



AJN REALTY ADVISORS

CO-EXCLUSIVE LISTING · AJN REALTY ADVISORS & LASEVEN INC.

215 East 58th Street — Designer Center

LUXURY SHOWROOM / OFFICE SPACE · PARTIAL 6TH FLOOR

NEW YORK, NY 10019 | C — 914-473-3986 | WWW.AJNREALTYADVISORS.COM



Alan Napack — AJN Realty Advisors — 914-473-3986 — ajn@ajnrealtyadvisors.com | Gaby Garzoni — LaSeven Inc. — (917) 592-5125 — ggarzoni@laseven.com



PRIVATE OFFICE — BUILT-IN CABINETRY



6TH FLOOR CORRIDOR



MARBLE ELEVATOR LOBBY

PROPERTY

Highlights

- Pristine and sunny **south-facing** contemporary loft-style office/showroom space on the corner of 3rd Avenue.
- Beautifully and elegantly designed showroom with **three large-window offices**.
- Delivered in "**move-in**" condition — marble floors, sophisticated finishes throughout, loft-style ceilings, and oversized windows facing south on 58th Street.
- **Privacy** — only one other tenant on the floor.
- Unique boutique building specializing in designers, decorators, home furnishings, architects and branding companies.
- Adjacent to the **D&D Building, A&D Building, Fine Arts Building** and Bloomberg Towers.
- Home to **Waterworks'** new flagship showroom.
- **Low loss factor.**

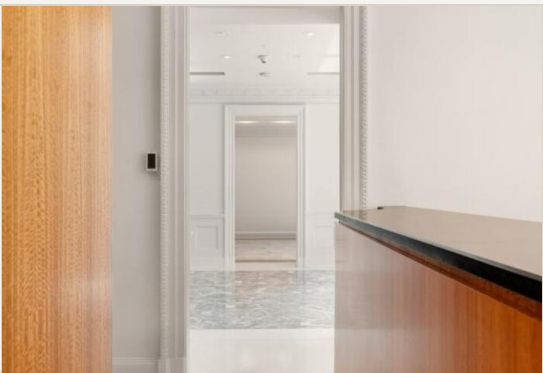


Alan Napack

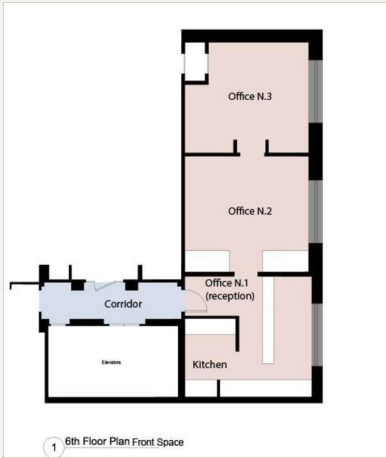
914-473-3986 | ajn@ajnrealtyadvisors.com



OFFICE N.2



RECEPTION



6TH FLOOR PLAN - FRONT SPACE

SPACE

Summary

Premises	1,350 SF	■ Boutique six-story commercial building with a beautifully renovated marble lobby.
Possession	Immediate	■ 2 elevators.
Asking Rent	On Request	■ 24/7 access, 365 days — new lobby, CCTV security cameras, and Fios.
Electricity	Proportional Share	■ Proximity to Park, Madison and 5th Avenue shopping areas, and several subway lines including the 4, 5, 6, Q, N and R.
Escalation	3% Annual	
Taxes	Pro-Rata Over Base Year	
Security	Negotiable	

Alan Napack
AJN REALTY ADVISORS
914-473-3986 | ajn@ajnrealtysadvisors.com

Gaby Garzoni
LASEVEN INC.
+1 (917) 592-5125 | ggarzoni@laseven.com