



THE HOLLAND HOUSE 276 5th Avenue

A history-rich asset at the corner of 30th Street and 5th Avenue. The building is an eleven-story asset that was constructed as a hotel and named the Holland House when built. The former hotel was celebrated as the travel destination in New York before the Waldorf Astoria Hotel was built.

Midtown South/Nomad

A modern classic

THE HOLLAND HOUSE

For Lease

Offering: Exceptional whitebox/creative/brand opportunities

Various size units ranging from 1,500 to potentially 18,000 rsf

3 passenger elevators
1 freight elevator

Elegant lobby

**Key Features/
Specs:**

Attended from 7 am thru 10 pm Mo to Fri with afterhours smartkey entry for 24/7 access

Smartchoice is the building's IT service provider with duplicate POEs. Pilot Fiber, Spectrum and Verizon Fiber also service the asset

Capital improvement program - new corridors
Nightly base cleaning not included in base rental



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Units ranging in size from 1,500 to 18,000 rsf
Design build potential

Space Features:

- Tenant controlled a/c
- Abundant windows on all floors
- New glass entry doors and wet pantries within each suite
- Sub-metered electric
- Nightly base cleaning \$2.50 per rsf
- Wood flooring
- Architecturally distinct window line
- Convenient to all mass transit lines
- Numerous Citi bike stations in close vicinity
- Vibrant Nomad restaurant & entertainment venues, hotels and Park convenience
- 7-minute walk to Penn Station
- 24-hour community
- Kaiten Zushi at the base of the asset



