

FEATURED COMMERCIAL PROPERTY

## 6 EAST 46TH STREET

BETWEEN MADISON & FIFTH AVENUES

As exclusive agent for the owner, City Connections Realty is pleased to offer the following space for lease.

### Part 5th Floor

<b>Size</b>	<b>Approx. 1,073 sq ft</b>
<b>Possession</b>	Immediate
<b>Term</b>	3-5 Years
<b>Electricity</b>	\$3.25 psf
<b>Features</b>	Move-in Condition Recent Installation 2 Windowed Offices Facing 46th Street Bullpen Area Conference Room Central A/C Owner/Management Onsite Parking Garage Within 2 Blocks 24/7 Day Access
<b>Floor Plan</b>	Attached



**Taking Price \$46 psf**

**Herb Goldberg**  
Commercial Manager

O: 212.994.3256  
herbg@ccrny.com

**Israel Jungreis**  
Licensed Associate RE Broker

O: 212.994.3234  
israelj@ccrny.com

A commission in accordance with our principal's schedule of rates and conditions will be paid, when received by us, to the procuring broker who, having executed and delivered our brokerage agreement to us, consummates a lease or sublease which has been executed by both the landlord and tenant, approved as required, and duly consented to by the overlandlord in the event of a sublease. This writing does not constitute, and shall not be construed as, an employment; and no commission shall be deemed earned, due or payable unless and until a lease or sublease (as the case may be) is fully consummated. Although all information furnished herein is from sources deemed reliable, such information has not been verified, and no express representation is made nor is any to be inferred as to the accuracy thereof, and it is submitted subject to errors, omissions, change of rental and other conditions, prior lease, or withdrawal without notice.

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