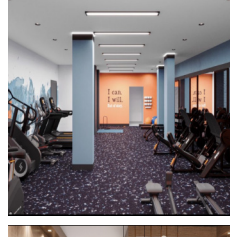


2255 NOSTRAND AVENUE

Beautiful class A office building for lease



INFORMATION:

- 50,000 square feet available
- floors 1-4 totals 6,700 square feet each floor
- Floors 5-10 totals 5,400 square feet each floor
- Each floor can be divided to accommodate your needs
- Ownership is open to buildouts or TI
- The building offers indoor parking, rooftop with amazing views and a built out gym

Asking Price: REACH OUT!

floors 1-4:

Each floor has a total of 1,500-6,700 square feet available

Full Floor Upper	Shared Floor Upper	Full Floor Lower	Shared Floor Lower	Shared Floor Lower 2
				
Tenant 1 6,700 RSF 11 Standard Offices 2 Executive offices 2 Executive Bathrooms 34 Cubicles 4 Bathrooms Meeting Room Conference Room Reception Kitchenette Phone Booths				

Full Floor Upper	Shared Floor Upper	Full Floor Lower	Shared Floor Lower	Shared Floor Lower 2
				
Tenant 1 Tenant 2 3,250 RSF 4 Standard Offices 18 Cubicles 4 Bathrooms (shared) Executive office Executive Bathroom Conference Room Reception Kitchenette				

Full Floor Upper	Shared Floor Upper	Full Floor Lower	Shared Floor Lower	Shared Floor Lower 2
				
Tenant 1 Tenant 2 Tenant 3 Tenant 4 1,750 RSF 2 Standard Offices 9 Cubicles 4 Bathrooms (shared) Executive office Executive Bathroom Conference Room Reception Kitchenette				

floors 5-10:

Each floor has a total of 5,400 square feet

Full Floor Upper	Shared Floor Upper	Full Floor Lower	Shared Floor Lower	Shared Floor Lower 2
				
Tenant 1 Tenant 2 2,790 RSF 4 Standard Offices 3 Bathrooms (shared) 13 Cubicles Conference Room Executive office Reception Coffee Station Executive Bathroom Phone Booths				

Full Floor Upper	Shared Floor Upper	Full Floor Lower	Shared Floor Lower	Shared Floor Lower 2
				
Tenant 1 5,400 RSF 3 Executive Offices 9 Standard Offices 3 Bathrooms 20 Cubicles 2 Executive Bathrooms Conference Room Meeting Room Kitchenette Coffee Station				