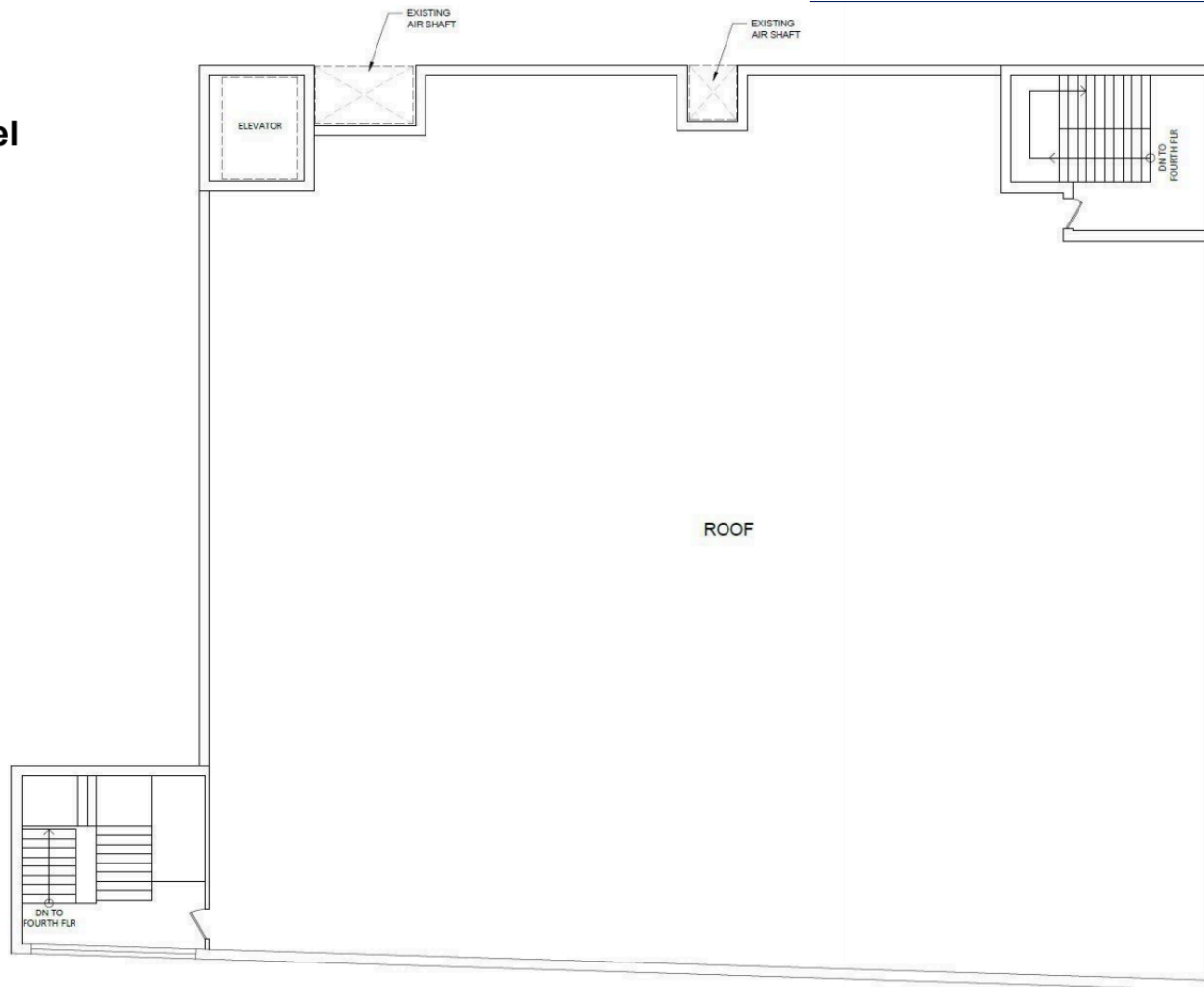


# 49 Wyckoff

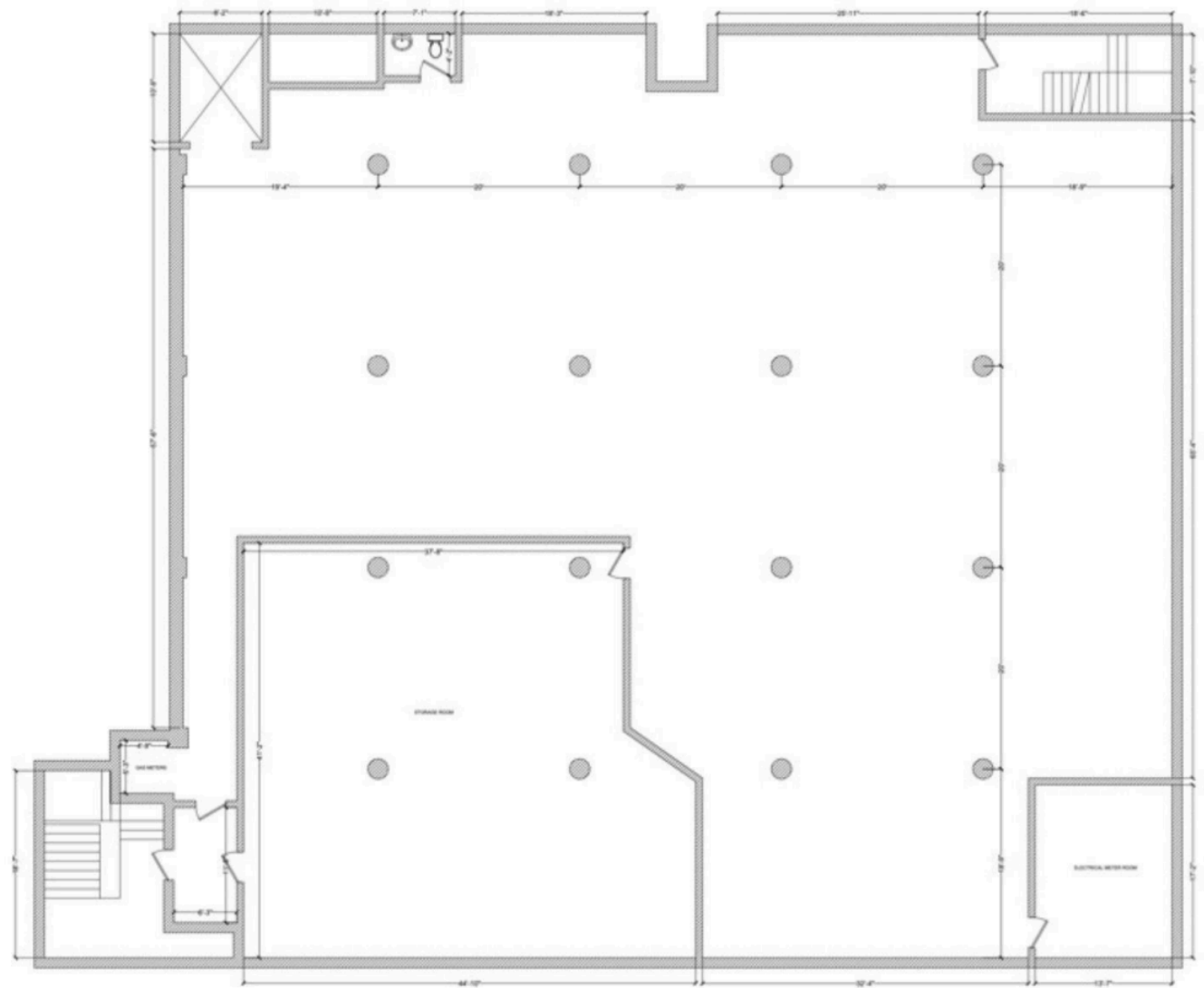


|                 |   |      |                                   |             |           |
|-----------------|---|------|-----------------------------------|-------------|-----------|
| Owner:          | Sam Perlmutter  |      |                                   |             |           |
| Building Size:  | 49,500  |      |                                   |             |           |
| Ceiling Height: | 12'   |      |                                   |             |           |
