

## MASONIC HALL - 71 WEST 23RD ST

Corner of Sixth Avenue & 23rd Street

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

**Space:** Part 9th Floor  
**Area:** Built 7,700 SF / READY TO GO

**Possession:** Immediate  
**Term:** 3 - 12 Years  
**Electricity:** Sub-metered @ 105%  
**Asking Rent:** \$54 per SF (call for details)

### Space Features / Ready To Go:

- Good Views and Light
- Tenant-Controlled Central A/C
- 11' 6" Mostly Exposed Ceiling
- **Built Space** - Floor Plan Attached
- Furniture / Work Stations Included
- 45 Work Stations & 9 Offices
- Large Conference Room
- Work Letter Contribution -- \$25-\$30 per SF
- **NO REAL ESTATE TAXES, No Pass-Through**
- **CLEANING INCLUDED IN RENT**

### Building Features:

- Historic Building w/ New Elevator Mechanicals
- 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 1-2 Blocks 

### Floor Plan Attached



**Herb Goldberg**  
Commercial Manager

O: 212.994.3256

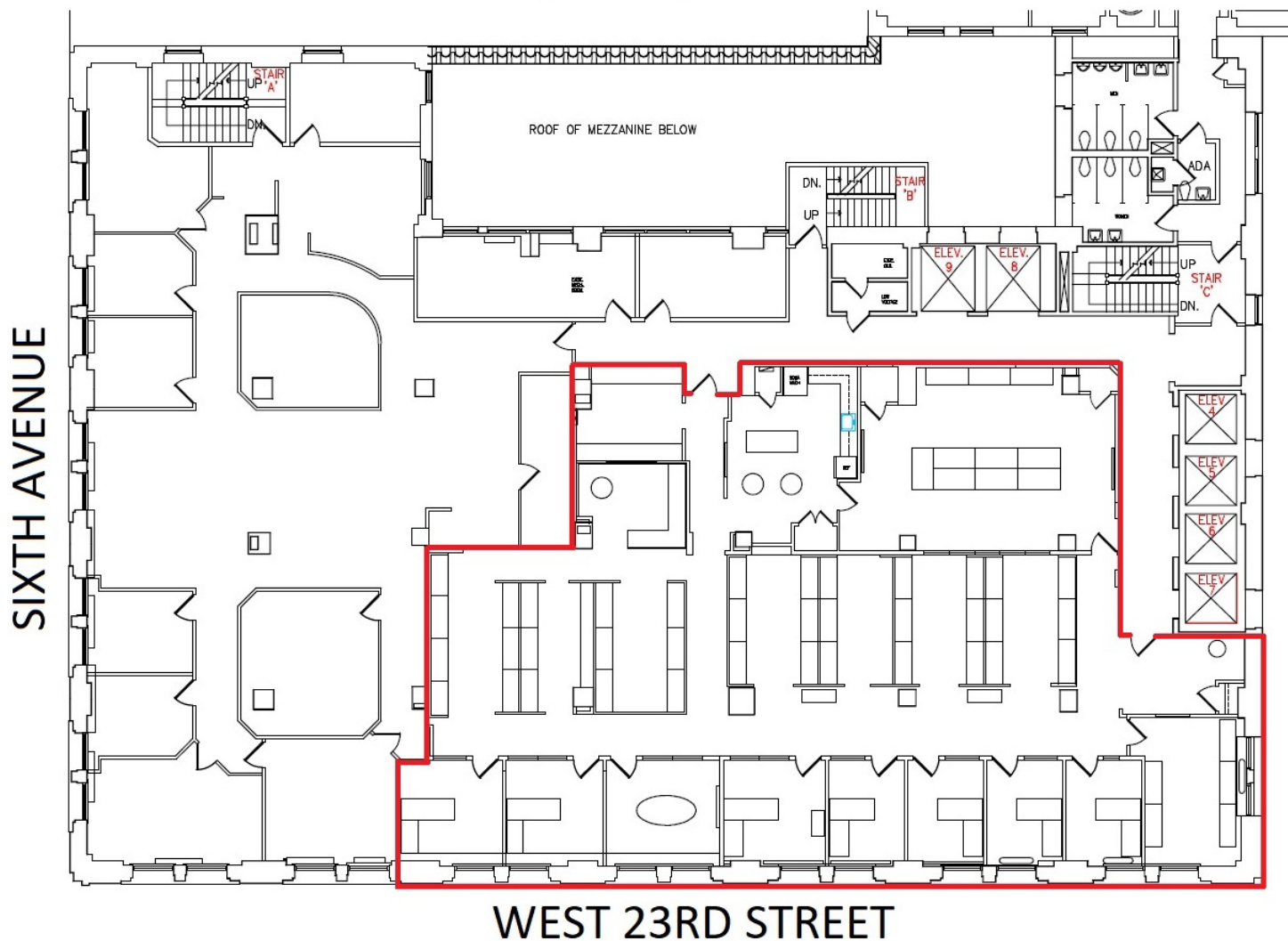
M: 917.488.4742

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 not 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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**7,700 Sq. Ft.**



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