

To: Rich Kahn [REDACTED]
From: Jeffrey Epstein
Sent: Wed 10/27/2010 4:07:53 PM
Subject: Re: Office Space tour yesterday

is 660 madison bruce brickman?

On Wed, Oct 27, 2010 at 11:52 AM, Rich Kahn [REDACTED] wrote:

I saw 5 locations yesterday and have highlighted the two best:

- a) Tower 56 - 126 East 56th Street (between park and lex)
 - a. Penthouse space totaling 3,843 square feet.
 - b. Asking rent is \$90 totaling \$345,870 per annum
 - c. Landlord to do full renovation of space or we can receive credit for work we do
 - d. Building lobby being upgraded and should be done by 3/31/2011
 - e. Ceiling heights are 11 feet / Building is over 50% financial services
 - e. Positives - Terrace wraps around entire space and views are great; layout is very functional
 - f. Negatives - 56th street between lex and park is a bit seedy however northwest corner buildings are supposed to be converted into a hotel with work to begin in 2011

- b) 660 Madison (Barneys building) 61st Street
 - a. 16th Floor space totaling 4,350 square feet.
 - b. Asking rent is \$95 totaling \$413,250 per annum
 - c. Landlord to do full renovation of space - I saw specs and finishes look great
 - d. Building lobby and 16th floor corridors and bathrooms are being upgraded and should be done by 3/31/2011
 - e. Two other tenants on 16th floor: Colony Capital and Vacant space
 - e. Positives - Terrace wraps around your office with view of Central park and east 60th street; layout is very functional, space to be delivered brand new and built to our specs
 - f. Negatives - expensive, two other tenants on floor, not super unique

Regarding 457 Madison space

- a) entire building is currently vacant
- b) they are not renting as they are still hoping to convert space into hotel ballroom
- c) I will continue to call to see if anything changes

Please advise

Rich Kahn
HBRK Associates Inc.

[REDACTED]

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