| Year Built:     | 1933  |      |                                   |             |           |
| Available:      | Location  | Size | PSF                               | Annual Rent | Per Month |
|                 | TBD   | TBD  | \$45 for office<br>20-25 for roof | TBD         | TBD       |
| Additional Info | <ul style="list-style-type: none"><li>• Owner will rent a portion or the entire roof private to you for your use</li><li>• Owner also has space in building for rent, ground floor through the 4<sup>th</sup> floor</li><li>• Entire roof rent would be \$250,000 per year</li><li>• Owner also may rent you portion of the building and let you put the field on the roof but not have it be exclusive</li></ul> |      |                                   |             |           |

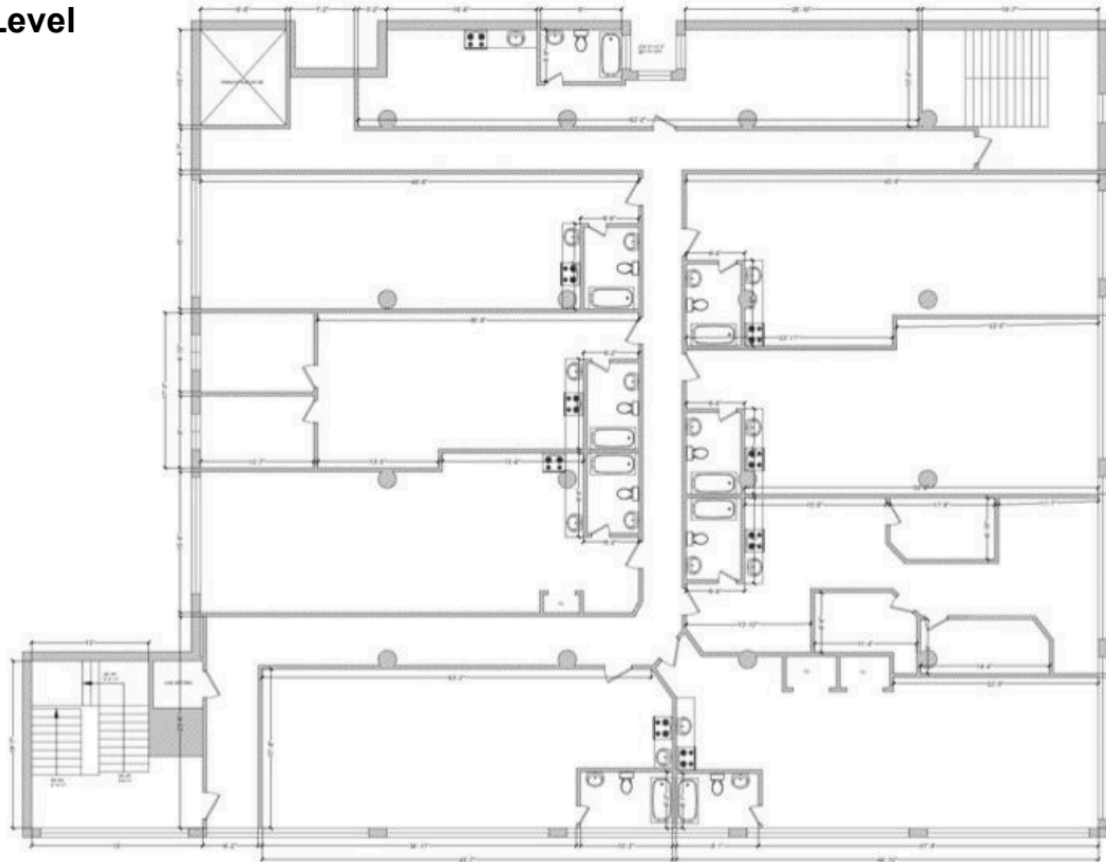
**Floor Plan  
Fourth Level**



**Floor Plan  
Garden Level**



**Floor Plan  
Fourth Level**



**4th Floor**

Vacant

Office space available -  
1000 - 10,000 SF

Model office under  
Construction

# 49 Wyckoff







Roof conditions