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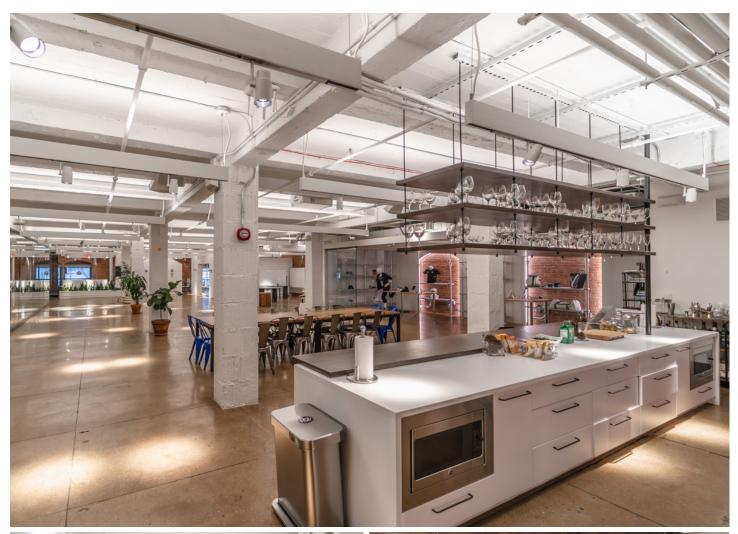
A full commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to a cooperating broker who consummates a sublease which is unconditionally executed and delivered by and between sublandlord and subtenant. (A copy of the rates and conditions referred to above are available upon request.)

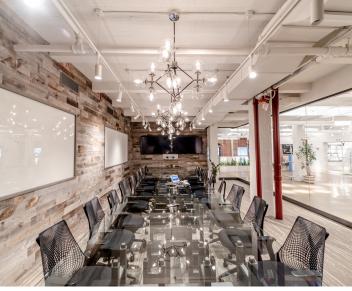


## PROPERTY PHOTOS

261-271 11TH AVENUE, NEW YORK, NY









CUSHMAN & WAKEFIELD 02



## **6TH FLOOR**

## **20,630 RENTABLE SQUARE FEET**





CUSHMAN & WAKEFIELD 03