

# 606 FIRST AVENUE – FOR LEASE

Corner of 35<sup>th</sup> Street



Artist Rendering



No representation is made as to the accuracy of the information furnished herein and same is submitted subject to errors, omissions, change of prices, rental, or other conditions, prior sale, lease, sublease, and/or withdrawal without notice. The furnishing of this information shall not be deemed a hiring. A commission in accordance with our principal's schedule of rates and conditions will be paid to the procuring Broker who executes our or our principal's brokerage agreement, subject to a fully consummated transaction upon terms and conditions acceptable to our principal.

COLLIERS INTERNATIONAL NY LLC  
666 Fifth Avenue  
New York, NY 10103  
[www.colliers.com](http://www.colliers.com)





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## Comments

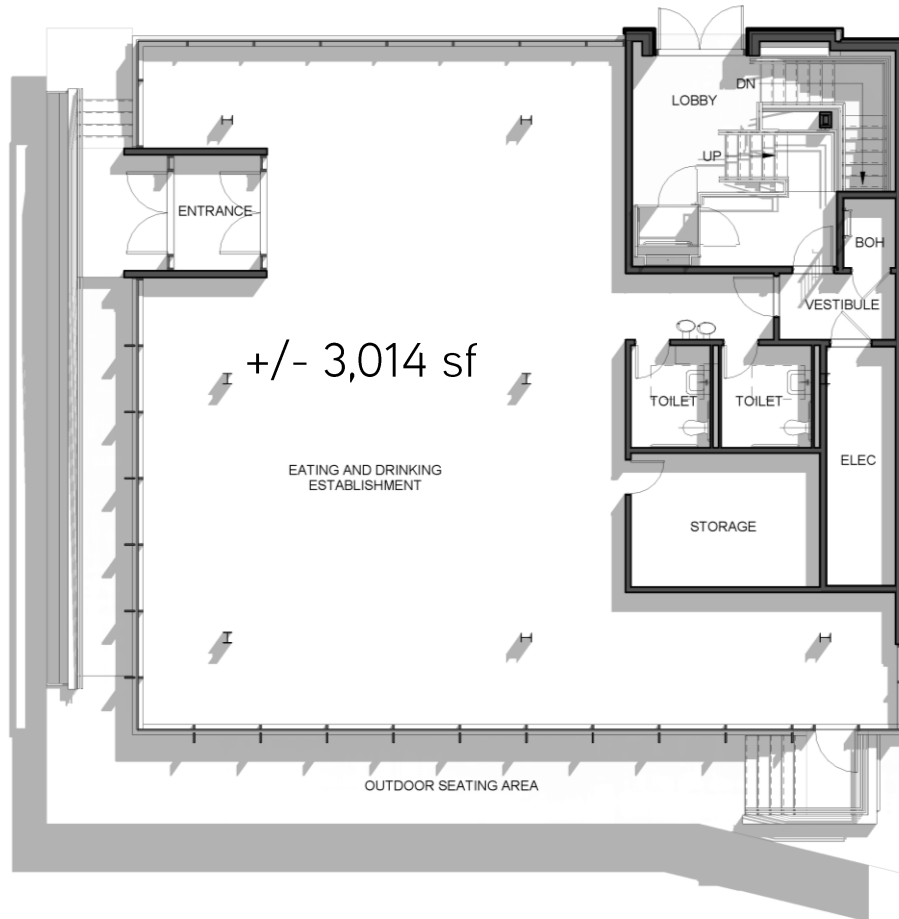
- > +/- 6,100 sf Available
- > Brand new building on the corner of 35<sup>th</sup> Street and 1<sup>st</sup> Avenue
- > Extraordinary exposure
- > All glass frontage on corner location
- > Park amenity
- > Sellable lower level
- > Ownership to provide ventilation
- > Iconic branding opportunity
- > Emerging 1<sup>st</sup> Avenue Corridor
- > Outdoor seating available
- > Possession 2018
- > Servicing thousands of apartments and NYU Hospital Complex
- > Between the 800 unit American Copper Residential buildings and View 34 (+/- 3,300 residents)
- > Built to Suit opportunity for the right tenant

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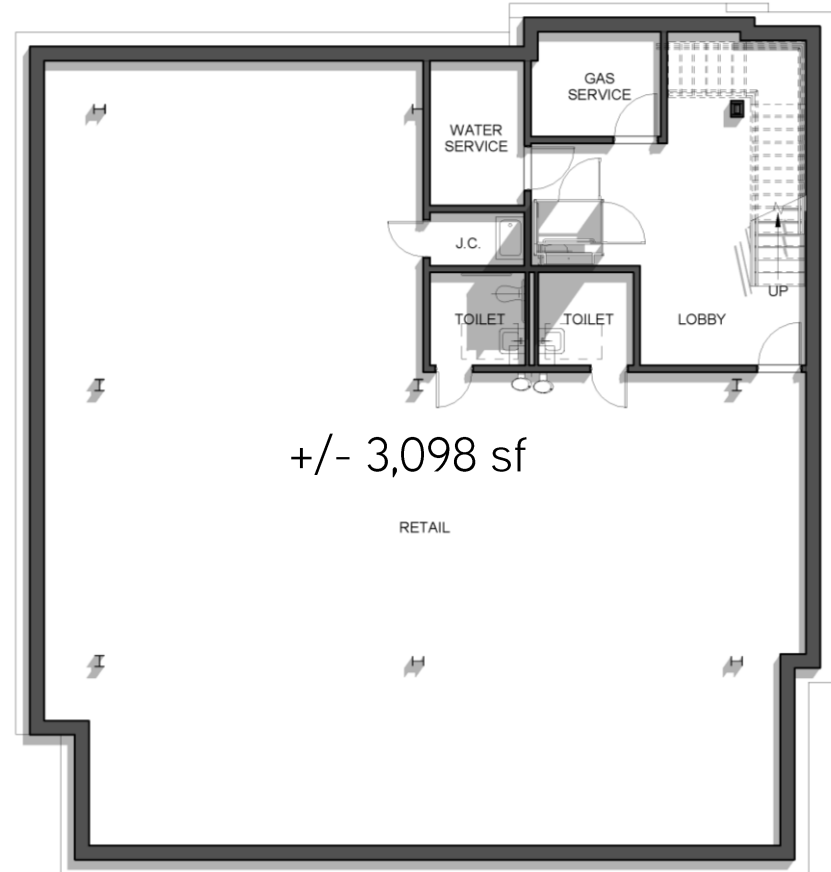
PROPOSED LAYOUT: SUBJECT TO CHANGE

East 35<sup>th</sup> Street

First Avenue



GROUND FLOOR



SELLING LOWER LEVEL



## Contact Us

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