

*We Are Pleased To Present Our New Commercial Exclusive*

## 107 Grand Street

Between Mercer & Broadway



**Partial 6<sup>th</sup> fl:** Space A: Approx. 2,800sf  
Space B: Approx. 4,300sf  
Shared Area: Approx. 1,500sf

*Please note that the two options featured are only proposed divisions. Layout is flexible.*

**Rent:** Upon Request.

**Description:** Approx. 2-year sublease from noted strategic branding company. Gwathmey-Siegel designed office with custom-designed furniture and finishes. High ceilings. Great light and views. Rent inclusive of electric, HVAC, daily cleaning service, and pantry basics.

Space A features 5 furnished private offices and 6 built workstations.

Space B features 5 furnished private offices and 14 built workstations.

The shared area features 2 conference rooms including large flat-screen TV w/computer for presentations, speaker phone, marble conference tables; copy/fax machine; pantry with large table and all appliances.

**Contact:** Susan Penzner x11 [susan@susanpenzner.com](mailto:susan@susanpenzner.com)  
Nathan Stange x13 [nathan@susanpenzner.com](mailto:nathan@susanpenzner.com)

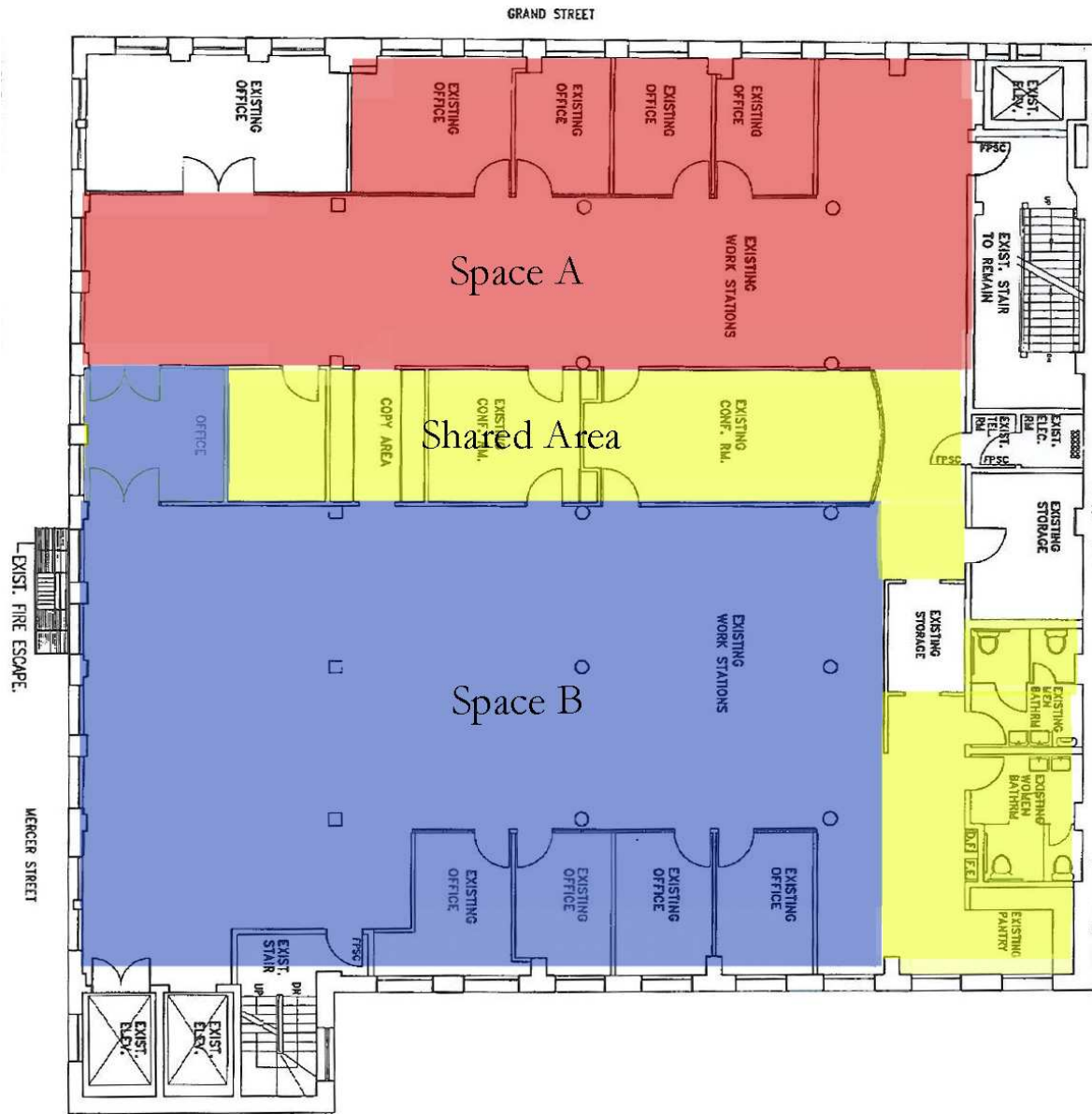
Offer subject to 50/50 cobroke based on rates on file with SPRE. No representation is made as to the accuracy of any information furnished. All square footage is approximate and based on gross square footage. Offer subject to errors, omissions, change in price, prior sale, and/or withdrawal without notice.

TEL – 212 – 343 – 1909 FAX – 212 – 226 – 2175



SPRE LTD. LICENSED REAL ESTATE BROKER

# 107 Grand Street



# 107 Grand Street



Space A



Space A



Space B



Space B



Reception



Pantry