

**To:** Jeffrey Epstein[jeevacation@gmail.com]  
**From:** Rich Kahn  
**Sent:** Wed 10/27/2010 4:17:55 PM  
**Subject:** RE: Office Space tour yesterday

I believe it was Brickman until 2003 then Broadway Partners who sold it to an Italian investor group

Rich Kahn

HBRK Associates Inc.

301 East 66th Street, Suite 10F

New York, NY 10065

tel [REDACTED]

fax [REDACTED]

cell [REDACTED]

---

**From:** Jeffrey Epstein [mailto:jeevacation@gmail.com]  
**Sent:** Wednesday, October 27, 2010 12:08 PM  
**To:** Rich Kahn  
**Subject:** Re: Office Space tour yesterday

is 660 madision 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.

301 East 66th Street, Suite 10F

New York, NY 10065

tel [REDACTED]

fax [REDACTED]

cc [REDACTED]

--

\*\*\*\*\*  
The information contained in this communication is confidential, may be attorney-client privileged, may constitute inside information, and is intended only for the use of the addressee. It is the property of

Jeffrey Epstein

Unauthorized use, disclosure or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify us immediately by return e-mail or by e-mail to [jeevacation@gmail.com](mailto:jeevacation@gmail.com), and destroy this communication and all copies thereof, including all attachments.