

# 55 Exchange Place

## Commercial Office Space

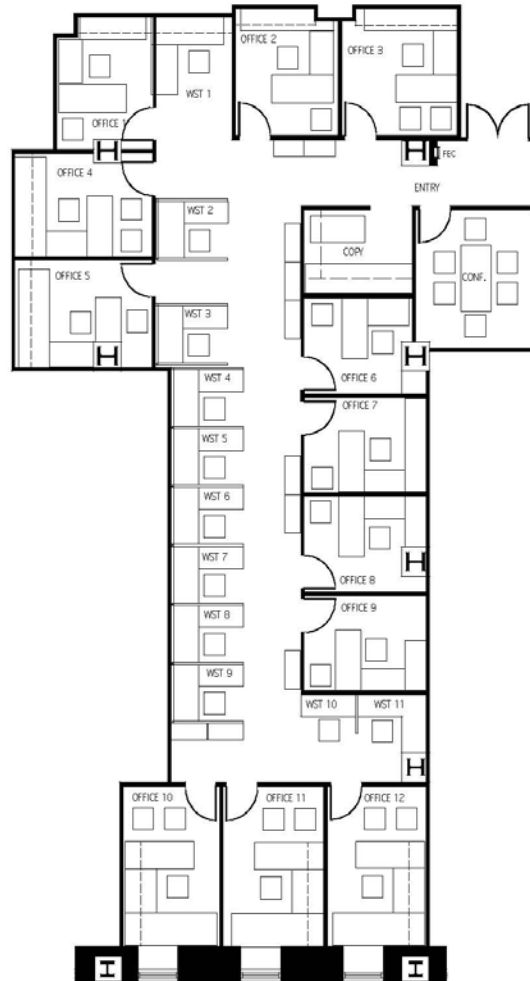


<b>Premises</b>	Portion of the 4th Floor	<b>Building Overview</b>
<b>Area</b>	Approximately 5,518sf	
<b>Rental Rate</b>	\$34.00/SF	Outstanding location - access to all boroughs and commuter lines
<b>Possession</b>	Immediately	Mixed use condo includes: office, residential and retail use
<b>Term</b>	5 years	Energy efficient, green design
		Exclusive lobby & elevator bank
		Architecturally distinct space

### Floor Plan

#### Class A Features:

- Class A green space
- 24/7 access with card
- 12 offices for 2 people
- 10 workstations with file storage space
- Conference room seats 6
- Copy room
- 2 shared pantries
- 3 shared conference rooms
- Climate controlled, secured IT Room



#### Distinct Benefits in Building:

- Conference boardroom seats 30 with video conference facility
- Event space which holds up to 40
- Conference facility accommodates 100 with break-out rooms, pantry & reception
- Opportunities for cross-organizational collaboration and synergy
- Great community visibility/profile



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