

## State-of-the-Art Production Facility and Full-Floor Residence in TriBeCa



SPACE : 8200 SF approximately PRICE : Upon Request POSSESSION : 30 Days

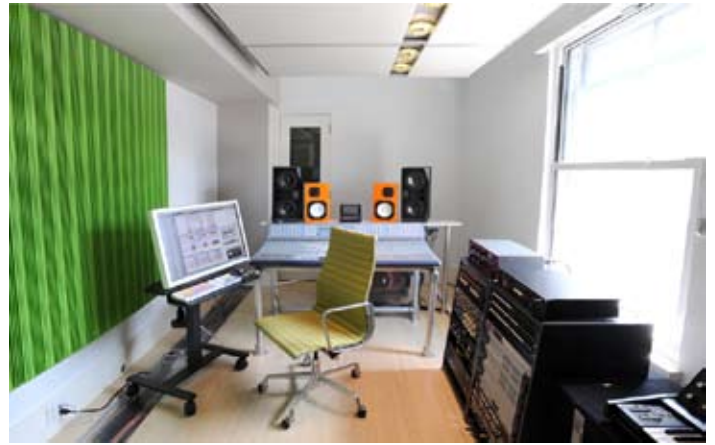
### INCOME PRODUCING PROPERTY FEATURES

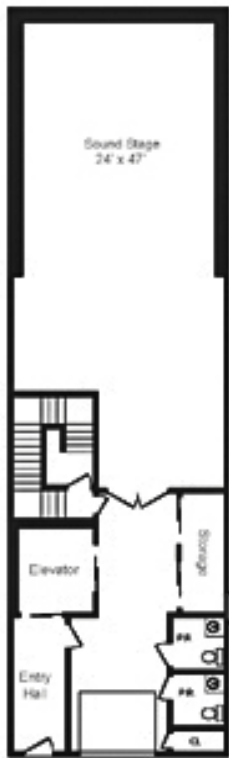
Ground floor is a sound stage with 2 half baths and a trap door to the basement storage below with a direct line to the audio studios for sound and video recording.

Second floor comprises of a conference room, hair and make-up room, server room, full bathroom, TV lounge, kitchenette, and DJ platform with catwalk/balcony that overlooks the sound stage – perfect for events.

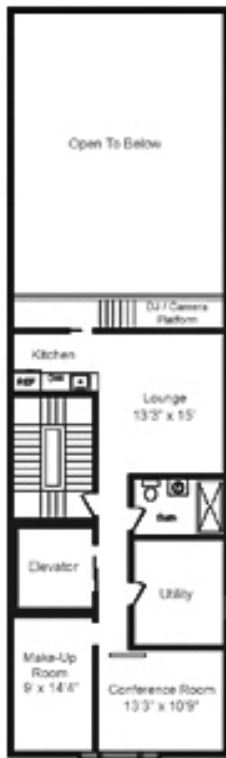
Third floor is the administrative area with full bathroom and six offices including a vocal booth/writing/project studio and a video editing suite with black out curtains and a small balcony with bamboo privacy shade.

Fourth floor is the Walters-Storyk designed audio command center with front recording room (mixer desk and SSL 9056J console), analog mixer room, control room, vocal booth, digital recording room with Pro Control desk, lounge, waiting room and half bathroom. The 2 bedroom /2 bathroom full floor residence with private keyed elevator on the 5th Floor features a master bath with steam shower, as well as, a washer/dryer and terrace with hot tub.

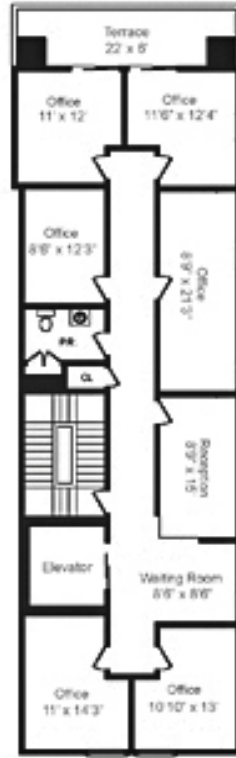




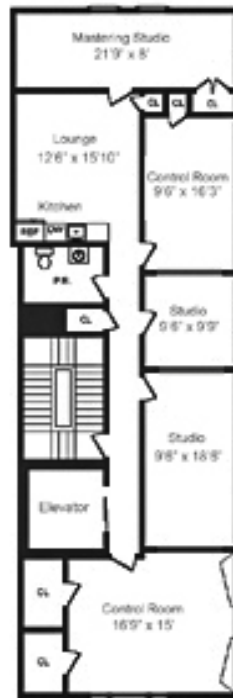
First Floor



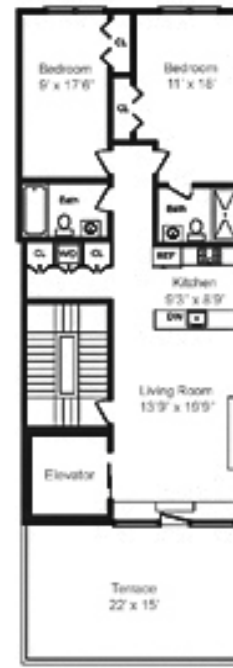
Second Floor



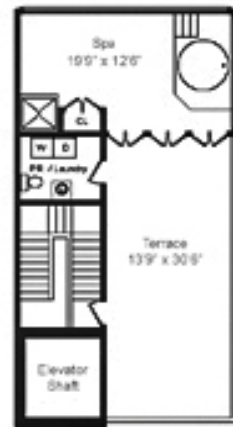
Third Floor



Fourth Floor



Fifth Floor



Roof