

MASONIC HALL - 71 WEST 23RD ST

Corner of Sixth Avenue & 23rd Street

FEATURED COMMERCIAL PROPERTY

As exclusive agent for the landlord, we are pleased to offer the following space for lease.

Space/Area: 19th Floor North
TOP FLOOR 8,600 RSF

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

Space Features:

- Panoramic Views and Light - 4 sides
- New Tenant-Controlled Central A/C
- 14'+ Exposed Ceiling / Concrete Floors
- Newly Installed Operable Windows
- New & Renovated Bathrooms
- Demolished Clean Open Space
- **LANDLORD WILL CONSIDER BUILT-TO-SUIT**
- OR Generous Work Letter Contribution
- **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 
- Within 1 Block 
- Within 1-2 Blocks 

Floor Plan and Test Fit Plans Attached



Herb Goldberg
Commercial Manager

O: 212.994.3256

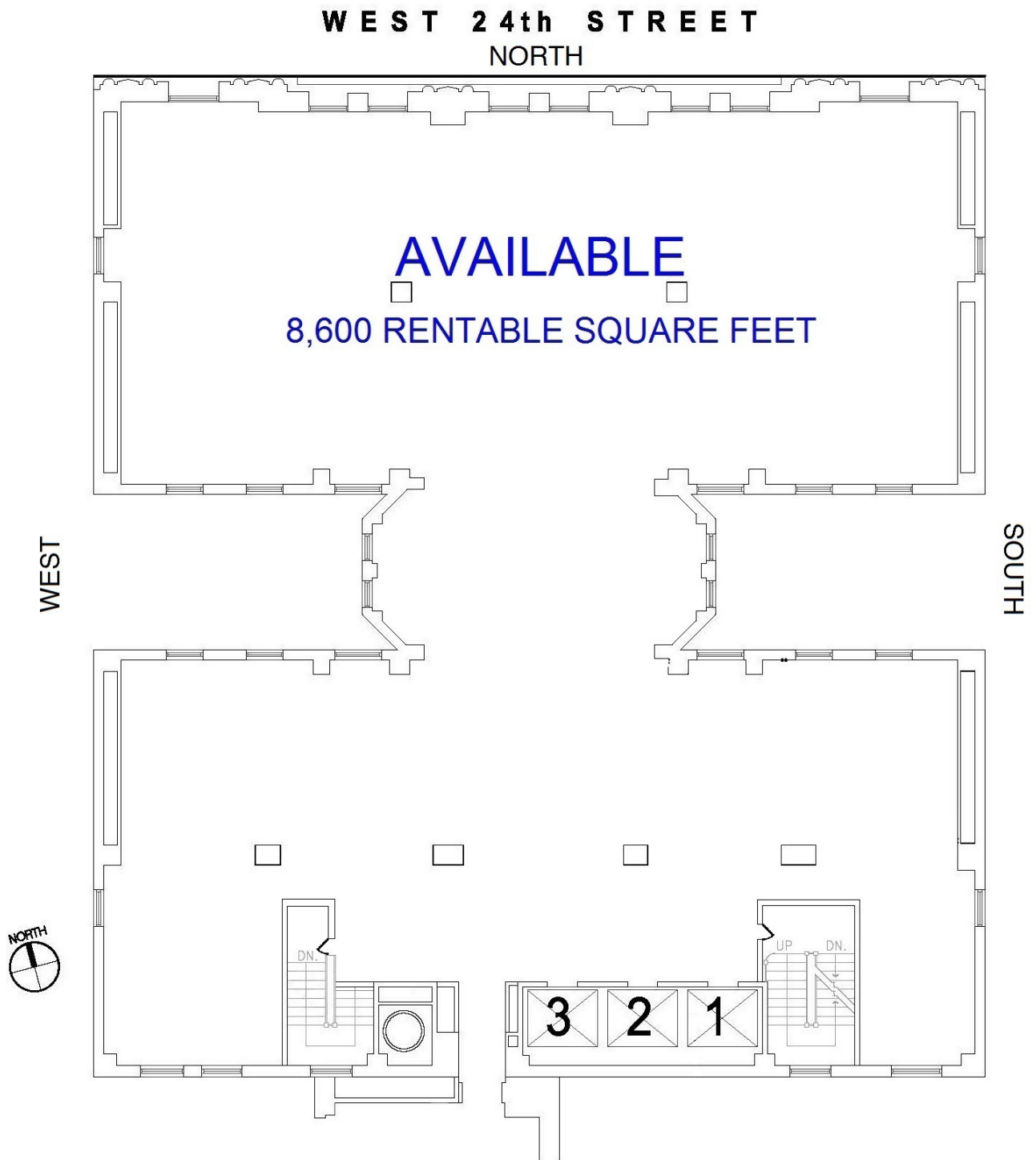
M: 917.488.4742

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.

