

The background features a light-colored, marbled pattern with grey and white veins. This central area is framed by horizontal borders at the top and bottom, which have a vertical wood-grain texture in shades of brown and tan.

# 133W25

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Everything Within Reach





**AUTHENTIC BRICK** FACADE,  
**BRAND NEW** COMPLETED  
**ENTRANCE + LOBBY**



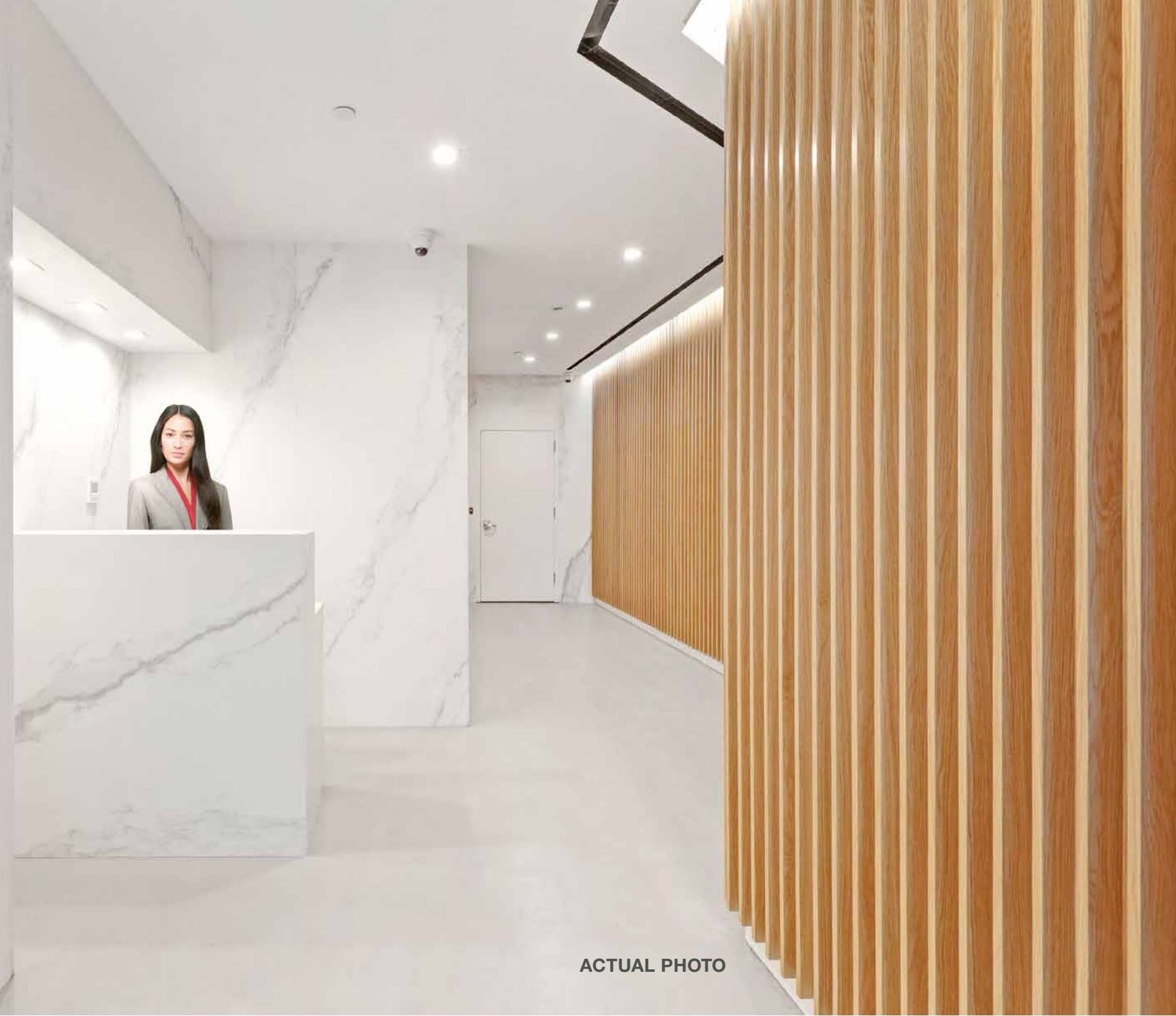
**PRIVATE,  
FULLY FURNISHED,  
BRAND NEW,  
MOVE-IN READY PRE-BUILTS**

