

RAFE B. EVANS  
Vice President

## TRIBECA COMMERCIAL OFFICE / LOFT

### Space Facts

<i>Space Address</i>	395 Broadway, Southwest corner of Walker Street
<i>Neighborhood</i>	TriBeCa
<i>Approximate Size</i>	7,600 sf on the second floor - <b>NO LOSS FACTOR</b>
<i>Approximate Frontage</i>	50 feet on Broadway, 127 feet on Walker Street
<i>OK Uses</i>	Ideal for Office, Fitness, School, Salon, Medical etc
<i>Rent</i>	\$50 psf - <b>NO LOSS FACTOR</b>

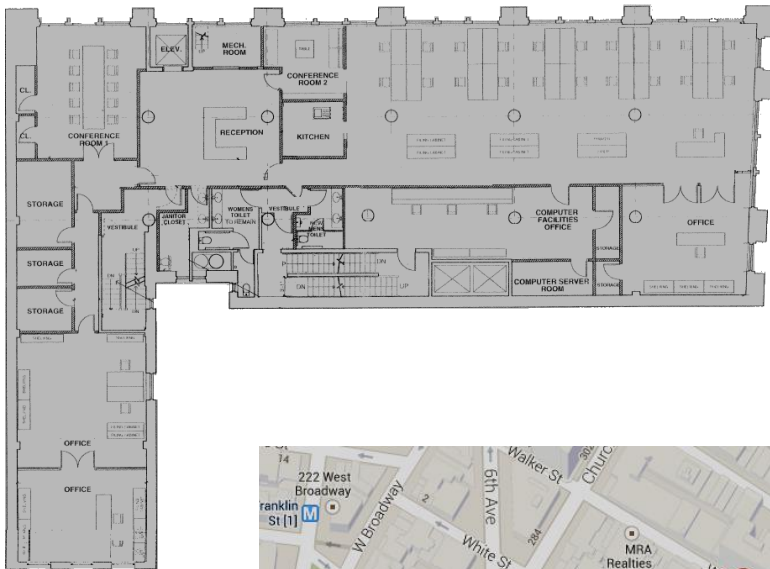
### Notes

- High visibility space in beautiful landmark building
- Nicely finished as modern office space
- High ceilings, 25 huge windows, original details
- Private street entrance with separate elevator
- Cannot be divided
- Possession: March 2014

### Contact

**Rafe B. Evans, V.P.**

**212-712-6186**



ALL INFORMATION IS SUBJECT TO, ERRORS, OMISSIONS, CHANGE, OR WITHDRAWAL WITHOUT NOTICE. Dimensions are approximate. One half of a commission is payable in accordance with our rate schedule to procuring broker executing our brokerage agreement, provided that a lease is fully consummated as described in said agreement. Our commission rate schedule is available upon request.

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