

# 238 EAST 26TH STREET

BETWEEN SECOND & THIRD AVENUES

REMARKABLE KIPS BAY LIVE/WORK BUILDING OPPORTUNITY



## FOR LEASE ENTIRE BUILDING 5,442 RSF

### PREMISES

3-STORY + LOWER LEVEL

### ASKING RENT

UPON REQUEST

### SQ. FOOTAGE

5,442 RSF

### POSSESSION

IMMEDIATE

### LEASE TERM

NEGOTIABLE

### ELECTRIC

DIRECT

## IDEAL FOR

BUILDING/CONSTRUCTION TRADES

SEEKING A MANHATTAN OFFICE

+ STORAGE/WORKSPACE

## HIGHLIGHTS

- FORMER FILM, ART + MEDIA STUDIO FOR OVER 30 YEARS
- 30' EXPANSIVE SOUTH FACING OUTDOOR TERRACE
- NEWLY RENOVATED INTERIORS
- LOFTED THIRD FLOOR HAS PITCHED CEILING OF NEARLY 30'
- FLOODED WITH NATURAL LIGHT
- SEPARATE ENTRANCE FOR UPPER LEVEL
- GROUND FLOOR + LOWER LEVEL ARE COLUMN FREE
- LARGE PANTRY
- TWO MODERN BATHROOMS
- FINANCIALLY STRONG LANDLORD

HELMSLEYSPEAR

*Established 1866*

FOR MORE INFORMATION, PLEASE CONTACT:

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INTERIOR PHOTOS RESIDENTIAL



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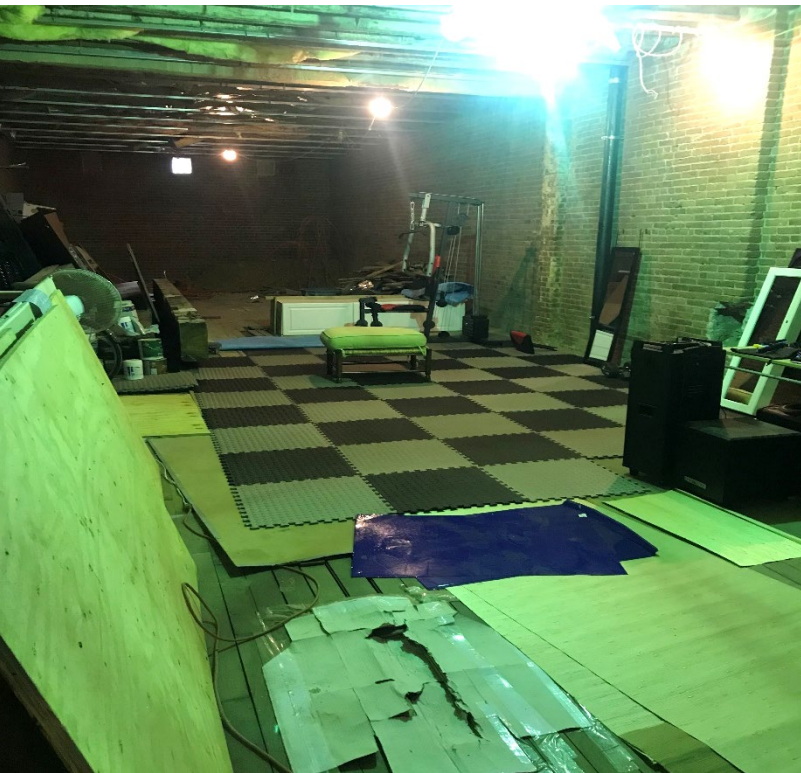
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## INTERIOR PHOTOS GROUND FLOOR



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