HALF AND FULL FLOORS

LANDLORD WILL CUSTOMIZE FOR  
QUALIFIED TENANT

**MOVE-IN READY**

**TERMS: 2–10+ YEARS**



ACTUAL PHOTO





ACTUAL PHOTO OF  
FURNISHED SPACE



ACTUAL PHOTO OF  
FURNISHED SPACE

COMPLETED **CAPITAL IMPROVEMENTS**  
COMMON AREAS + WIDE PLANK OAK  
FLOORS + **EXPOSED BRICK**  
**NEW** BATHROOMS  
**24/7** DOORMAN + **ON-SITE** SUPER  
BIKE STORAGE

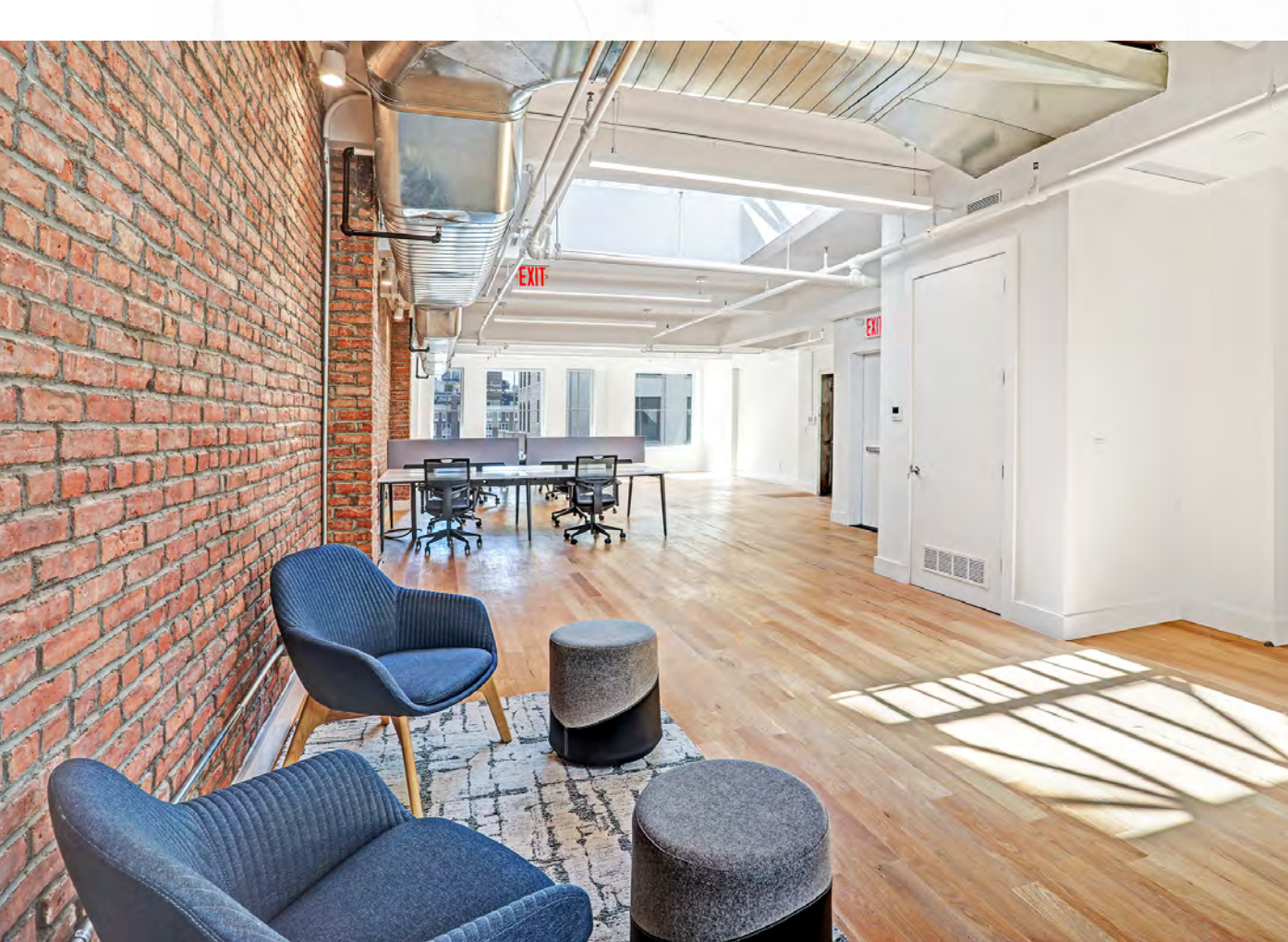




**UPDATED** ELECTRIC  
**DEDICATED** TELEDATA LINES  
TENANT CONTROLLED HVAC  
**WIRED** FOR FIOS  
10'5" CEILING HEIGHTS







