

Office

As exclusive agent for the landlord we are pleased to offer ...

# 40 Wooster Street

Between Broome & Grand Streets

Prime SoHo Classic Loft For Lease!

## Space

- Second Floor  
2,250 rsf

## Ceiling Height

- 11 feet

## Rent

- \$8,500 per month

## Available

- Immediately

## Term

- 3 Year Lease  
Plus 2 Year Option
- CPI - Annual  
Increases over Base  
Rent

## Utilities

- Direct Electric
- Air Conditioned



## Contact

- **Michelle Stone**  
212.604.9003  
michelle@sinvin.com
- **Sinvin Realty, LLC**  
170 Varick Street  
New York, NY 10013
- **www.sinvin.com**

- Newly Renovated Space – Full Floor Identity
- Oak Floors
- Elegant Bead Board Ceiling with 3 Industrial Ceiling Fans
- Great Natural Light with Large Windows on 3 Sides
- ADA Compliant Bathroom and Full Pantry
- Marble and Granite Lobby in 114 Year Old Designated Landmark Building

Procuring broker shall not be entitled to a commission even upon producing a ready, willing and able purchaser or lessee or as the procuring cause of the transaction, procuring brokers shall only be entitled to a commission, calculated in accordance with the rates approved by our principal, when, as and if received by us and only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied, 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 and to any special conditions imposed by our principal.



**SINVIN**

Sinvin Realty, LLC

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