

# 55 Exchange Place

## Commercial Office Space for Nonprofit Organization

### Features:

#### Class A Features:

- Green build out
- 24/7 access with security card
- Entrance right off the elevator
- 3 interior offices and large open area
- Floor has 3 shared conference rooms and 2 shared pantries
- Rack space in secured IT Room

#### Distinct Benefits in Building:

- Event space: 40 pp
- Video conference/boardroom: 30 pp
- Conference facility: 100 pp with break-out rooms, pantry and reception
- Silver LEED Certification
- Opportunities for cross-collaboration and synergy programming
- Great community visibility/profile

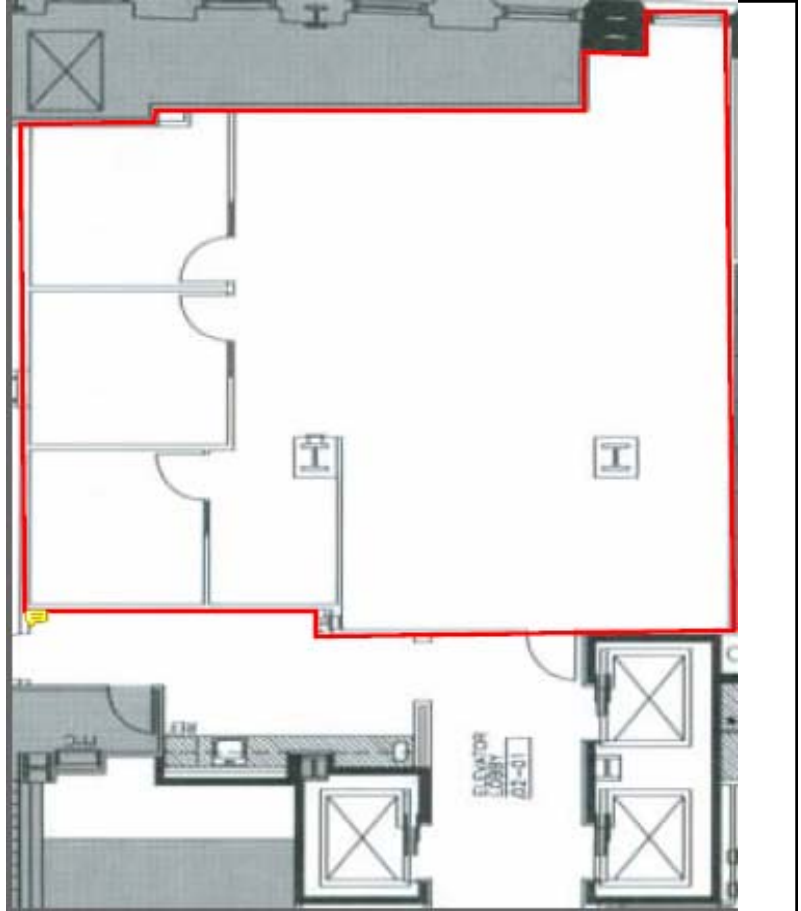
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### Floor Plan:



### Terms:

**Premises:** Suite on 4th floor 2,898 RSF

**Rental Rate:** Negotiable

**Possession:** Immediate

**Term:** 5 years



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