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71 WEST 23RD STREET
19TH FLOOR - NORTH SIDE
aka 46 WEST 24TH STREET

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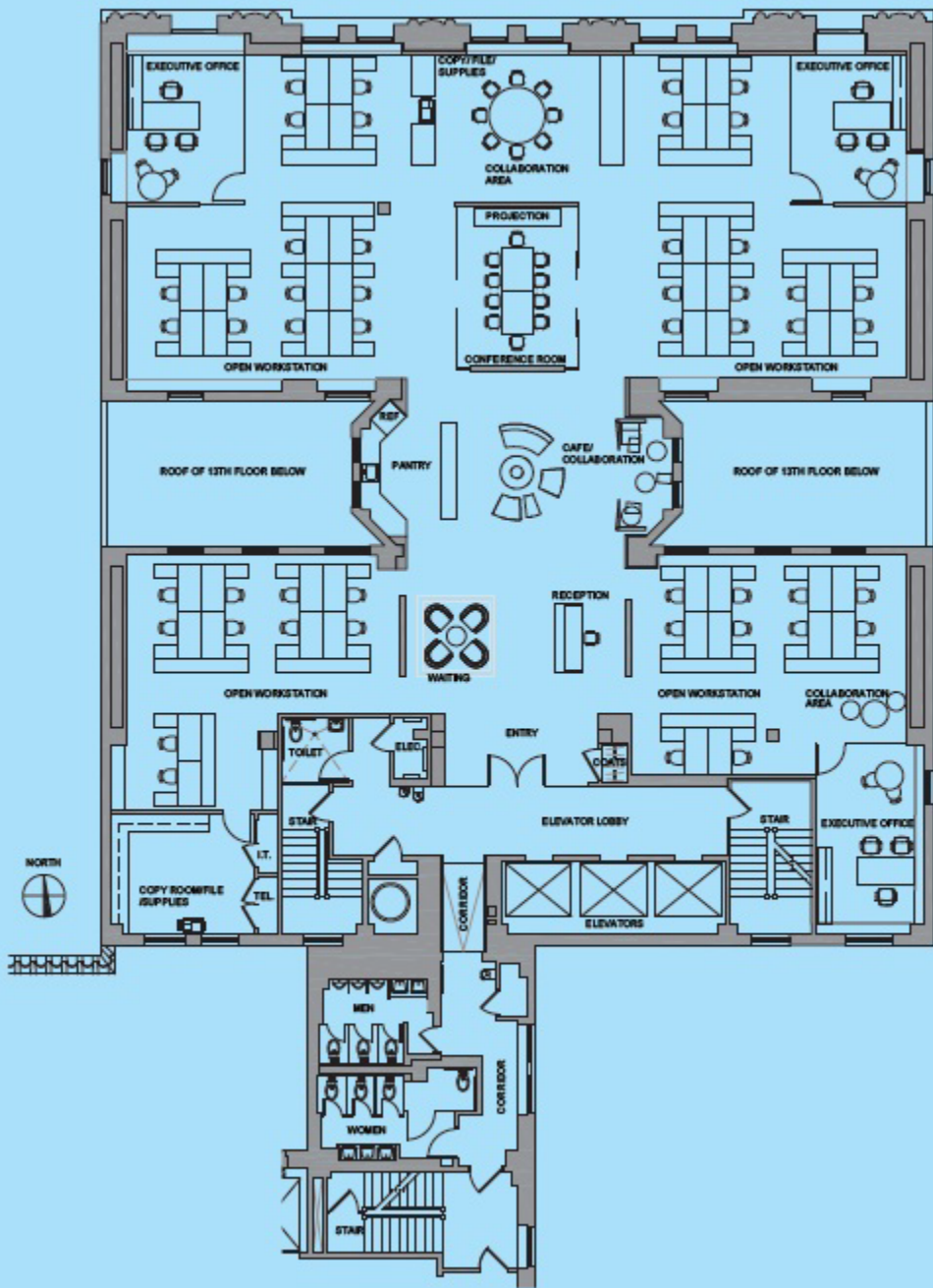
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MASONIC HALL - 71 WEST 23RD ST
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TEST FIT PLAN
OPEN
LAYOUT



