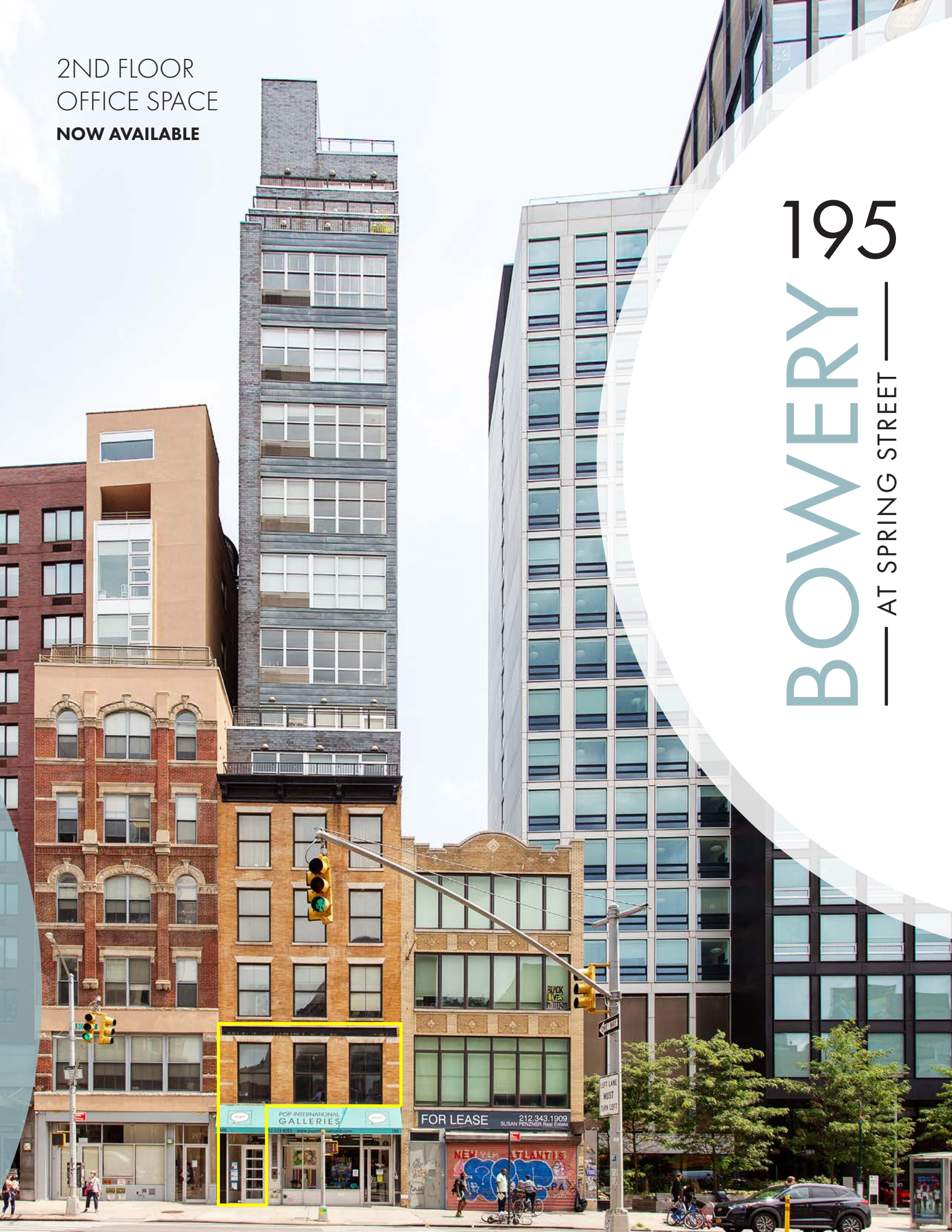


2ND FLOOR
OFFICE SPACE
NOW AVAILABLE

BOWERY 195

— AT SPRING STREET —

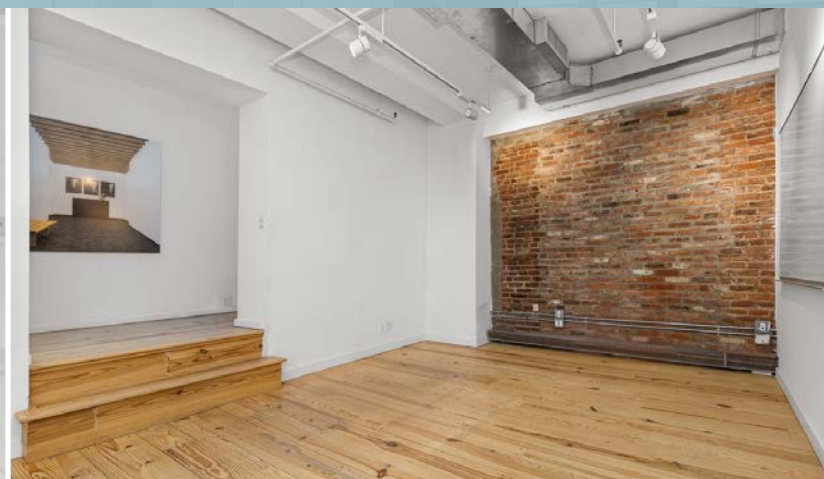




2nd Floor (2C): 3,000 RSF

Term: **Negotiable** | Possession: **Immediate** | Condo Fees: **\$1,245.49** | Taxes: **\$41,476 (22/23)**

Lease Rate: **\$180,000/Year** | Sale Price: **\$2.35 Million**



NOTES:

- Available for sale or lease
- Full floor with direct elevator access
- Large oversized windows with a view down Spring Street
- Tenant-controlled HVAC
- Wide-plank wood floors and exposed brick
- Existing installation includes 2 conference rooms, 2 offices, a wet pantry and 2 private restrooms
- Conveniently located within walking distance of the J, Z, 6 and F trains