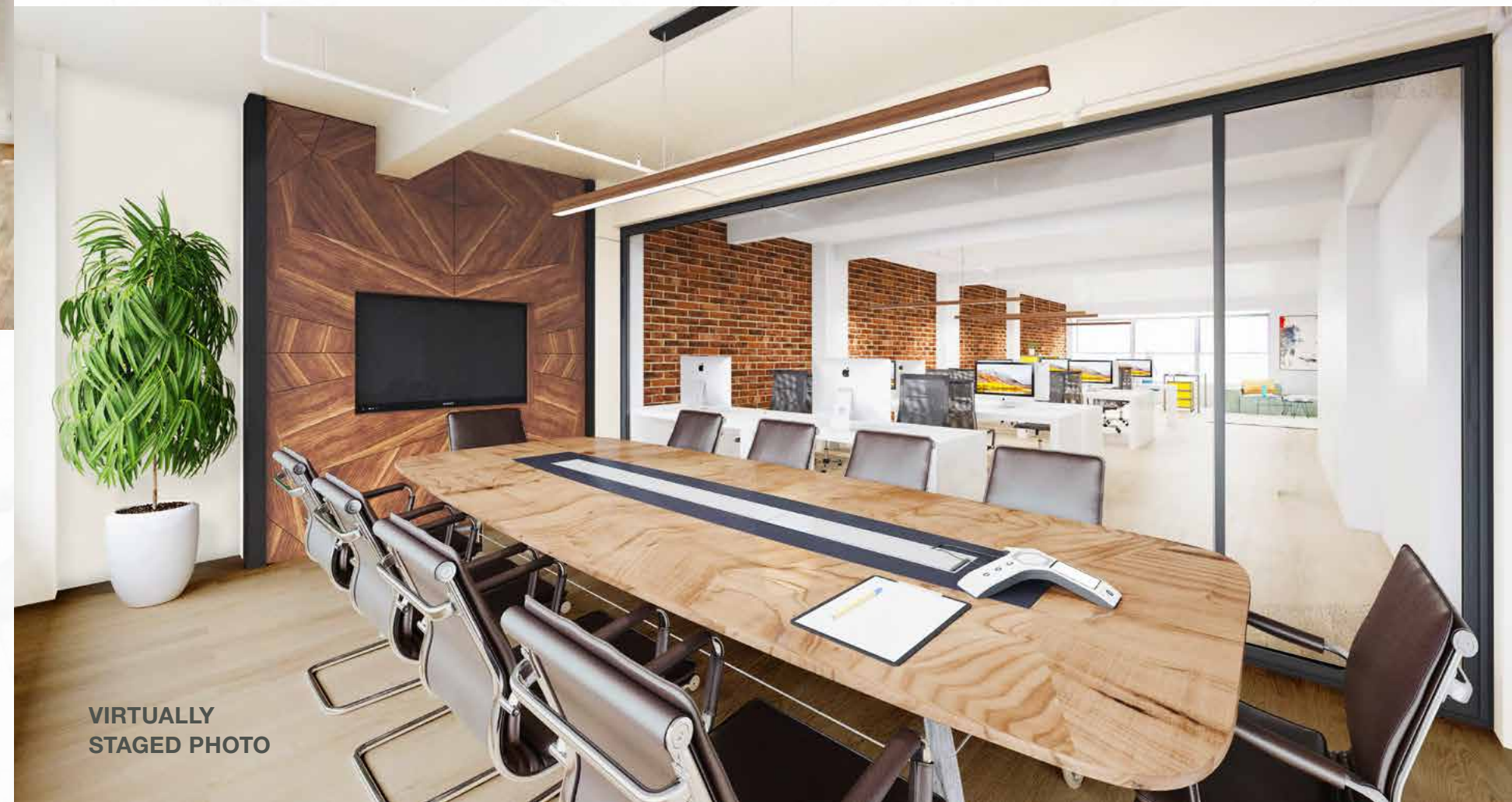
ACTUAL PHOTO  
OF 9TH FLOOR

**COLUMN-FREE** SPACE

GLASS FRONT CONFERENCE ROOMS AND OFFICES

NEW DIRECT/INDIRECT **LIGHTING**

PERIMETER + FLOOR OUTLETS



VIRTUALLY  
STAGED PHOTO





**NEW** PANTRIES, STAINLESS STEEL  
APPLIANCES FEATURING **FULL-SIZED**  
REFRIGERATOR, MICROWAVE,  
DISHWASHER + **WINE FRIDGE**

