



THE HOLLAND HOUSE



Unveiled- Prime Location
276 5th Avenue

Midtown South/Nomad- A modern classic

THE HOLLAND HOUSE

For Lease

Offering: Exceptional White Box /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 after hour smart-key entry for 24 hour/ 7-day 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 to open in November

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PH/TOP FLOOR
UNPARRALED SPACE

Suite 1105 & 1101
8,163 RSF

**One of a kind top floor opportunity with
light and views on all sides
Ultra creative with wood flooring
Exceptional ceiling heights
Brand Identity
Skylights
Ready to be re-imagined
May Divide
Organic growth opportunity**



PH PARTIAL FLOOR 11



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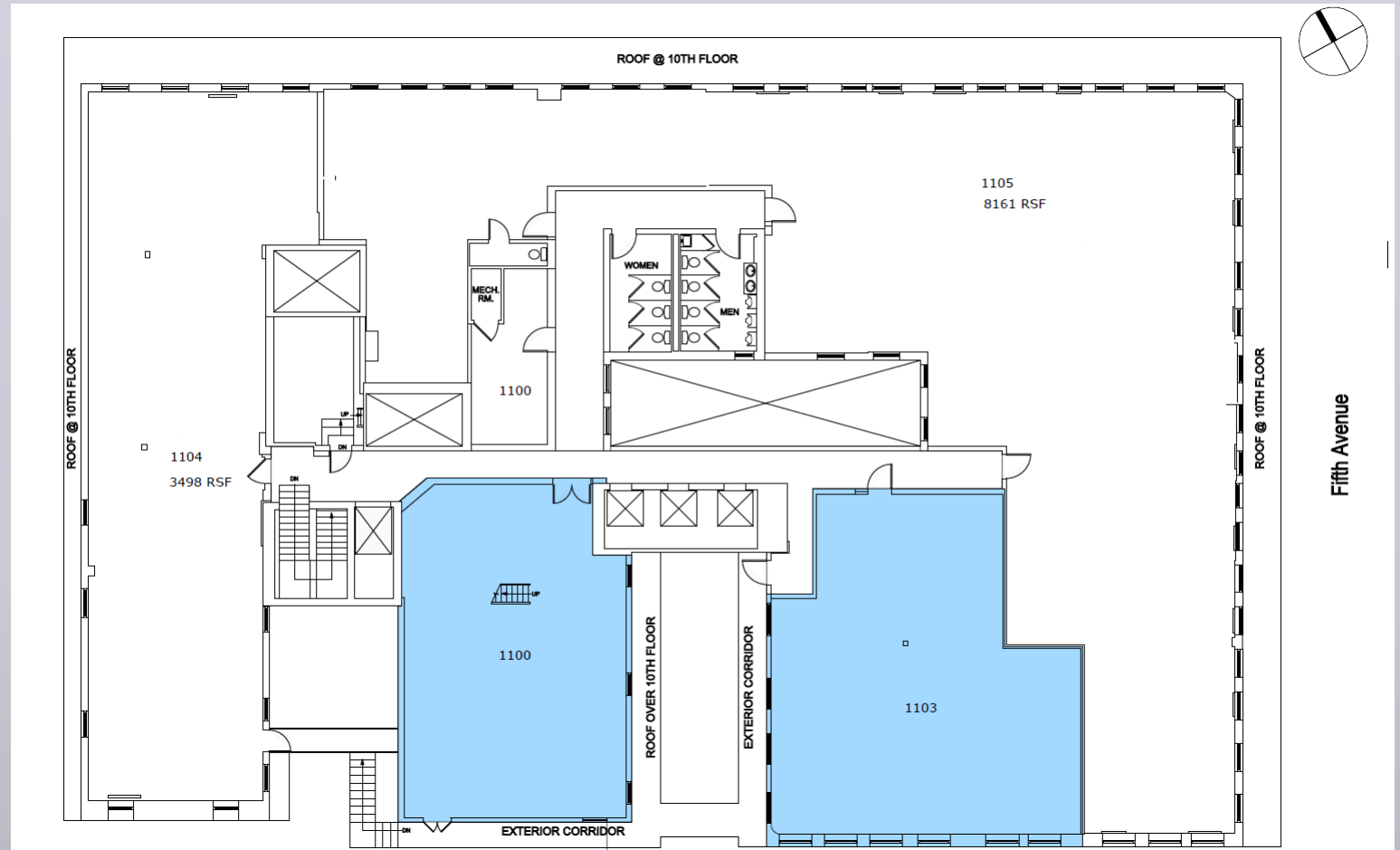


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Suite 1104 3,498 rsf organic growth

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SITE PLAN

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