

MASONIC HALL - 71 WEST 23RD ST

Corner of Sixth Avenue & 23rd Street

FEATURED COMMERCIAL PROPERTY

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

Space/Area: 3rd Floor 13,000 RSF

Possession Term October 1, 2014

Term Flexible

Electricity Sub-metered @ 105%

Rent Negotiable

Space Features

- Excellent Views and Light
- Central A/C
- 12' Slab to Slab Ceiling Heights
- Newly Installed Operable Windows
- Bathrooms to be Renovated
- Landlord Will Demo
- Work Letter Contribution Available
- **NO REAL ESTATE TAXES**
- **CLEANING INCLUDED IN RENT**

Building Features

- Ownership & Management on Premises
- Meticulously Restored & Maintained Lobby
- One-of-a-Kind Meeting/Event Rooms Available
- On-Site Conference & Seminar Center
- 24/7 Attended Lobby
- 1 Block to Madison Square Park

Transportation

At Base of Building 

Within 1 Block 

Within 2-3 Blocks 

Floor Plans: As-Is & Open Plan Attached



Herb Goldberg
Commercial Manager

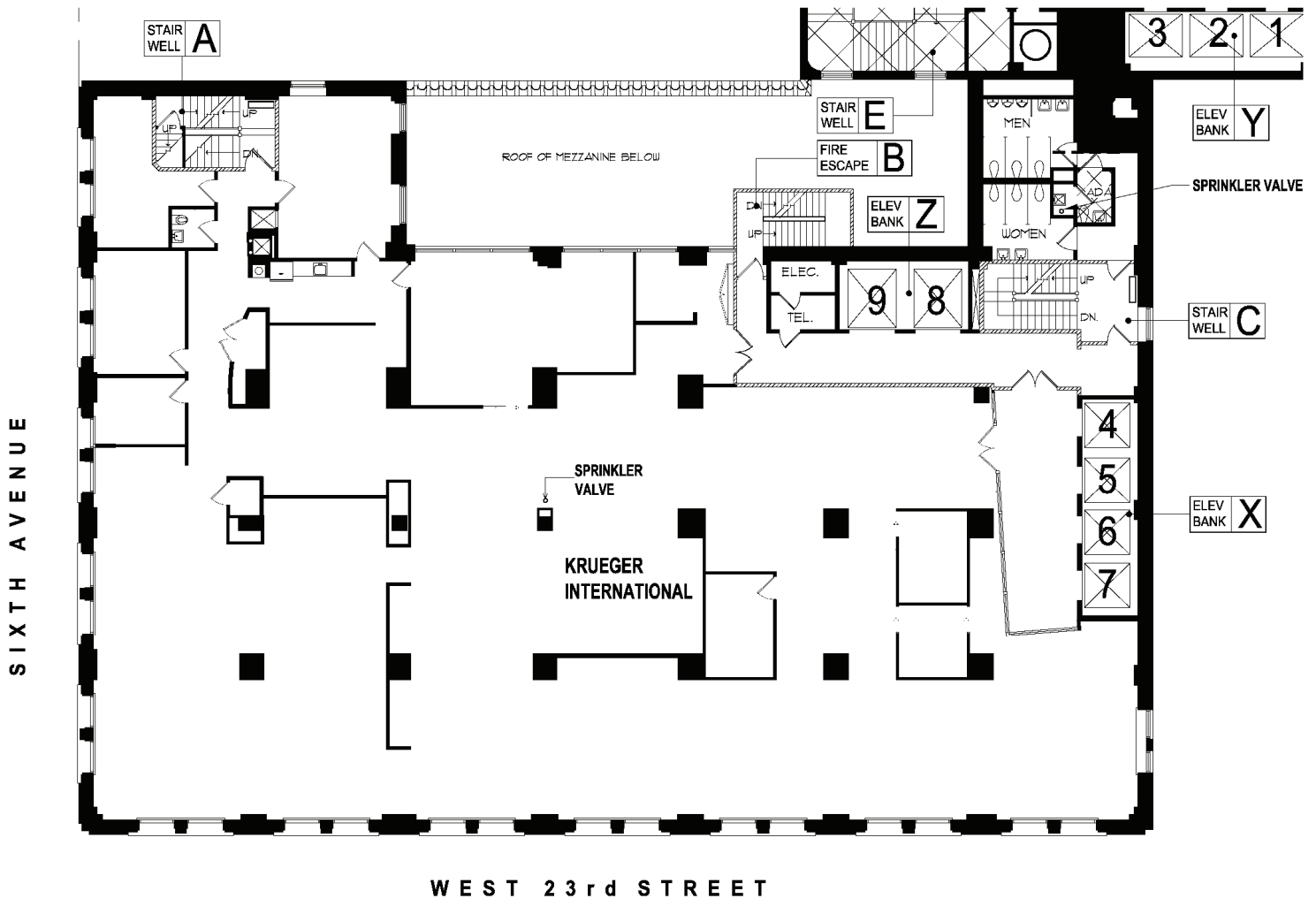
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herbg@ccrn.com

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.