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**TERMS: 2-10+ YEARS**

NEW BUILDING INSTALLATION (NBI) AVAILABLE

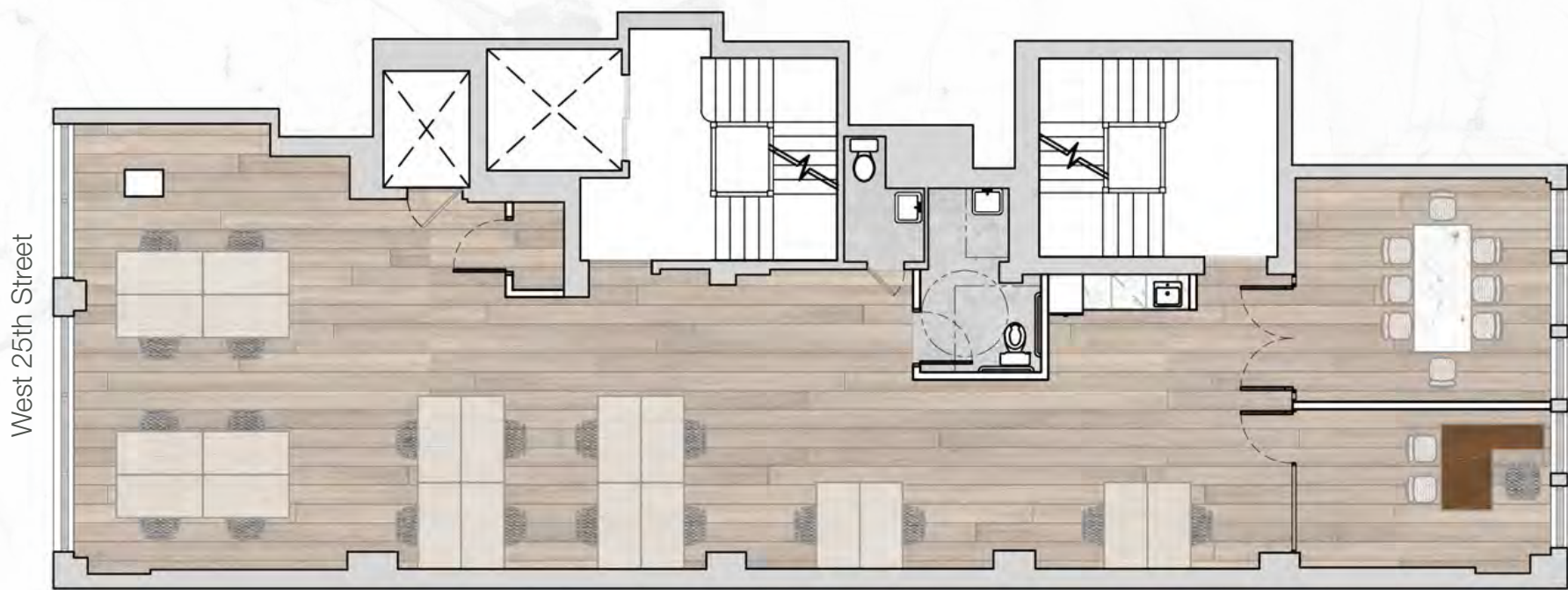


ACTUAL PHOTO OF  
FURNISHED SPACE

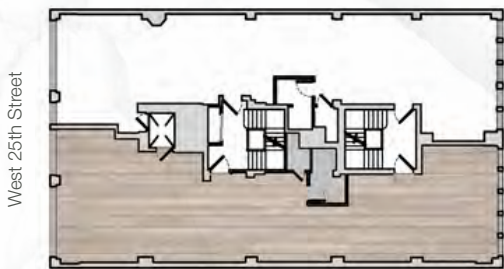


# PRE-BUILT TEST FIT (HALF FLOOR)

2,770 RSF EACH

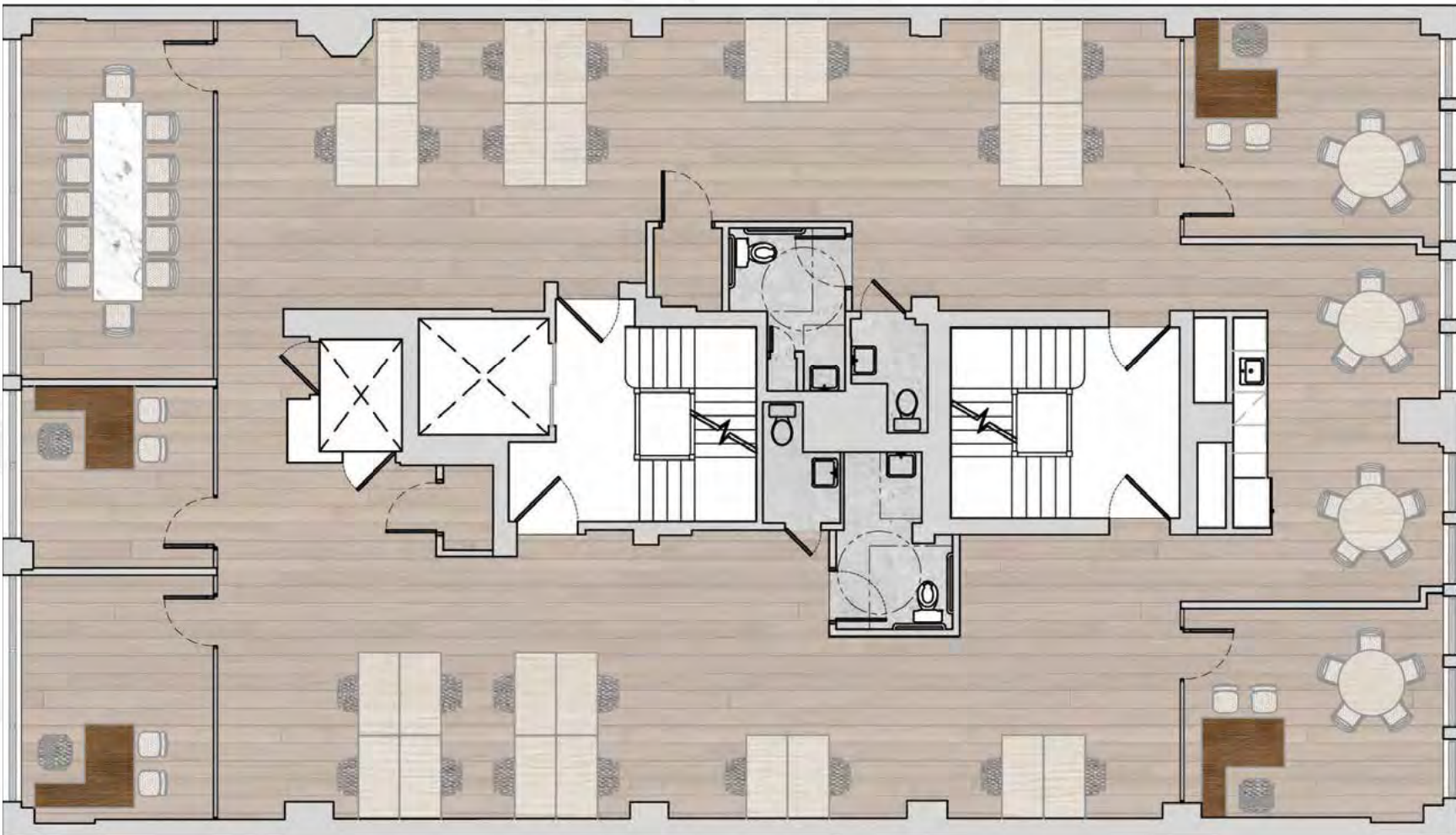


**SUITE A:** Workstations: 20   Private Offices: 1   Conference Room: 1   Pantry: 1   **TOTAL: 21**




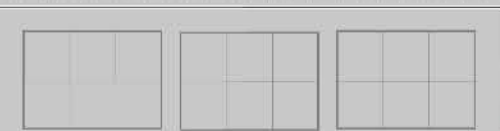


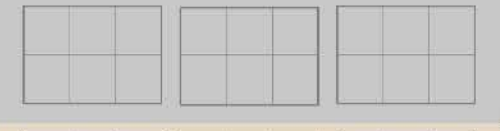




# PRE-BUILT TEST FIT (OPEN FLOOR)

5,540 RSF



Workstations: 25   Private Offices: 4   Conference Room: 1   Pantry: 1   **TOTAL: 29**



