

214 Sullivan Street

Suite 4B | New York, NY 10012

3,800 SF Rear Office Opportunity



Open bullpen, conference room, pantry and private offices in prime Greenwich Village

SIZE 3,800 SF	ASKING RENT \$19,000/mo	RATE \$60/SF	AVAILABILITY Oct. 1, 2026
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OVERVIEW

Suite 4B - Rear Portion of 4th Floor

Miltan is demising the 4th floor. The rear portion, known as Suite 4B, will be available for occupancy beginning October 1, 2026. The existing offices outlined in red on the proposed plan will be removed as part of the work to open the bullpen

Space Highlights

- Open work area with strong natural light
- Existing conference room
- Pantry and private offices
- Planned demolition of selected offices

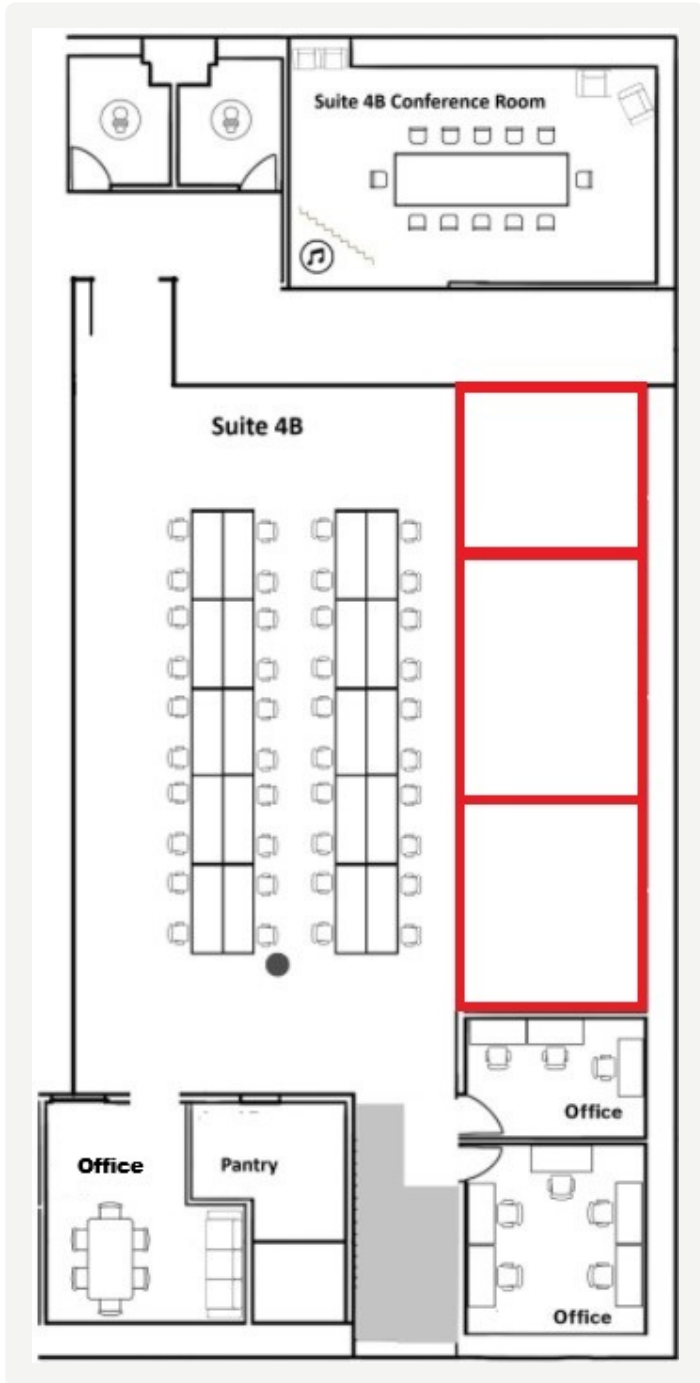
Additional Monthly Charges

Water	\$100/month
Sprinkler	\$60/month
Technology Fee	\$20/month
Electric	Submetered at 110%
Trash	Additional
Window Cleaning	\$35 per window, biannually
Real Estate Taxes	Tenant's proportionate share of increases over Base Year
Annual Escalations	3%

Technology fee covers building subscriptions associated with remote intercom and access control systems.

Floor Plan & Existing Conditions

Suite 4B - proposed rear 4th floor configuration



Existing open office area



Suite 4B conference room



Open work area and circulation

Proposed Floor Plan

Red boxes indicate existing offices to be removed as part of the demising work.

All information is subject to change and should be independently verified. Floor plan and demising scope are proposed and subject to final construction conditions.

Available October 1, 2026 | 3,800 SF | \$19,000/month