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Suite 305
1,985 RSF

Available January 1, 2024

Prebuilt suite

Partial 3rd floor with great north light

**Beautifully built suite featuring 2
offices, 1 conference room, open space,
a café-style pantry, and soft seating**

New glass entry door

Tenant-controlled ductless AC system

Beautiful hardwood flooring



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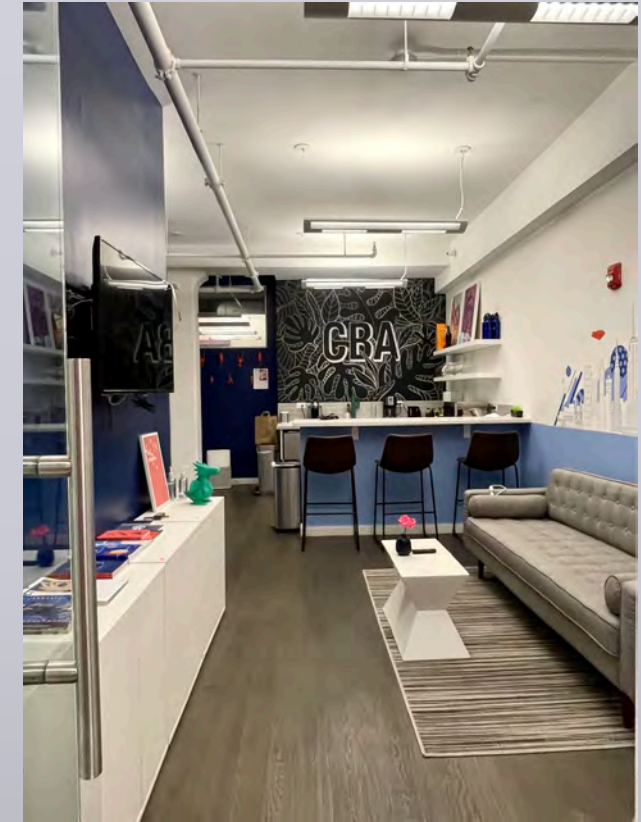
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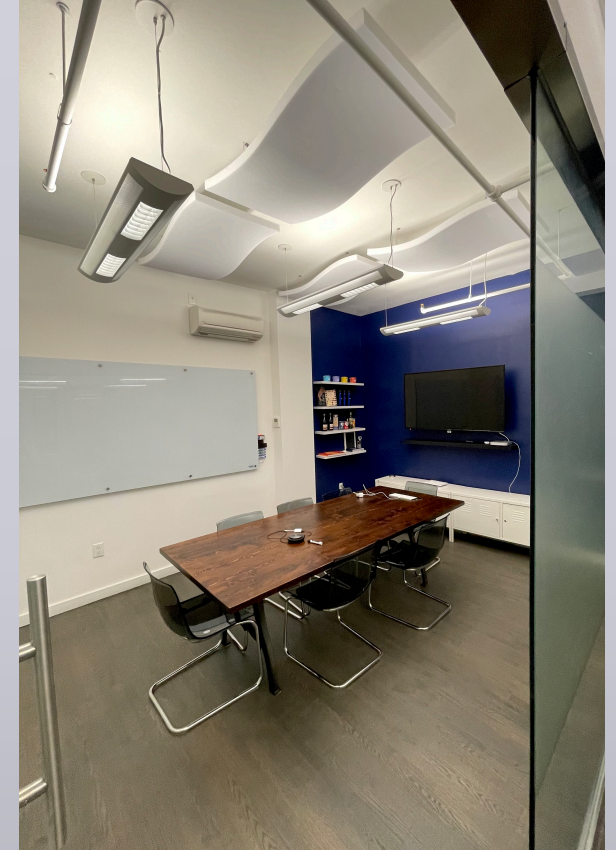
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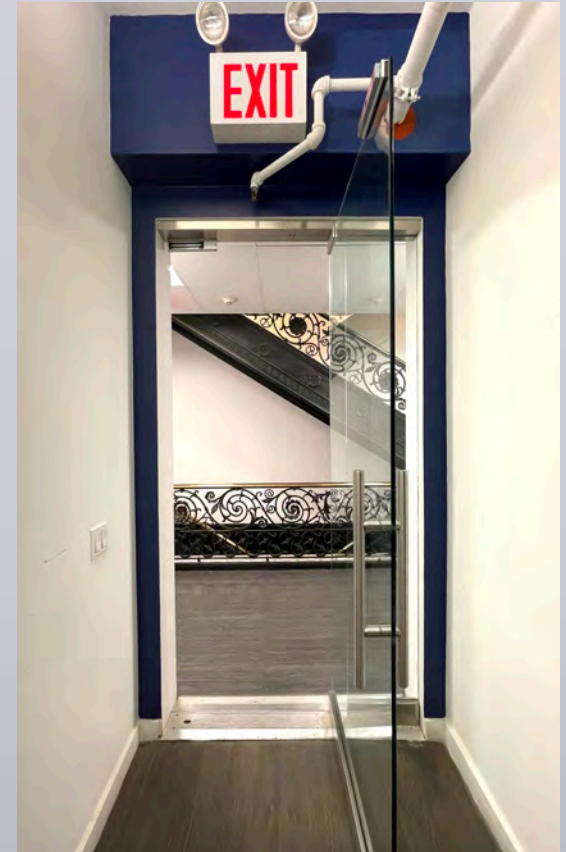
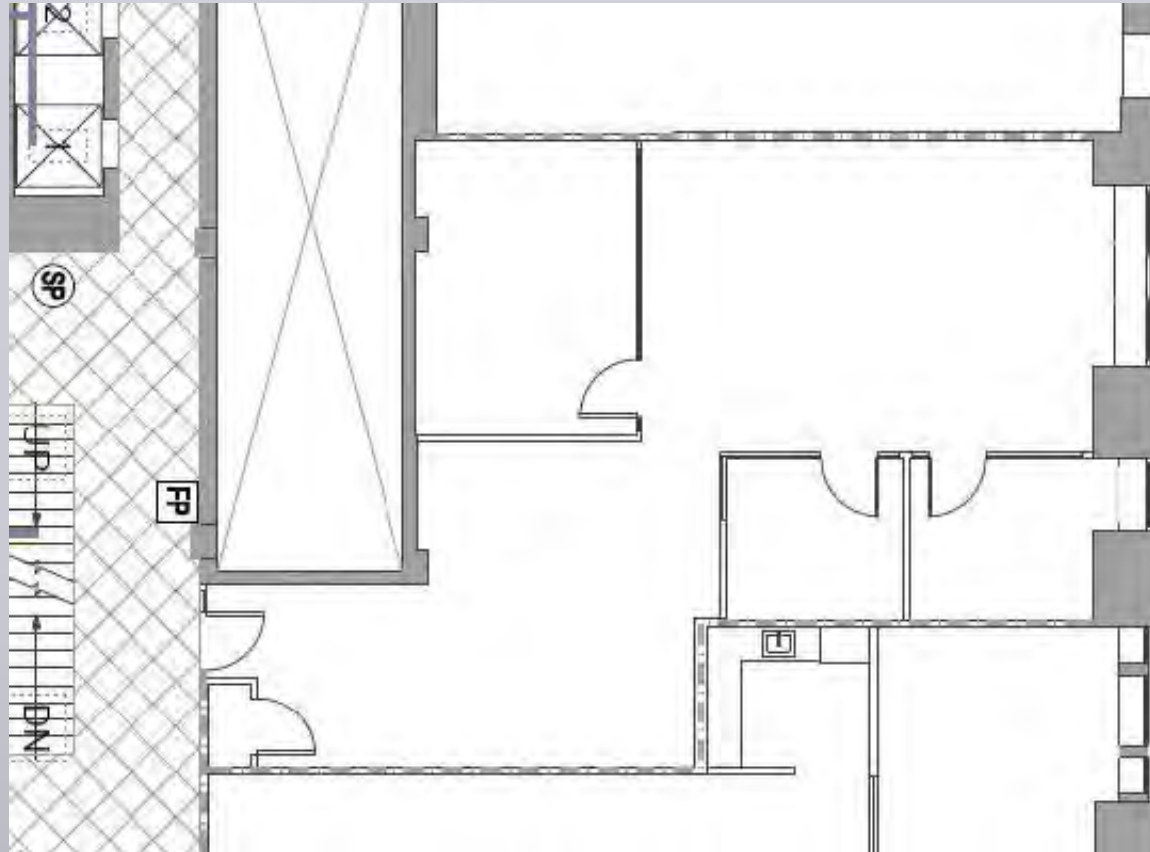
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