



REDWOOD

PROPERTY GROUP



45 West 21st St

Between 5th & 6th Avenue

Space: Partial 2nd floor: 2,000 sf

Low \$40s PSF deal

Lease Term: Sublease Through 6/30/2020 or new lease

Current Condition: Built with hardwood floors, exposed original tin ceilings, central air, 3 large windows, pantry, private bathroom. Currently large open area, two windowed edit areas, bathroom, pantry, and storage

Ideal for share with industry related to video

production: The office can function as a working studio, or have multiple edit suites or even a production equipment rental facility. There is a lot of opportunity for synergy between various branches of production

Notes:

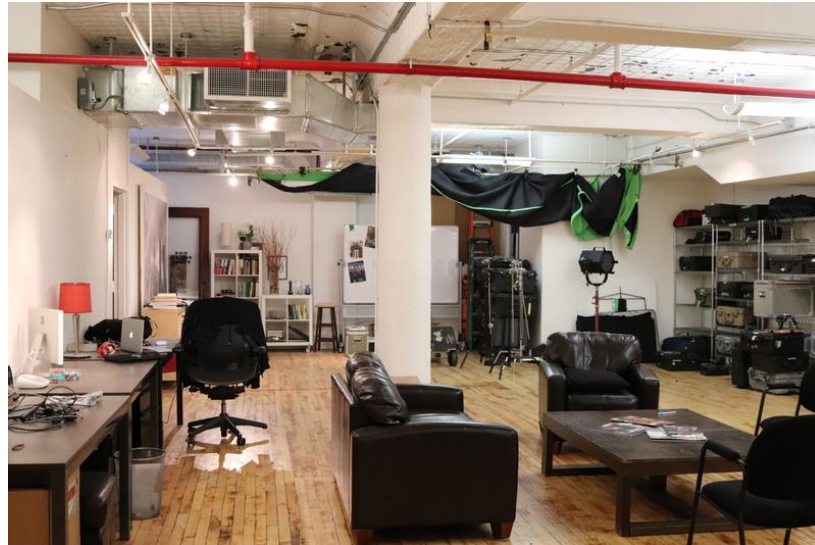
- Good light for rear space
- Furniture can be available
- Currently video production company
- Building has lots of character, attended lobby



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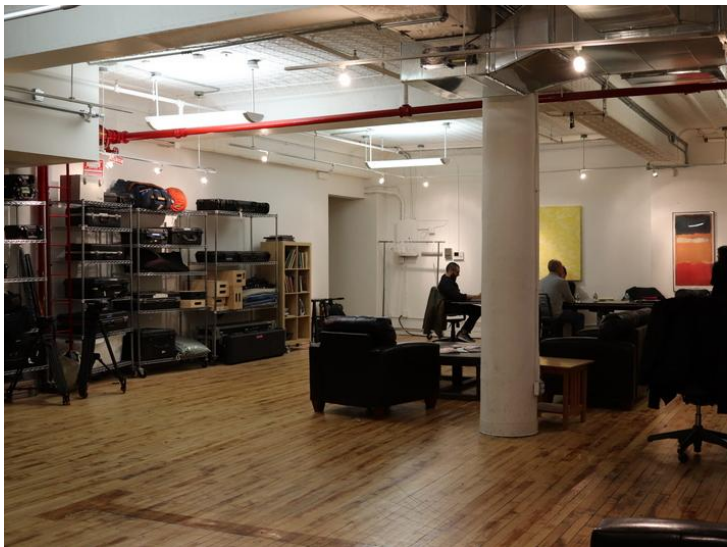
Photos





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Photos





Floorplan