	FLOOR 9	LEASED
	FLOOR 8	LEASED
	FLOOR 7	7 EAST: 2,770 RSF
	FLOOR 6	6 EAST: 2,770 RSF 6 WEST: 2,770 RSF (Can combine)
	FLOOR 5	LEASED
	FLOOR 4	FULL FLOOR: 5,540 RSF (Can be divided))
	FLOOR 3	3 WEST: 2,770 RSF
	FLOOR 2	2 EAST: 2,770 RSF 2 WEST: 2,770 RSF (Can combine)
	FLOOR 1	LEASED

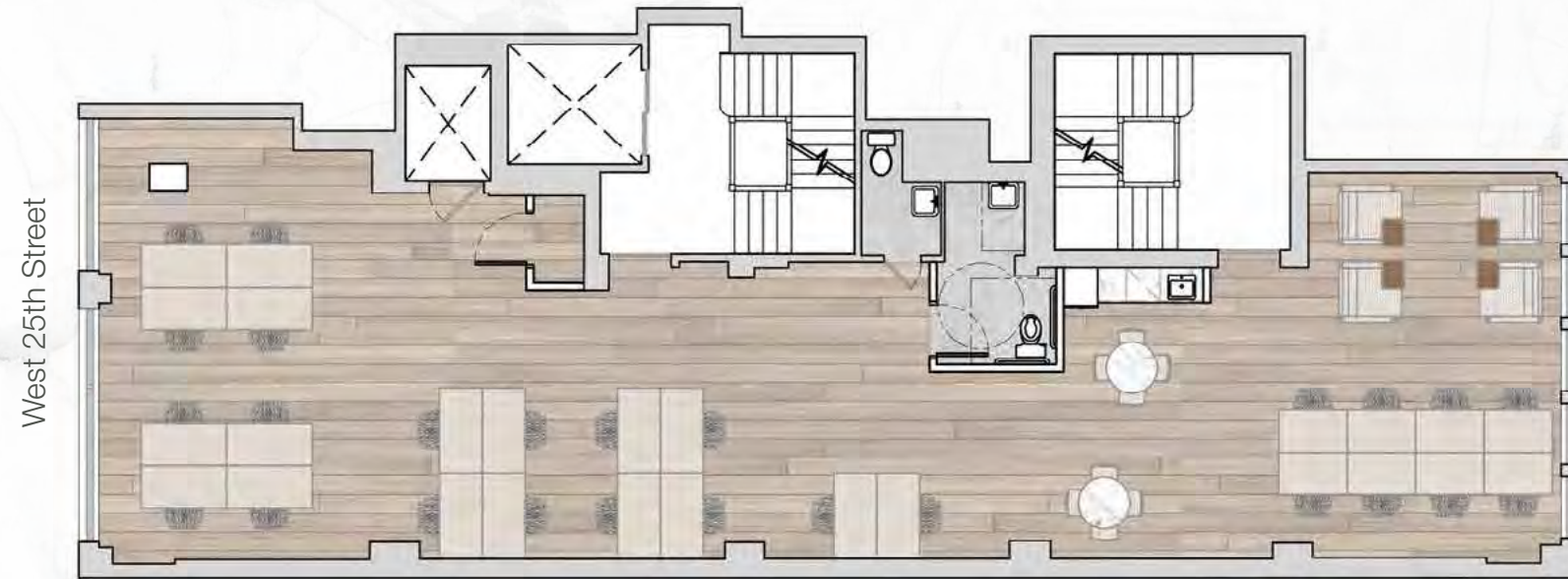
BUILDING SPECIFICATIONS:

OWNER:	ICON REALTY MANAGEMENT
YEAR COMPLETED:	1908
RENTABLE AREA:	44,319 RSF
NUMBER OF FLOORS:	9
TYPICAL FLOOR SIZE:	5,540 RSF
TYPICAL SLAB HEIGHT:	10'5"
WINDOWS:	BRAND NEW CASEMENT WINDOWS
HVAC:	TENANT CONTROLLED
AIR CONDITIONING:	BRAND NEW SPLIT SYSTEM STAINLESS STEEL DUCTS
FIRE SAFETY SYSTEM:	WET PIPE SPRINKLER SYSTEM AND ELECTRIC FIRE PUMP
SECURITY:	24/7 DOORMAN WITH SECURITY CAMERAS IN LOBBY

