

# 166 FIFTH AVENUE

**ENTIRE 2ND FLOOR: 3,800 SF**



**REDWOOD**  
PROPERTY GROUP

- Ideal for semi-retail use or office use
- Column-free space
- Formerly LL Studio Yoga
- Hardwood floors, exposed brick, 9'2" ceilings, new LED lights
- Two Skylights
- 24/7 tenant-controlled a/c from energy efficient mini-split system
- Landlord can build to suit for qualified tenants
- Big windows overlooking Fifth Avenue w/ signage potential
- Parfitt Brothers designed building constructed in 1900
- Prime Flatiron location
- Owner-managed property



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