71 WEST 23RD ST - 3rd FLOOR
Corner of Sixth Avenue & 23rd Street



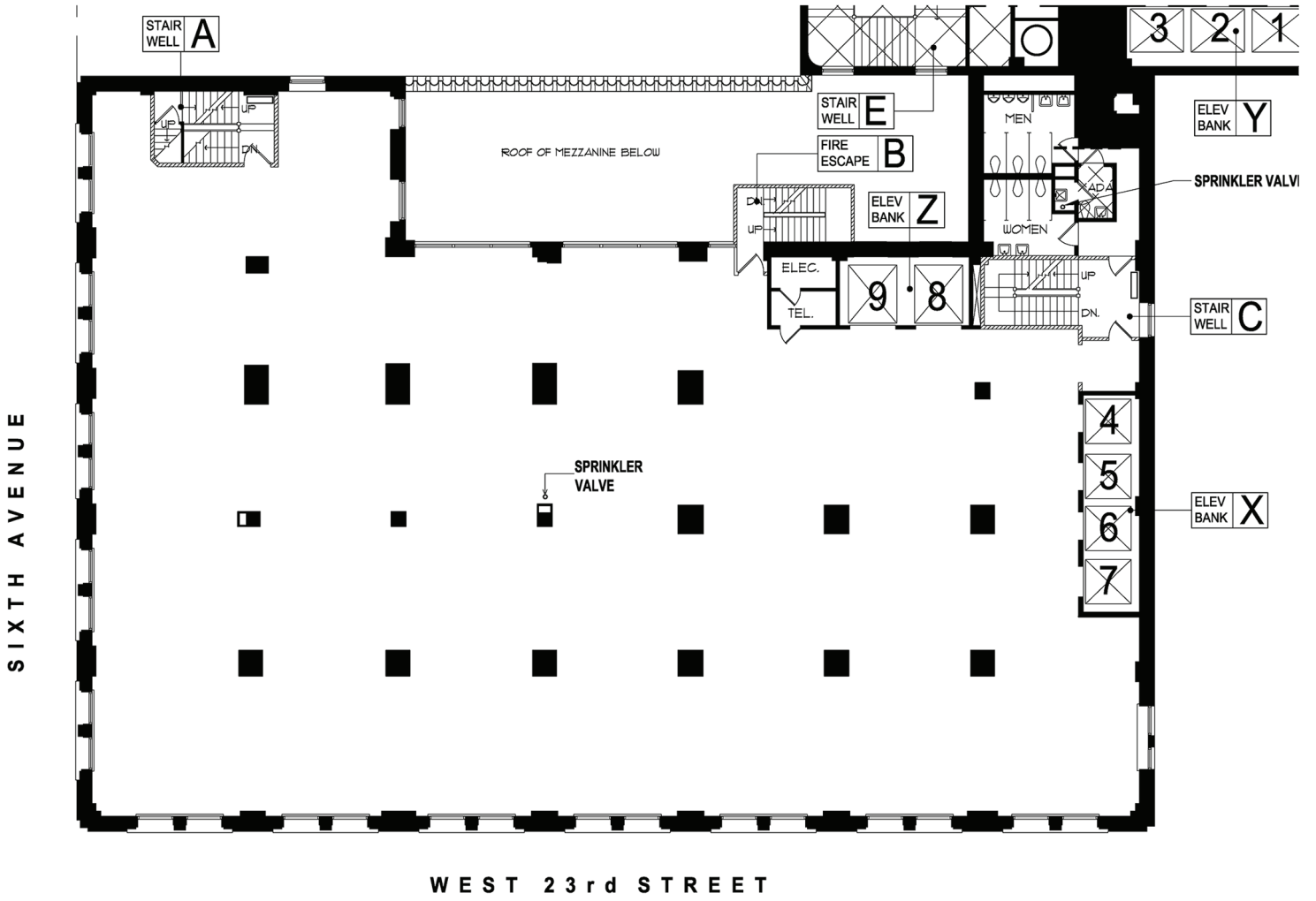
EXISTING PLAN

For more information, contact:

Herb Goldberg
Commercial Manager

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71 WEST 23RD ST - 3rd FLOOR
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OPEN PLAN

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