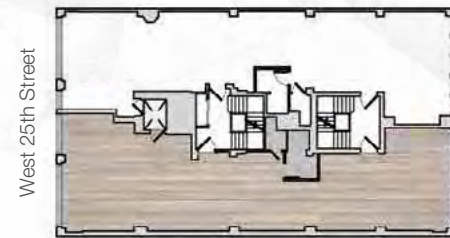


SAMPLE PRE-BUILT TEST FIT

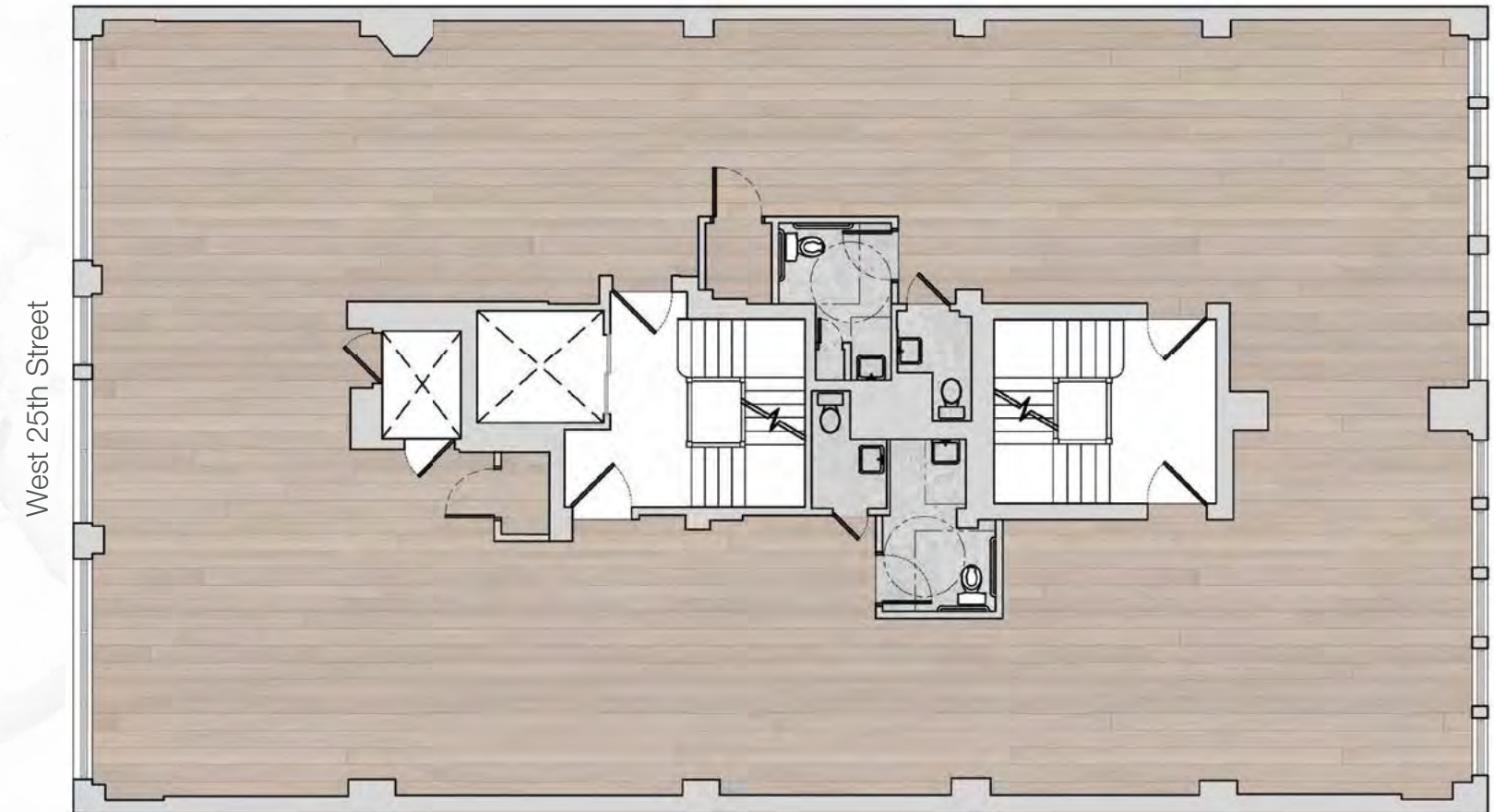
HALF FLOOR OPEN OFFICE | **2,770 RSF**



Workstations: 20   Private Offices: 1   Conference Room: 1   Pantry: 1   **TOTAL: 21**



