

## Office for lease

175 East Broadway, Suite C-4, New York, NY 10002

**Space Notes:** Located in the Forward Building, a Beaux Arts architectural masterpiece built in 1912. Ready to move in, furnished “writer’s den” designed by architect Ron Castellano, accessible via the lobby. Central HVAC, cable, private bathroom.



**Size:** 350 RSF  
**Rent:** \$1,750 per month (\$60 PSF)  
**Utilities:** \$50 per month (subject to increase at Board’s discretion)  
**Taxes:** Real Estate Tax increase over the base year 2015  
**Term:** 2 to 5 years  
**Escalation:** 3% yearly to begin on year 2.  
**Occupancy:** Immediate  
**Security Deposit:** 3 months + “good guy guaranty”

*This property is an exclusive agency of ART STATE LLC*

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