

# 1776 BROADWAY

Northeast Corner of 57th Street

As exclusive agents for the sublessor, we are pleased to invite your cooperation in subleasing the above captioned space:

NEW  
LISTING

Two windowed offices plus a secretarial position  
Shared Space

SUITE 2010

FURNISHED  
SHORT  
TERM

Rental: Upon Request

Possession: Immediate

Term: Sublease through 12/31/18

Work: "As Is"

Comments:

- Corner office. 16x8.5 Second office 12x8 Offices facing north and east
- High end Columbus Circle setting
- Ideal for attorneys. Sublessor would welcome an association with a high profile attorney on an hourly basis.
- Additional benefits: reception services, use of photocopier, kitchen and conference rooms
- French glass doors
- Lots of light
- Great location
- Fully Furnished and wired

For further information or inspection, please contact:

Steven D. Kaplan  
Executive Managing Director  
Office: 646-442-6857 Cell: 917-653-4757  
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A commission in accordance with our principal's schedule of rates and conditions will be paid, when received by us, to the procuring broker who, having executed and delivered our brokerage agreement to us, [i.] consummates a sale, but only if as and when title passes, or [ii.] consummates a lease or sublease which has been executed by both the landlord and tenant, approved as required, and duly consented to by the overlandlord in the event of a sublease. This writing does not constitute, and shall not be construed as, an employment; and no commission shall be deemed earned, due or payable unless or until a sale, lease or sublease, as the case may be, is fully consummated. Our principal's schedule of rates and conditions is available upon request.

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified, and no express representation is made nor is any to be implied as to the accuracy thereof; and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. No warranties or representations are made, nor are any to be implied, as to the condition or construction of the property, including any patent or latent conditions, or any hazards contained therein nor are any to be implied.