FULL FLOOR CORE & SHELL | **5,540 RSF**

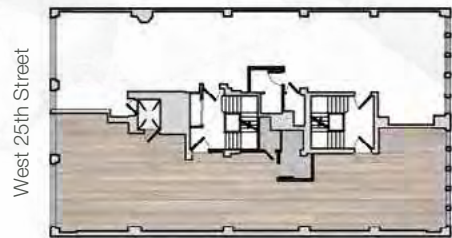




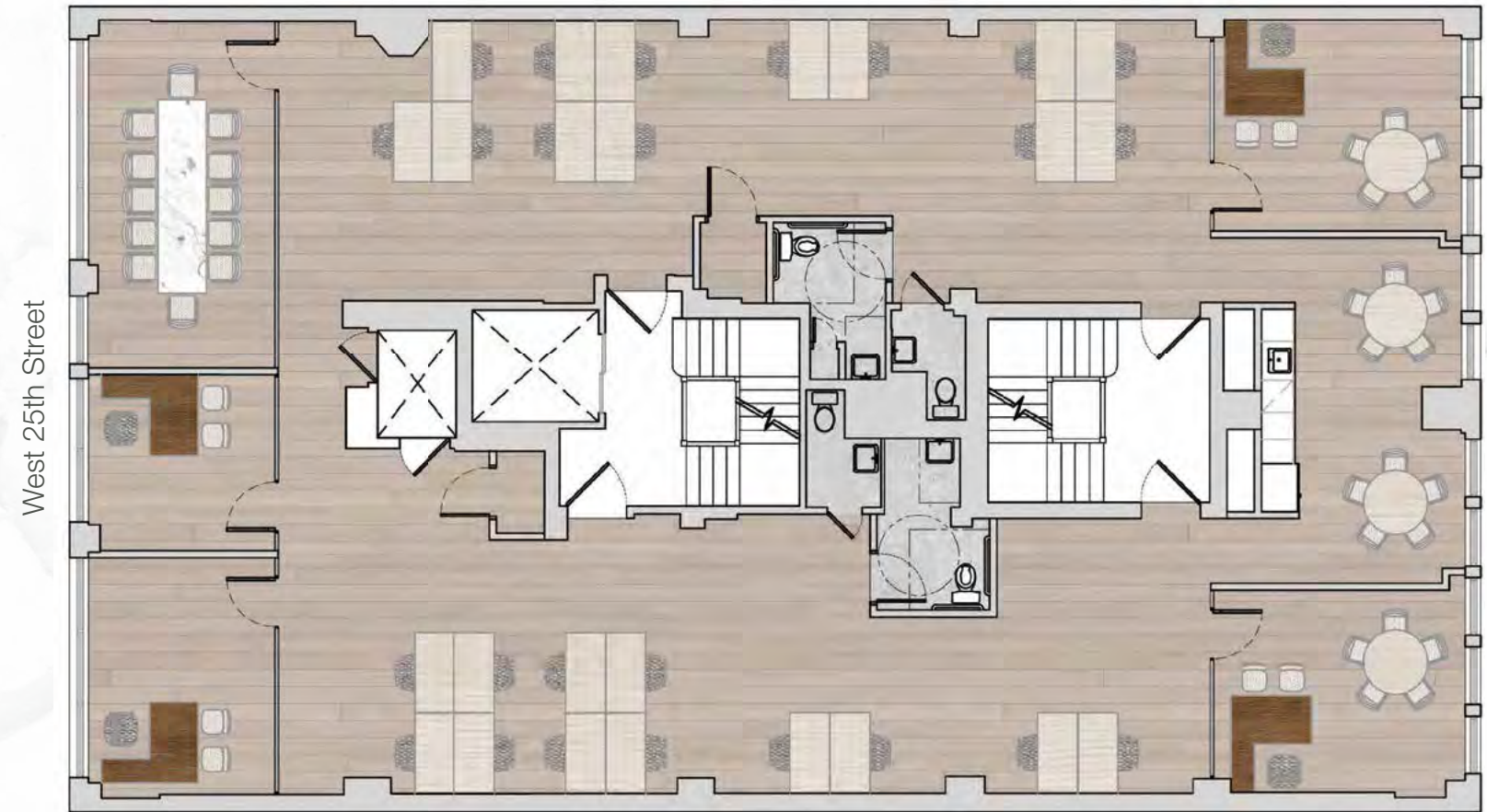
SAMPLE PRE-BUILT TEST FIT  
HALF FLOOR OPEN OFFICE | **2,770 RSF**



Workstations: 18   Private Offices: 1   Conference Room: 1   Pantry: 1   **TOTAL: 19**



SAMPLE PRE-BUILT TEST FIT  
FULL FLOOR OPEN OFFICE | **5,540 RSF**



Workstations: 25   Private Offices: 4   Conference Room: 1   Pantry: 1   **TOTAL: 29**