

510 Amsterdam Avenue

Between West 85th & West 84th Streets

As exclusive agent for the sub-landlord, City Connections Realty is pleased to offer the following space for **LEASE ASSIGNMENT**

No Food of any Kind

All Other Uses Considered

Size Approx. 550 sq ft

Possession Immediate

Term January 30, 2021

Escalations Three percent (3%) Annually
Real Estate Tax Pass-Through

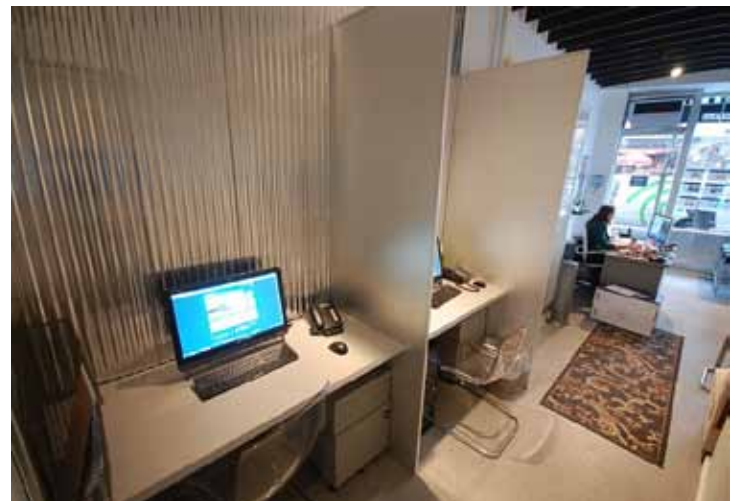
Features

- Newly designed and renovated
- Currently configured as high-end office
- Exterior banner rights
- New A/C and bathroom
- New Kitchenette
- Alarm/Video Security System
- Fully Equipped with high-end office equipment and furniture

Key Money \$50,000 **\$20,000**
Terms considered

Rent **\$4,561.00 per month**
Under Market

FEATURED COMMERCIAL PROPERTY



Herb Goldberg
Commercial Manager

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A commission in accordance with our principal's schedule of rates and conditions will be paid, when received by us, to the procuring broker who, having executed and delivered our brokerage agreement to us, consummates a lease or sublease which has been executed by both the landlord and tenant, approved as required, and duly consented to by the overlandlord in the event of a sublease. This writing does not constitute, and shall not be construed as, an employment; and no commission shall be deemed earned, due or payable unless and until a lease or sublease (as the case may be) is fully consummated. Although all information furnished herein is from sources deemed reliable, such information has not been verified, and no express representation is made nor is any to be inferred as to the accuracy thereof, and it is submitted subject to errors, omissions, change of rental and other conditions, prior lease, or withdrawal without notice.

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