

Thoreau Center New York Space

55 Exchange Place

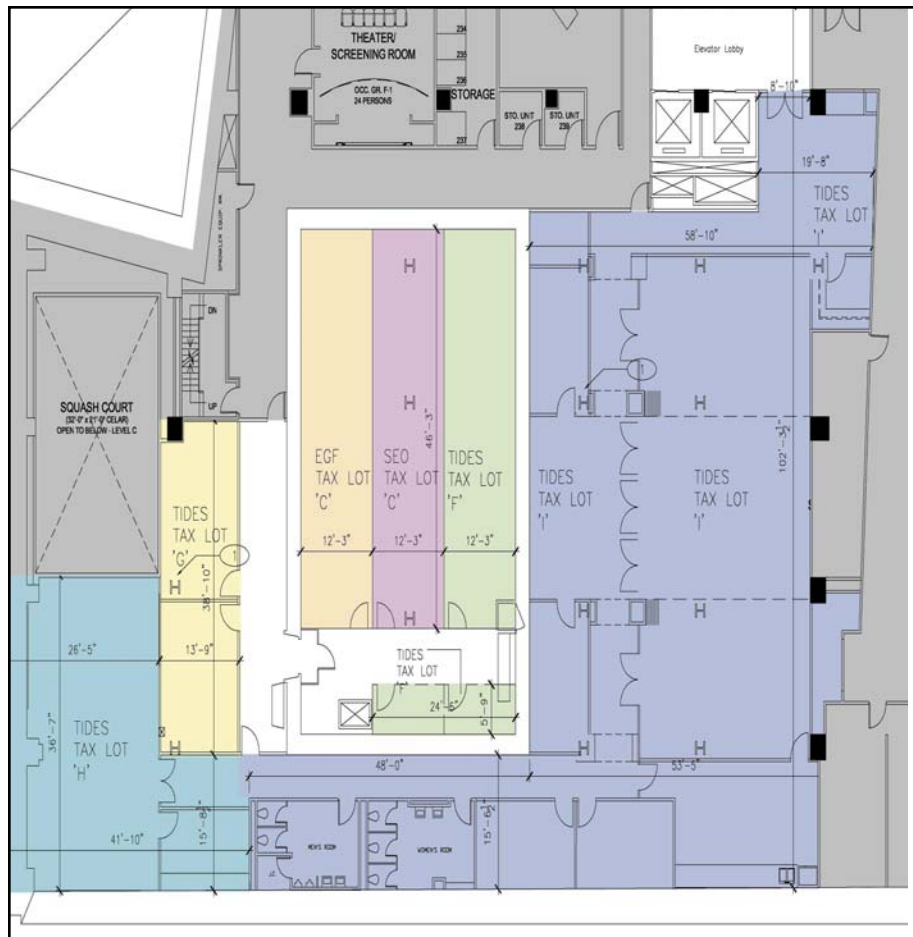


Premises	Portion of Below Grade Floor
Area	10,199 sf
Rental / Sale Price	\$25.75/SF / \$3,300,000
Possession	Immediately
Term	Sale or Lease w/Buy Option

Building Overview

- Energy efficient, green design
- Outstanding location - access to all boroughs and commuter lines
- Architecturally prominent space
- Mixed use condo includes: nonprofits, residential and retail use
- Rising 24/7 area with high end cultural consumers

Floor Plan:



Proposed Below Grade Space

Commercial Condo:

- Class A green Space
- Sale or Lease with option to buy
- High foot traffic / accesible site
- Distinct lobby & elevator bank
- Potential highly visible signage
- Ideal for performance / gallery
- Willing to build to suit for user
- High ceiling, below grade space
- Passenger & freight elevators
- Energy efficient, green design

Distinct Benefits in Building:

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

CONCRETE STORIES

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