



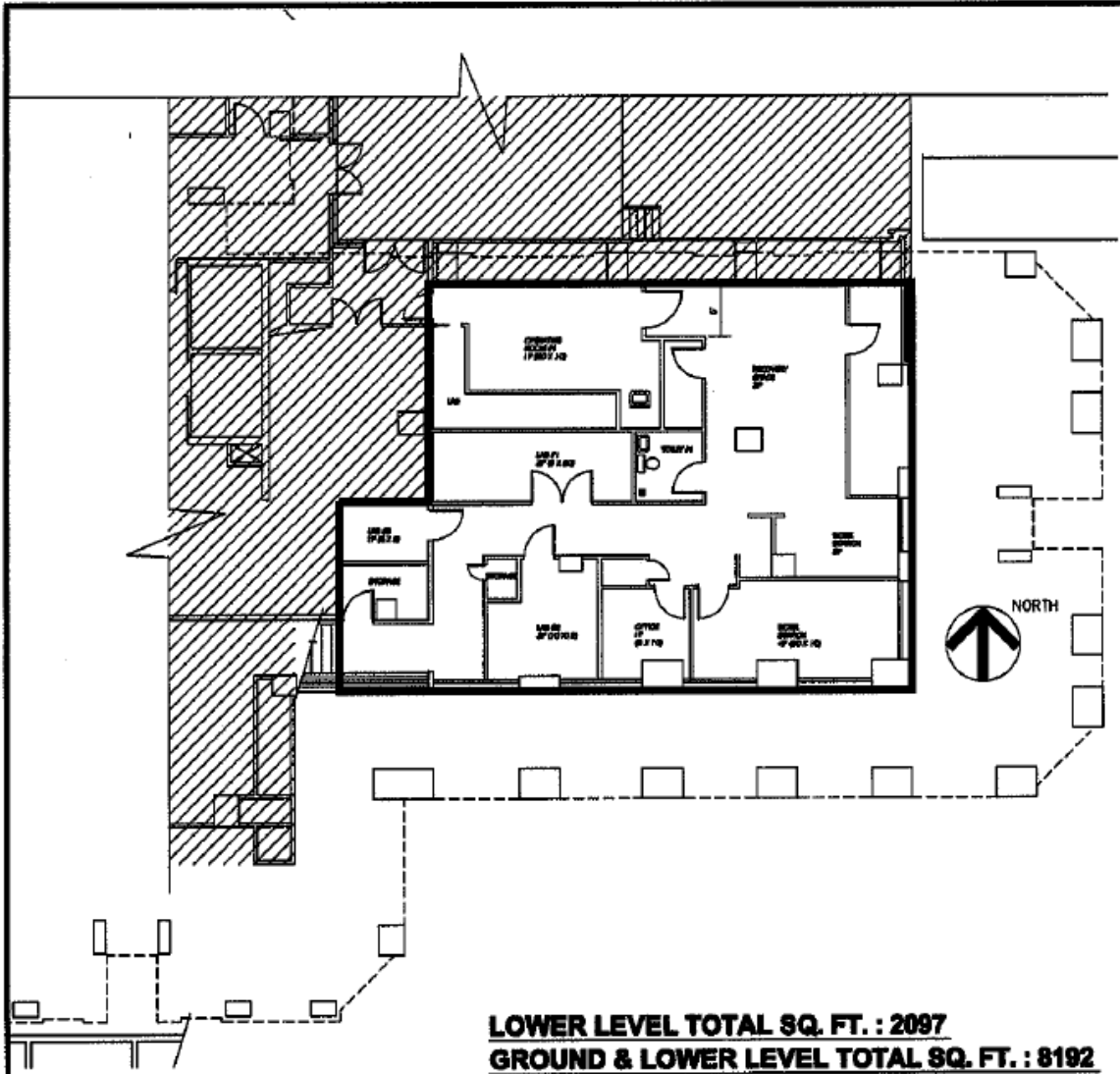
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## RUPPERT YORKVILLE TOWERS

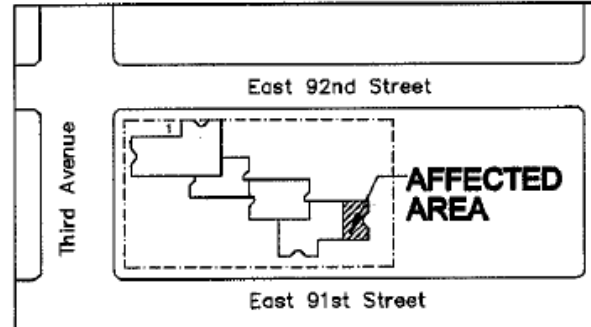
### Office Space Available

|                           |                                                                                                                                                                                                                                                                                                                                                                                                   |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>LOCATION:</b>          | 1623 Third Avenue – Ground floor and lower level                                                                                                                                                                                                                                                                                                                                                  |
| <b>RENT:</b>              | \$51.26/sq. foot, \$35,000/mth.                                                                                                                                                                                                                                                                                                                                                                   |
| <b>AVAILABLE DATE:</b>    | Immediate                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>SQUARE FOOTAGE:</b>    | Approximately 6,095 sq. ft. on the ground floor and 2,097 sq. ft. on the lower level (8192 total). Ceiling height of 8 feet on upper level and 7.5-8 feet on lower level. The entrance is higher at around 11 feet in one area.                                                                                                                                                                   |
| <b>UTILITIES:</b>         | 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.<br>Water: Submetered – paid by tenant<br>Gas: None available.                                                                                                                                         |
| <b>REAL ESTATE TAXES:</b> | 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 for any partial years).                                                                                                                                                                                                                             |
| <b>BROKERAGE FEES:</b>    | 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. |



**LOWER LEVEL TOTAL SQ. FT. : 2097**  
**GROUND & LOWER LEVEL TOTAL SQ. FT. : 8192**

**LOWER LEVEL OFFICE PLAN**  
**SCALE: 1/16" = 1'-0"**



Project Title:

**OFFICE SPACE**

**1635 AVENUE NEW YORK, NY 10128**

