

55 Exchange Place

Commercial Office Space for Tax Exempt Entity

Features:

Class A Features:

- Green build out
- 24/7 access with security card
- 4 offices: 3 windowed + 1 interior
- 4 workstations
- 2 shared pantries
- 3 shared conference rooms
- Rack space in secured IT Room

Distinct Benefits in Building:

- Event space: 40 pp
- Video conference/boardroom: 30 pp
- Conference facility: 100 pp with break-out rooms, pantry & reception
- Silver LEED Certification
- Opportunities for cross-collaboration and synergy programming
- Great community visibility/profile

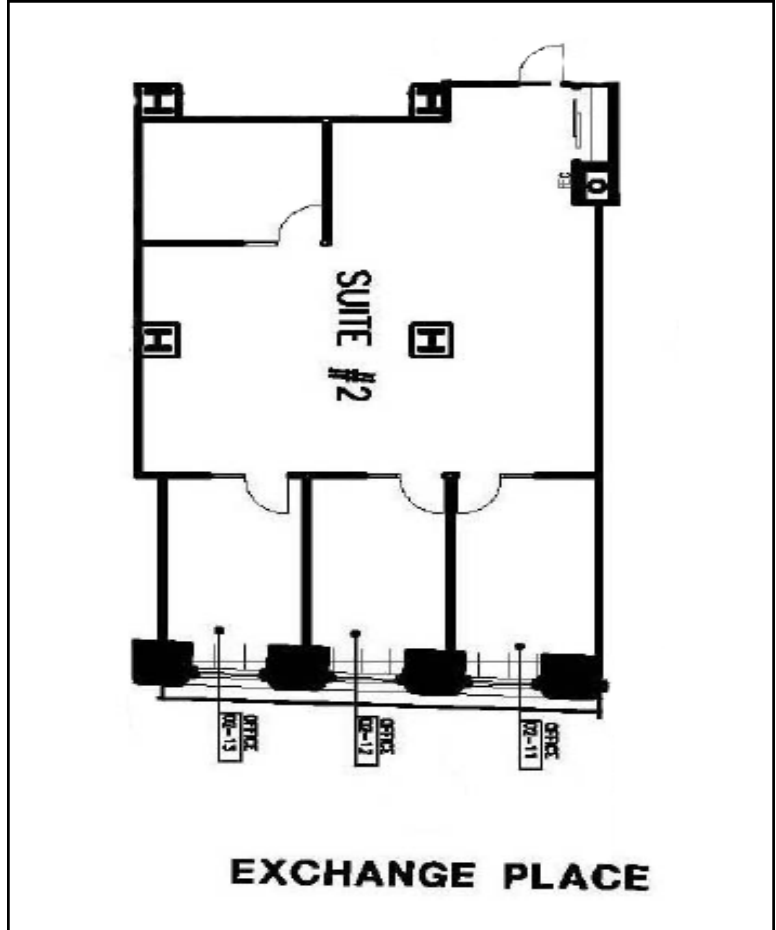
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Floor Plan:



Terms:

Premises: Portion of the 4th floor, 2,732 RSF

Rental Rate: Low \$30s/RSF

Possession: Available Immediately

Term: 5 years



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