NORTH WING

OFFICES: 3

WORKSTATIONS: 49

CONFERENCE ROOMS: 1

COLLABORATION AREAS: 3

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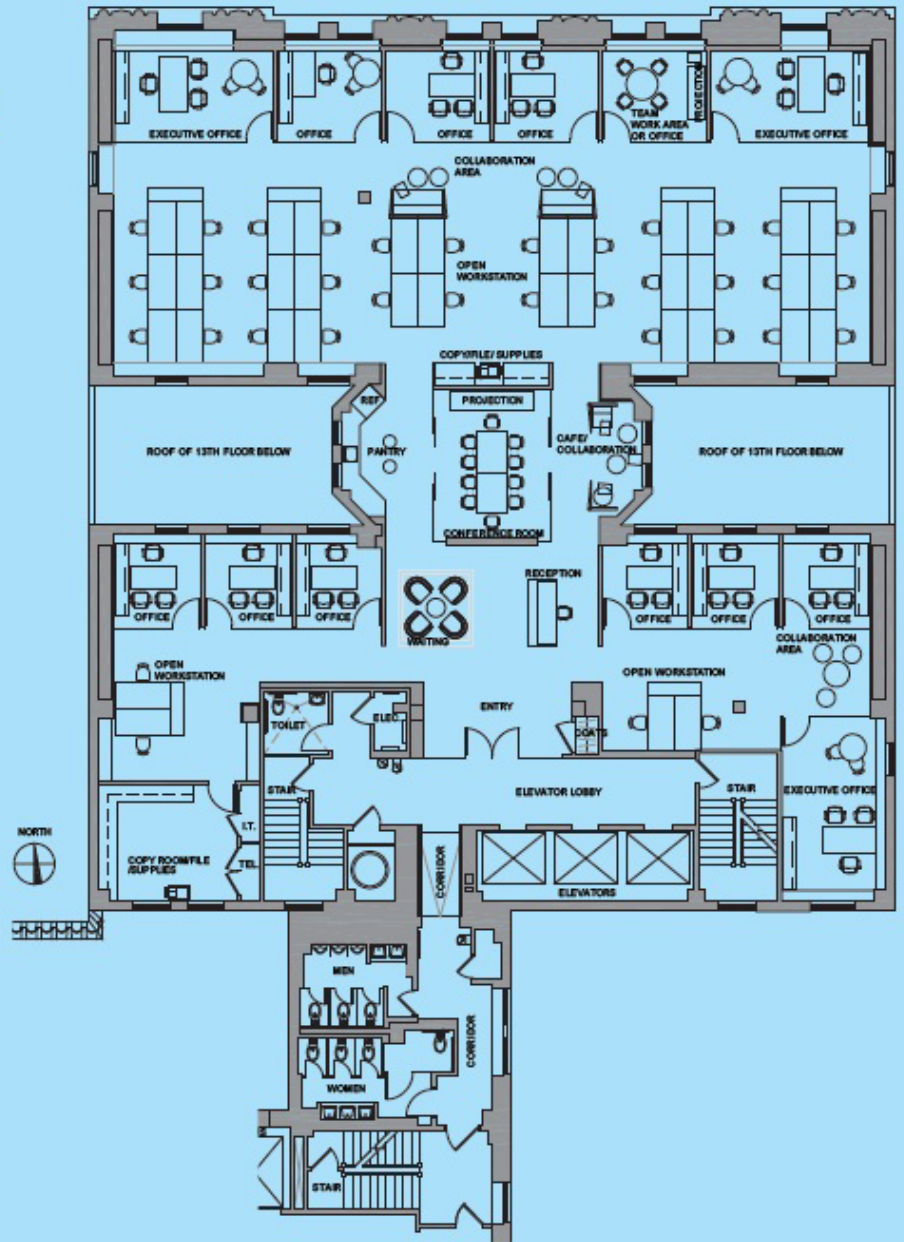
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**TEST FIT PLAN
OFFICE INTENSIVE
LAYOUT**



NORTH WING

OFFICES: 12

WORKSTATIONS: 37

CONFERENCE ROOMS: 2

COLLABORATION AREAS: 4

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