



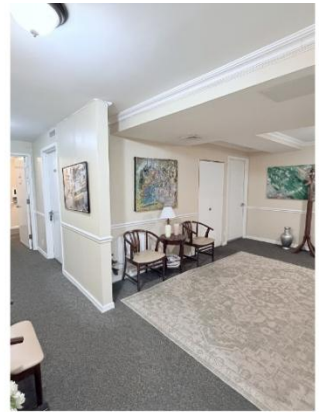
1619 Third Avenue, New York, NY 10128 p (212) 534-7771 f (212) 534-6140

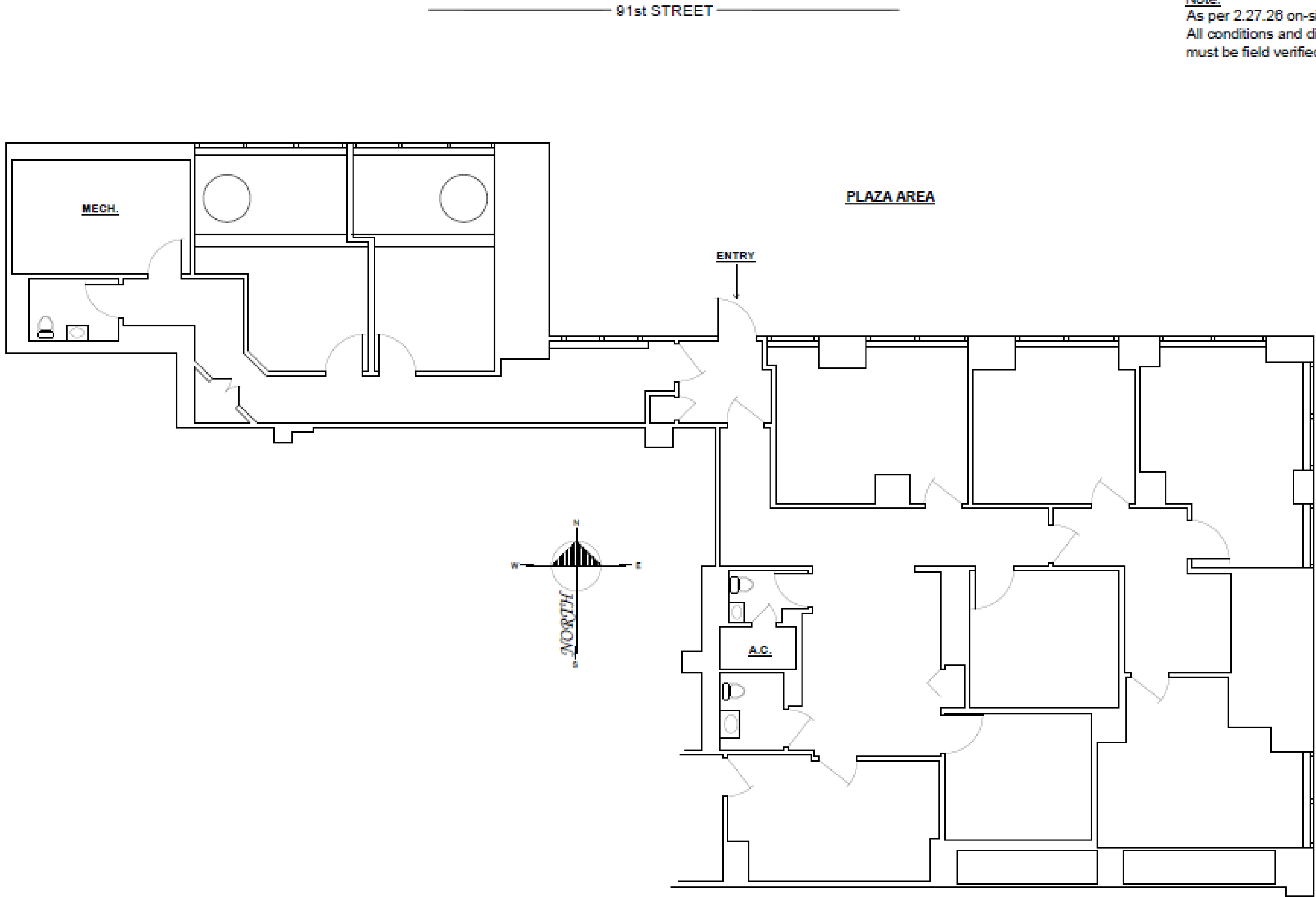
www.rymanagement.com

RUPPERT YORKVILLE TOWERS

Office Space Available

LOCATION:	1619 Third Avenue –91 st Street and 3 rd Avenue
RENT:	\$72 per square foot, \$16,300/month
AVAILABLE DATE:	Immediate
SQUARE FOOTAGE:	Approximately 2,713 SF on the Ground floor
UTILITIES:	Electric: (including electricity for air conditioning and heating of the Premises) – submetered – paid by tenant – tenant to pay kwh rate paid by landlord plus \$.02 per kwh handling fee. Water: Submetered – paid by tenant Gas: None available.
REAL ESTATE TAXES:	Tenant will pay its proportionate share of landlord's real estate taxes allocated to the space each year over and above a base year (prorated any partial years).
BROKERAGE FEES:	RY Management Co., Inc. is the exclusive leasing agent for this space; brokerage fees to be paid by landlord. Landlord will also pay commission on any pre-approved, co-brokerage arrangement for this space. However, if tenant engages the services of another broker and it is not a pre-approved, co-brokerage arrangement, all fees and commissions to be paid by tenant to tenant's broker.





COMMERCIAL SPACE - GROUND FLOOR LEVEL
RUPPERT TOWER - 1619 THIRD AVENUE, NYC

TOTAL AREA = 2,881 S.F.