

Office Sublease

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

185 Madison Avenue

Northeast Corner of 34th Street

Below Market Madison Avenue Sublease Opportunity

Space

- Partial 4th Floor
1,000 sf

Price

- \$35/sf

Possession

- Immediate

Sublease Term

- October 2011



Contact

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- **Sinvin Realty, LLC**
170 Varick Street
New York, NY 10013
- **www.sinvin.com**

- Madison Avenue Swing Space
- 1,000sf office with private entrance
- Great light - 4 south facing windows

Note: Procuring broker must receive commission from their client.

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.