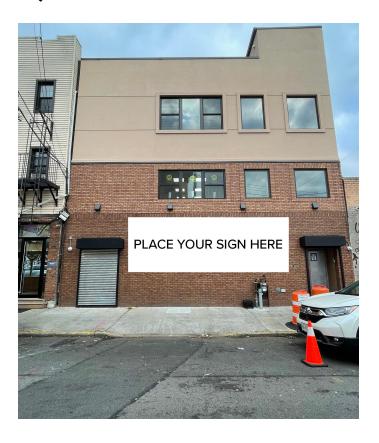
1,700 SF OF OFFICE SPACE IN RIDGEWOOD



16-09 GEORGE STREET

LOCATED BETWEEN CYPRESS AVENUE AND WYCKOFF AVENUE

This is an excellent opportunity to lease 1,700 square feet of office space steps from the L train at Halsey Street on the

Bushwick/Ridgewood border. The building is brand new, and highly secure, reinforced with concrete and steel and equipped with state-of-the-art security cameras and alarm systems. The office is furnished with a private entrance, an elevator, central air conditioning and heating, and a balcony and is drenched in natural light.

LICENSED BROKER & PRINCIPAL

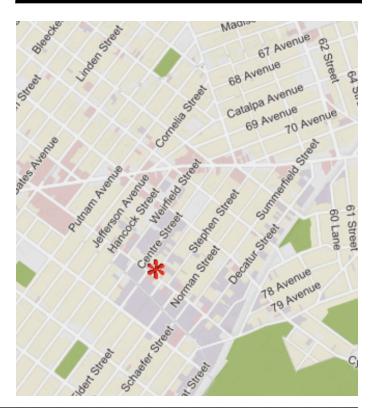
DANIEL BARCELOWSKY

PHONE: 646.373.7944

E- MAIL: DANIEL@EVRGREALTY.COM



\$2,700/MONTH



(1) 2 4 GALLOS (A) PARTIAL BULKHEAD PLAN 6-9' MK C 36CA 8-6' C 56GAGGE IST FLOOR 2ND FLOOR GROSS FLOOR ARE 1428.73 SQ.FT. 0 USE GROUP: 6 DOCUPANCY USE:F-2 -C4 4 MECHANICAL ROOM BOILER ROOM PROPOSED 2ND FLOOR PLAN NOTE: AT LEAST ONE (I) SPEINKLER HEAD MUST BE LOCATED WITHIN T-0" (IF ANY LOT LIKE WINDOW) OCCUPANCY GROUP F-2 USE GROUP 6 4 NORTH ELEVATION LOT LINE WINDOW CALCULATIONS DETERMINATION OF EXIT AND ACCESS
REQUIREMENTS
EGRESS WIDTH PER OCCUPANT
HEER OF PERSONS: 10 TABLE 28.2-1064.1.1 (2014 CODE) MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT OCCUPANCY NO. OF PERSONS: 10 WATER CLOSETS: I WC PER I-50 PERSONS I NO. OF FATTURES I PROVIDED: I WATER CLOSET FOR EACH SEX LAVATORIES | LAVATORIES PER I-50 PERSONS SEX. 972.88 SQ.FT. 9.73 PROPOSED ROOF PLAN A-101.02 NEW SPRINKLERS TO BE FILED UNDER A SEPARATE APPLICATION



