

# 137 FIFTH AVENUE

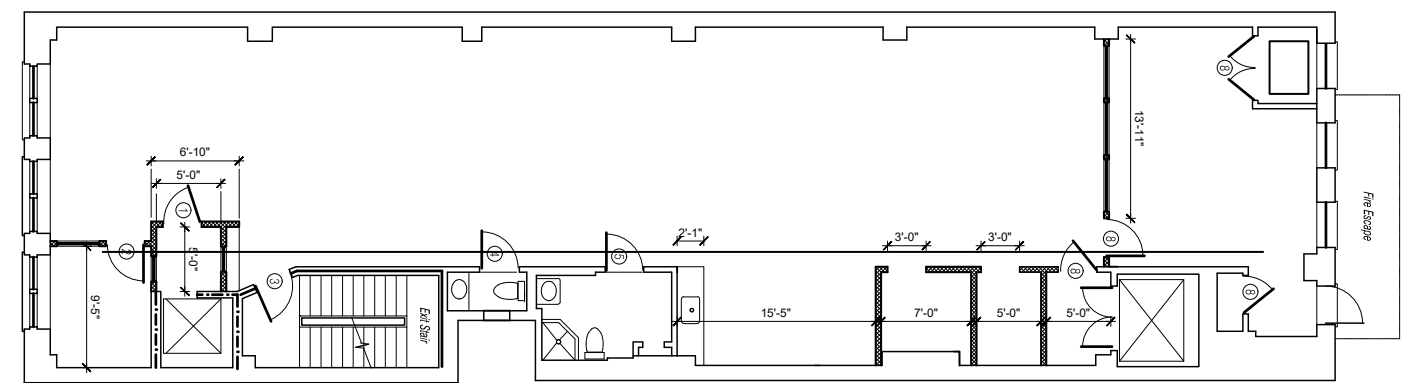
**PRIME FLATIRON OFFICE CO-OP FOR SALE OR LEASE**

Asking Price: \$2,250,000





## FLOOR PLAN



## PROPERTY INFORMATION

Space:	Entire 5th Floor
Size:	3,200 SF
Asking Price:	\$2,250,000
Type:	Office Co-Op
Location:	East side of Fifth Avenue between 20th and 21st Streets
Ceiling Height:	11'
Current Build-out:	Creative open loft space; Large bullpen area with workstations, 2 private offices, 1 large conference room, 2 bathrooms, recently renovated kitchenette
Maintenance Charges:	\$4,611 per Month \$55,336 per Year (\$17.29/SF)

## SPACE HIGHLIGHTS

- Possession: Immediate
- Premier Flatiron Location on Lower Fifth Avenue
- Full floor identity
- Recently renovated attended Lobby
- Bright natural light floor with large windows and 11' high exposed ceilings
- Column-free, efficient floor
- Owner/Tenant-controlled HVAC system
- Close proximity to Madison Square Park and Union Square
- Steps to Public Transportation 4/5/6/F/M/L/N/Q/R/W



## NEIGHBORHOOD MAP





