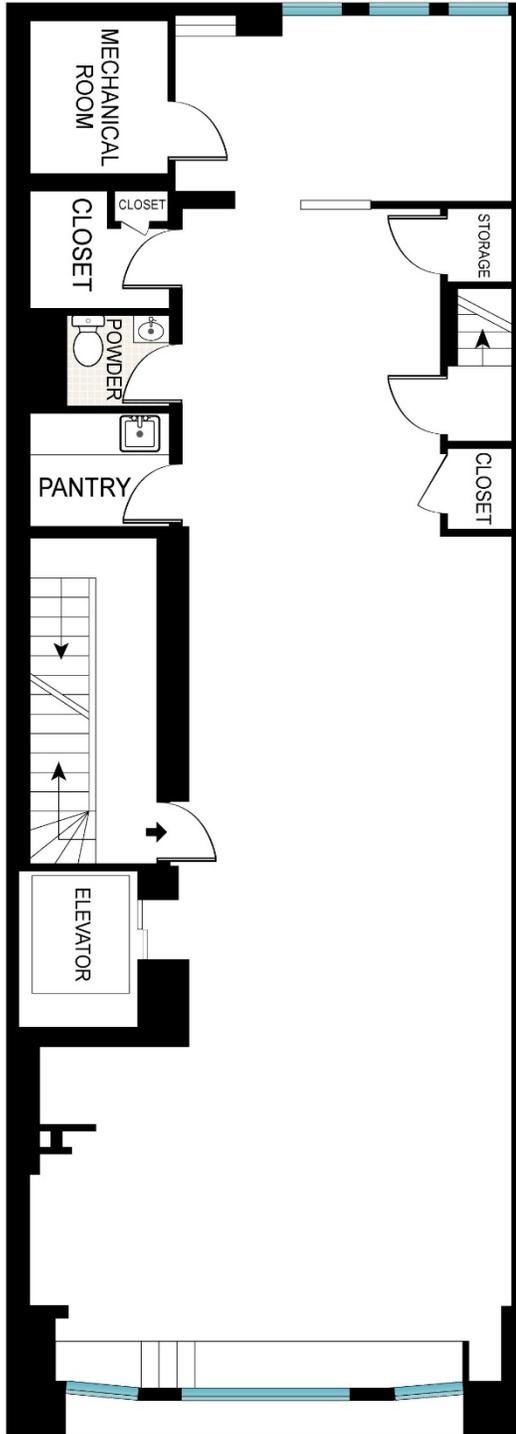
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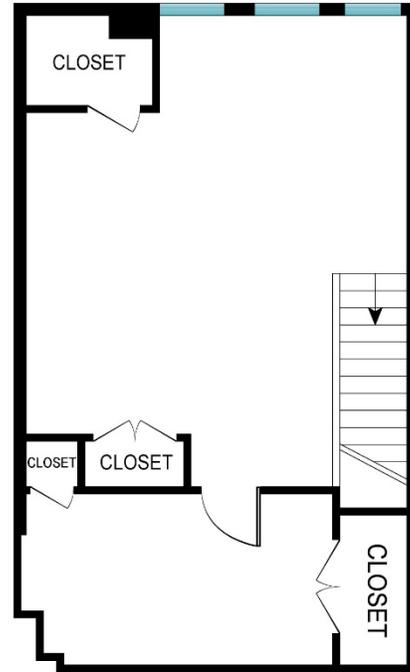


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**SECOND FLOOR**



**MEZZANINE**

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