

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: **Floor 11** **13,000 RSF**
 Floor 12 **13,000 RSF**
 Total **26,000 RSF**
 (Will Consider Renting Separately)

Possession January 1, 2014
Term Flexible
Electricity Sub-metered
Rent \$58 per RSF

Space Features

- Interconnecting Stairway
- Excellent Views and Light
- Central A/C
- 12' Slab to Slab Ceiling Heights
- Newly Installed Operable Windows
- New Bathrooms In Progress
- Work Letter Contribution
- **NO REAL ESTATE TAXES**
- **CLEANING INCLUDED IN RENT**

Building Features

- Ownership & Management on Premises
- Meticulously Restored & Maintained Lobby
- Incredible Meeting & Dining Rooms Available to Tenants
- 24/7 Attended Lobby
- 1 Block to Madison Square Park

Transportation

At Base of Building **F** **M** 
 Within 1 Block **1** **N** **R**
 Within 2-3 Blocks **C** **E** **6**

Floor Plan As-Is & Open Plans Attached

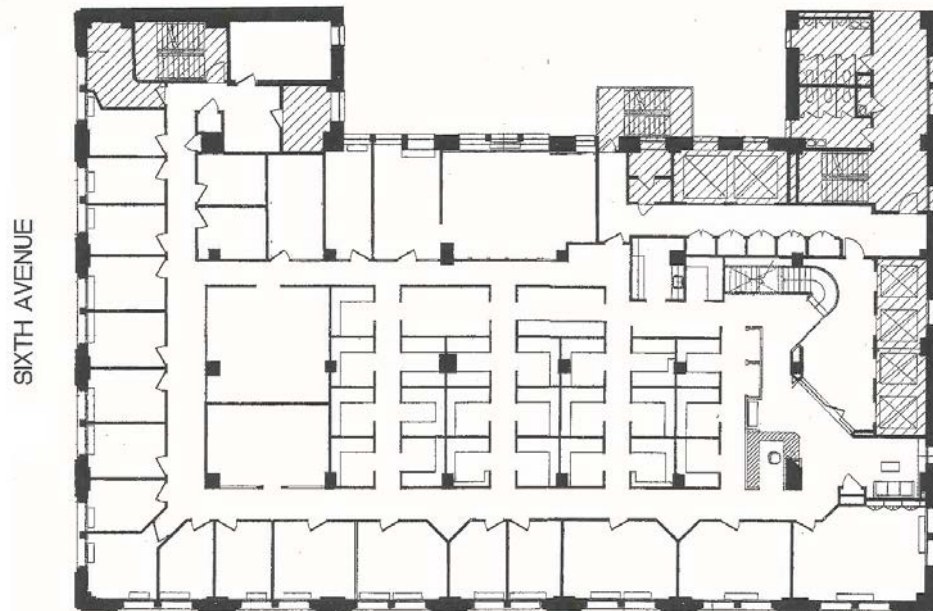


Herb Goldberg
Commercial Manager
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A commission in accordance with our principal's schedule of rates and conditions will be paid, when received by us, to the procuring broker who, having executed and delivered our brokerage agreement to us, consummates 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.

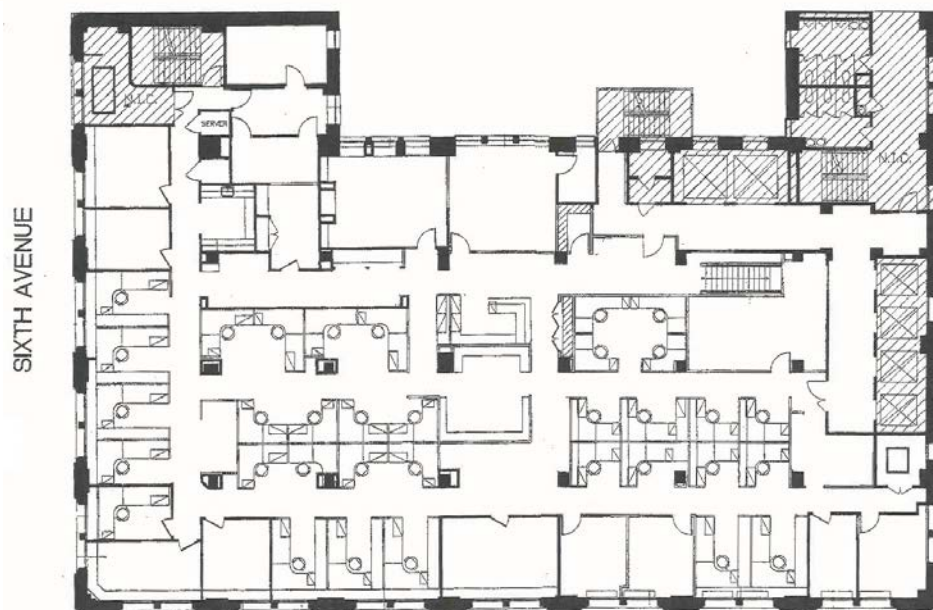
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WEST 23RD STREET

