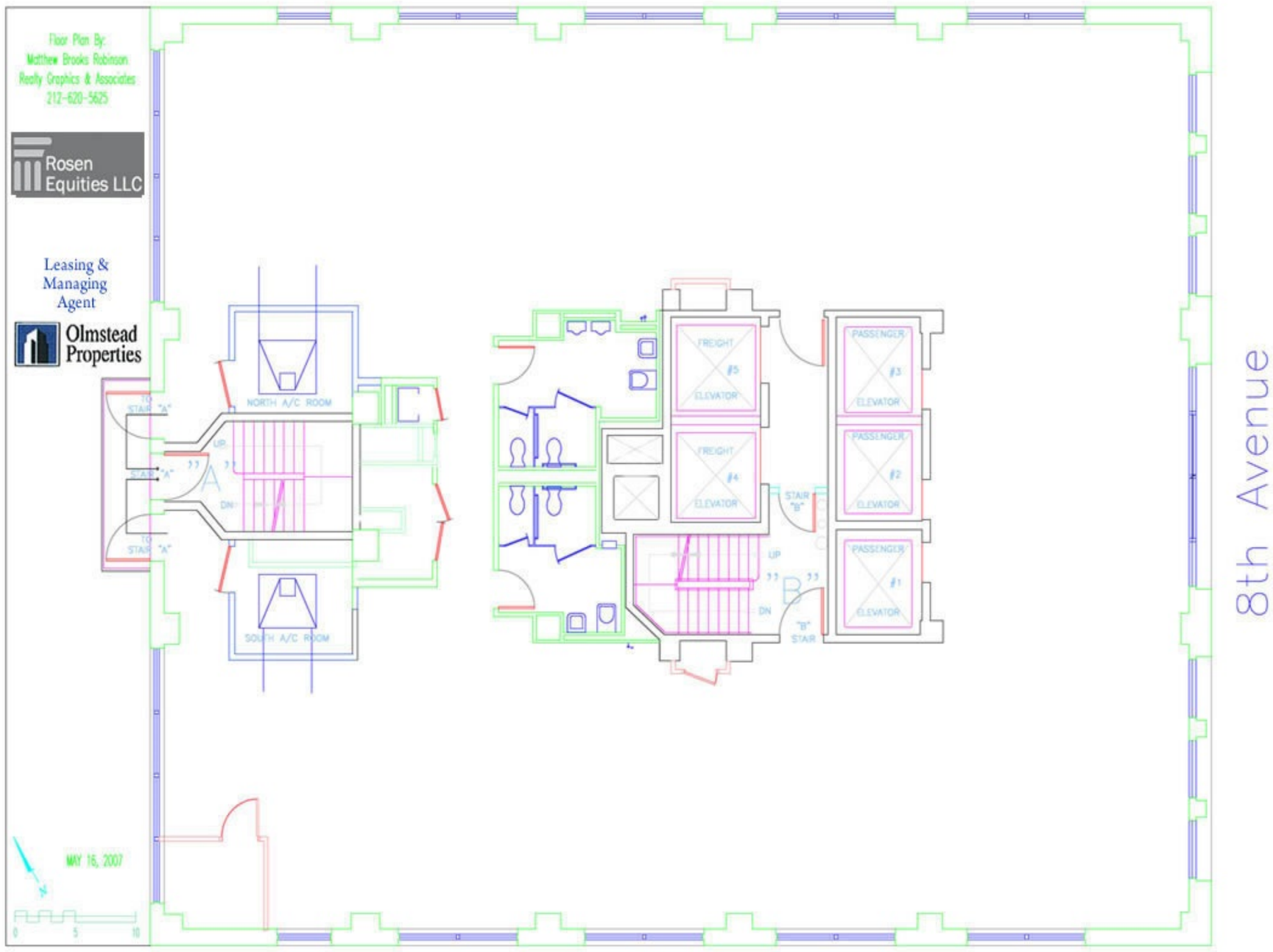535 8th Avenue