

403 EAST 91ST STREET

New York, NY



Judson Realty, LLC
145 East 57th Street
New York, NY 10022
212-974-1900



Subject Property



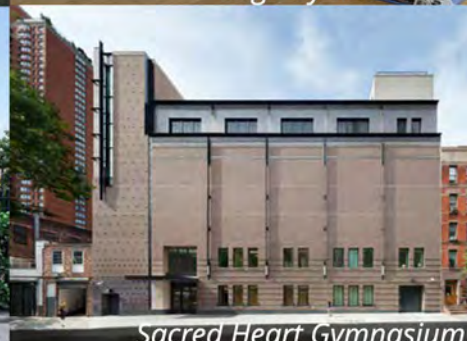
Edge Gym Interior



Edge Gym Interior



Asphalt Green



Sacred Heart Gymnasium

As exclusive agents, we are pleased to offer the following space for lease:

Property Information

East 91st Street Between First and York Avenues

Space:

Third Floor Approximately 8,000 Square Feet

Fourth Floor Approximately 8,000 Square Feet

Term: Long Term

Possession: Immediate

Rent: Upon Request

Property Description

Formerly Edge Gym and office space. Third floor ceiling height of approximately 11' 10". Fourth floor ceiling height of approximately 12' 6". The property is okay for public assembly and a physical culture designation is on the Certificate of Occupancy. Potential roof space is available at an additional cost. Neighboring tenants are Elite Gym and Asphalt Green; across from the new Sacred Heart athletic facility; nearby access to the FDR drive.

For inspection and further information, please contact:

Stuart S. Ellum
Executive Director

stuartellman@judsonrealty.com

Helene Wall Fagan
Executive Director

hwallfagan@judsonrealty.com

ONE-HALF OF ONE FULL COMMISSION, in accordance with the rates currently in use and on file with Judson Realty, LLC when received from our principals, will be paid to the cooperating broker who consummates a lease which has been fully executed and delivered.

All information furnished with respect to the subject matter hereof has been obtained from sources deemed reliable. No representation or warranty as to the accuracy thereof is made and such information is submitted subject to errors, omissions, prior sale, change of price, rental or other conditions, or withdrawal without notice. Licensed Limited Liability Company Broker License #10491208399

403 East 91st STREET

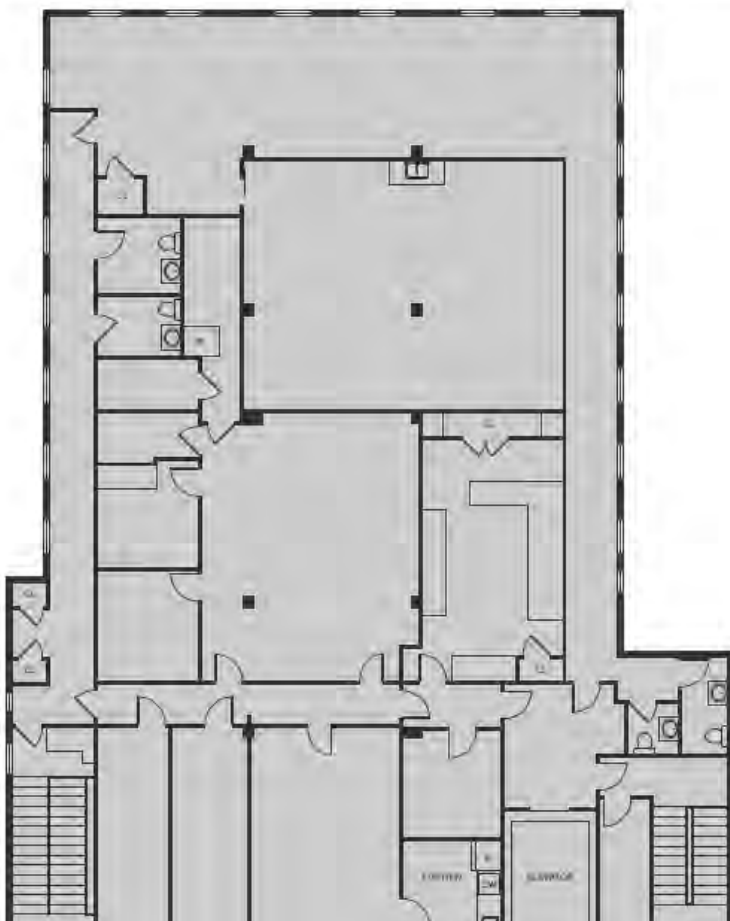
New York, NY



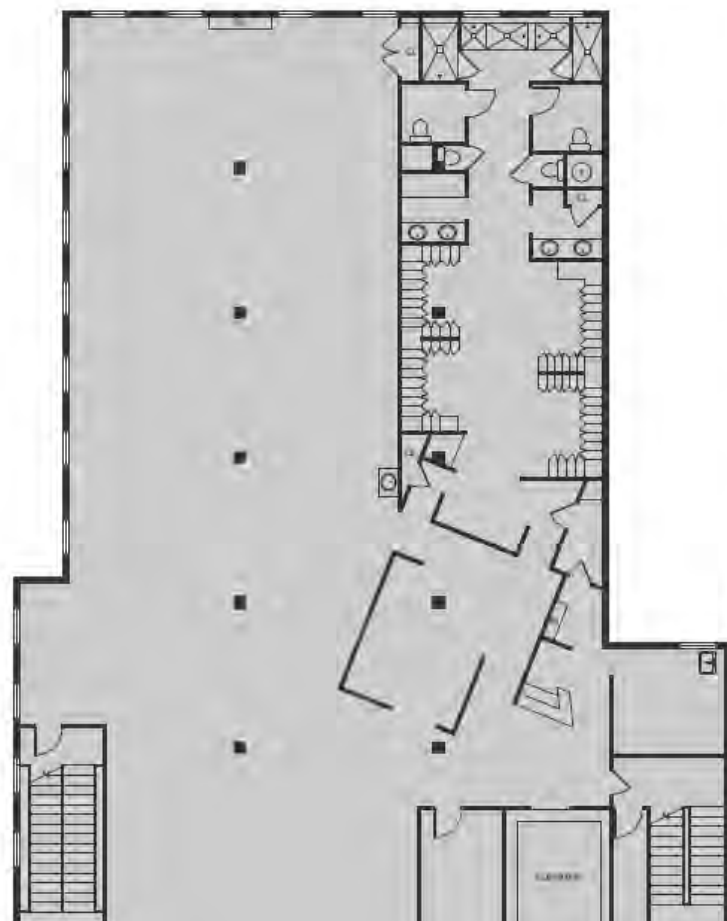
Judson Realty, LLC
145 East 57th Street
New York, NY 10022
212-974-1900

Floor Plan

Third Floor



Fourth Floor



403 East 91st Street