

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: **Part 3rd Floor** **5,400 RSF**

Possession Immediate
Term Flexible
Electricity Sub-metered @ 105%
Rent **please call**

Space Features

- Directly Off Elevator
- Glass Panels & Door Entrance
- Excellent Views and Light
- New Tenant-Controlled Central A/C
- 11'6" Exposed Ceiling
- Newly Installed Operable Windows
- Newly Renovated Bathrooms
- Demolished Clean Open Space
- New Common Corridor
- Generous Work Letter Contribution Available
- **NO REAL ESTATE TAXES, No Pass-Through**
- **CLEANING INCLUDED IN RENT**

Building Features

- Ownership & Management on Premises
- Meticulously Restored & Maintained Lobby
- Elevator Mechanicals Upgraded
- 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 **F** **M** 

Within 1 Block **1** **N** **R**

Within 1-2 Blocks **C** **E** **6**

Floor Plan: Attached



Herb Goldberg
Commercial Manager

O: 212.994.3256

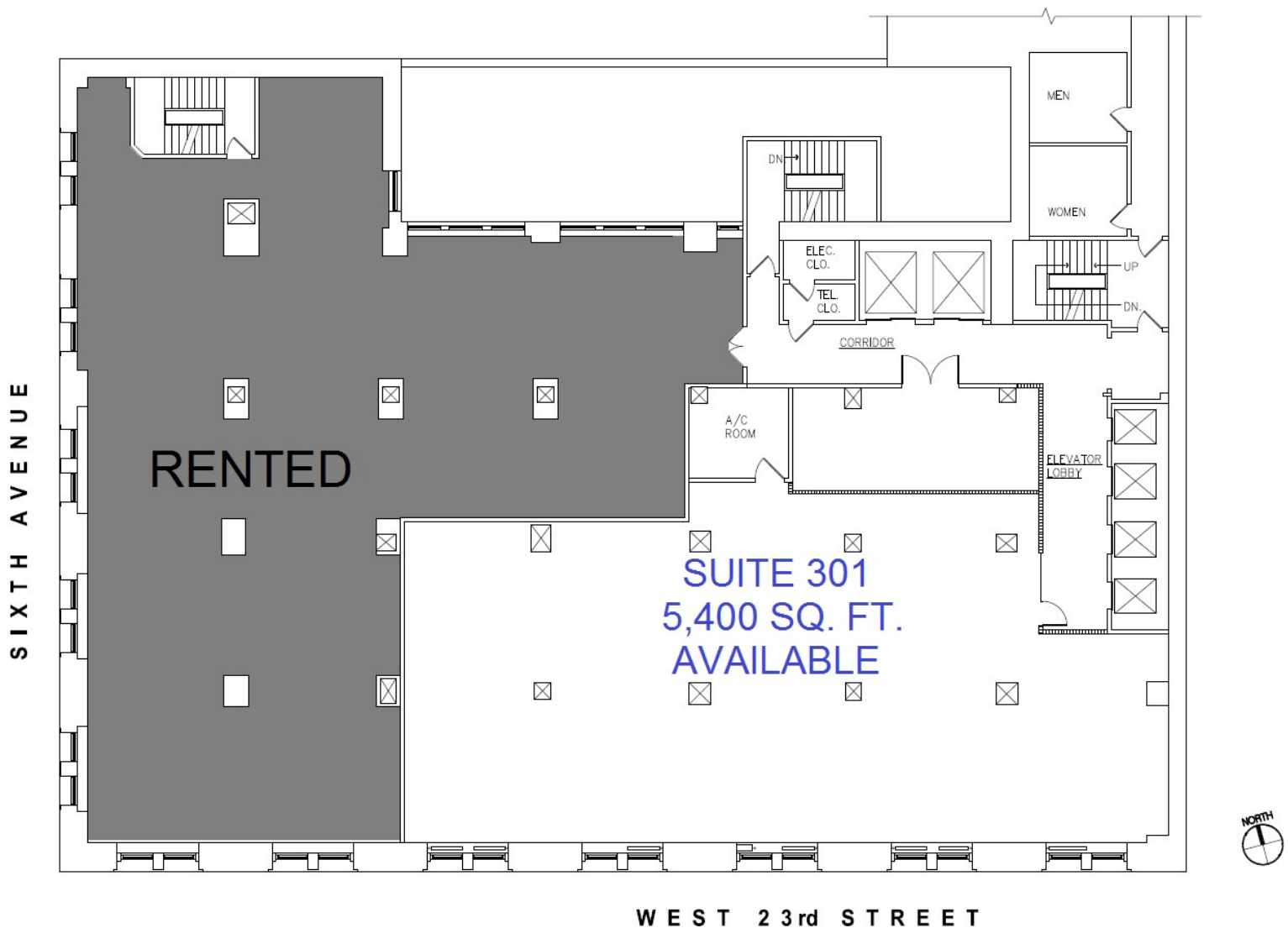
M: 917.488.4742

herbg@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.

MASONIC HALL - 71 WEST 23RD ST

Corner of Sixth Avenue & 23rd Street



Herb Goldberg
Commercial Manager

O: 212.994.3256

M: 917.488.4742

herbg@ccrny.com