11th FLOOR



WEST 23RD STREET

12th FLOOR

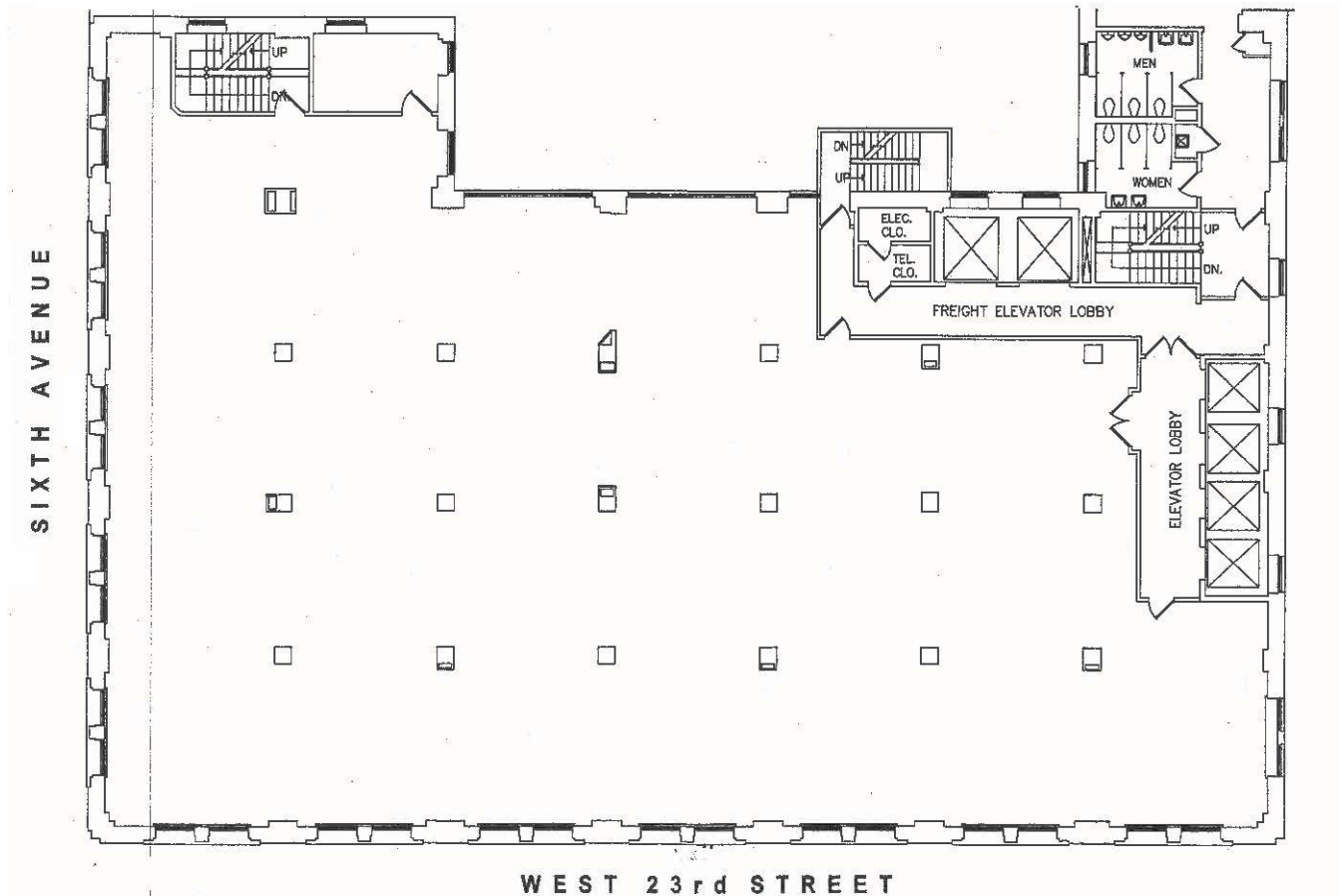
For more information, contact:

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Open Plan

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