

# 30 EAST 60<sup>TH</sup> STREET

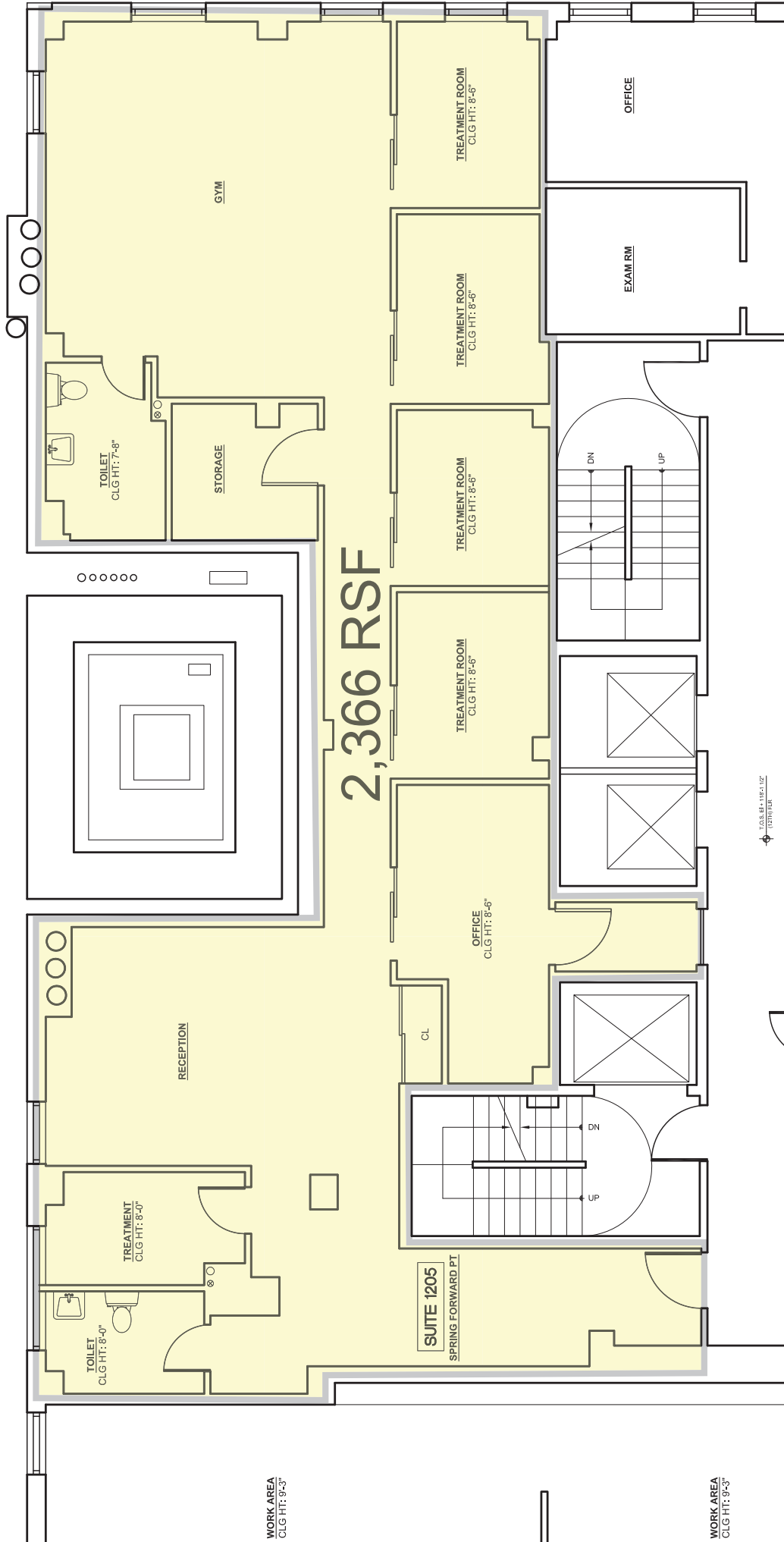


# 30 EAST 60<sup>TH</sup> STREET

Building	30 East 60th Street	
Tenant	<hr/>	
Suite #	1205	
Availability	8/1/2024	
Space condition	As is	
Tenant work	TBD	
Space Size in RSF	2,366	
\$/RSF	\$70.00	
RE TAX Base	2024 / 2025	
Pro rata share	1.80%	
Lease Commencement	At execution of lease documents	
Lease Terms in Years:	10	
Electricity	Surveyed and billed @ 110%	
AC Unit	Existing Installed	
Cooling Towers charges	\$700/Ton/Year if unit connectd to cooling towers	
Escalation:	3% starting from year 2	
Months of free Rent	3	
Security Deposit	\$72,032.18 4 months of last year of lease	
GCG	By Principal	
Commission	One full commission to broker representing tenant	
Offer expires	2/29/2024	

YEAR	Monthly Rent	Yearly Rent	Free Rent
1	\$13,801.67	\$165,620.00	\$41,405.00
2	\$14,215.72	\$170,588.60	
3	\$14,642.19	\$175,706.26	
4	\$15,081.45	\$180,977.45	
5	\$15,533.90	\$186,406.77	
6	\$15,999.91	\$191,998.97	
7	\$16,479.91	\$197,758.94	
8	\$16,974.31	\$203,691.71	
9	\$17,483.54	\$209,802.46	
10	\$18,008.04	\$216,096.53	

It is mutually understood that this document is intended as an outline for consideration only and is not intended to create any binding obligations between the parties hereto nor be deemed an enforceable memorandum between the parties. Neither Landlord nor Tenant shall be bound to a transaction unless and until definitive agreements have been negotiated, executed and delivered and either party may terminate negotiations at any time and for any reason without liability or obligation to the other party.



2,366 RSF

WORK AREA  
CLG HT: 9'-3"

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105.84' x 184.12'  
19349R

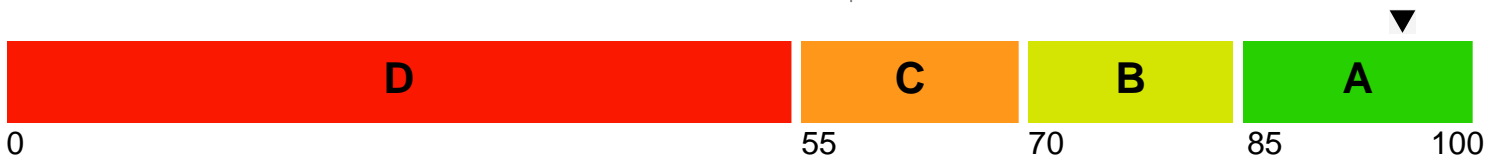
# Building Energy Efficiency Rating

# A

# 96

2022 Rating  
D/52

2021 Rating  
C/59



## Building Specifications

**28 EAST 60 STREET,  
MANHATTAN**

Year of Compliance.....2023  
Borough, Block and Lot..... 1-01374-0045  
BIN.....1040759  
NYC Average.....61

## More Information

**The 1–100 ENERGY STAR® score compares this buildings energy consumption to similar buildings.** Buildings with a score of 75 or better are high performers and eligible for ENERGY STAR certification.