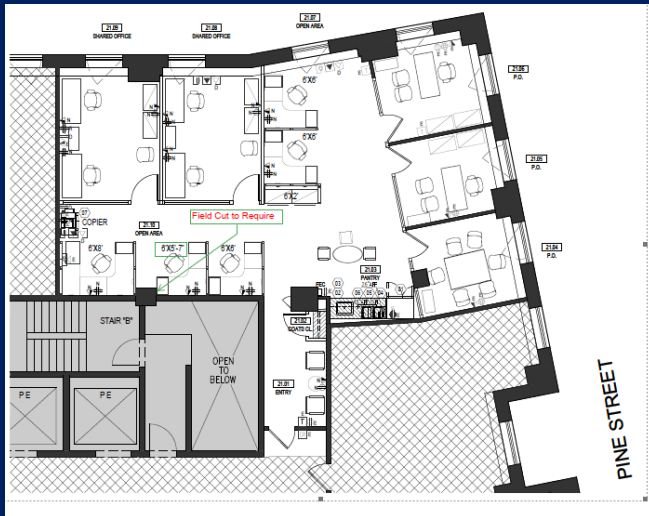


The Association Center

120 Wall Street



One full brokerage commission in accordance with our principal's schedule of rates and commissions, on file and available upon request, will be paid, when received by us to the procuring broker, having executed and delivered to us our brokerage agreement, who (i) consummates a sale, but only if, as and when title passes, or (ii) consummates a lease or sublease which has been executed by both the landlord and tenant, approved as required, and duly consented to by landlord or the over-landlord in the event of a sublease. This writing does not constitute, and shall not be construed as, an employment; and no commission shall be deemed earned, due or payable unless and until a sale, lease or sublease (as the case may be) is fully consummated.

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.

GE GRACE

COMMERCIAL REAL ESTATE

GEGRACE & COMPANY, INC.
232 MADISON AVENUE, NYC 10016
WWW.GEGRACE.COM • T ((212)486-4100
LICENSED REAL ESTATE BROKERS

The building offers Real Estate Tax free occupancy to qualified 501 (C) 3 nonprofit organizations.

Part: 21st Floor

Area: 2,442 rsf

Asking: \$53.00 per rsf
(less tax abatement of approximately \$5.70/rsf for nonprofit tenants)

TERM: Sublease through 2/27

COMMENTS:

- Highly efficient layout
- Furniture available
- Year old installation
- Pantry
- Cancellation rights in Jan/22 and Jan/25.

For more information, please call the exclusive sublease agent:

Lew Cowan 646-312-6805
Licensed Associate Real Estate Broker

LCowan@GEGrace.com

George E. Grace 646-312-6800
Licensed Real Estate Broker

Grace@GEGrace.com