

A CREATIVE
Workplace
with ICONIC
NYC Views

28
WEST
23

For Sublease
7 Full Floors - 25K RSF Each

AVAILABILITIES

175,000 RSF

FLOOR	ELEVATOR BANK	SLAB HEIGHT	RSF	LXD	POSSESSION	
12		11'6"	25,000	1/2028	IMMEDIATE	
11		11'6"	25,000	1/2028	~SEPT. 2026	
10		11'6"	25,000	1/2028	IMMEDIATE	
9		11'6"	25,000	1/2028	~SEPT. 2026	
8		11'6"	25,000	1/2028	~SEPT. 2026	
7		11'6"	25,000	1/2028	~SEPT. 2026	
6		12'5"	25,000	1/2028	~SEPT. 2026	ROOF DECK
						LEASED
5		LEASED				
4		LEASED				
3		LEASED				
2		LEASED				

28 WEST 23

Entire 12th	25,000 RSF
Entire 11th	25,000 RSF
Entire 10th	25,000 RSF
Entire 9th	25,000 RSF
Entire 8th	25,000 RSF
Entire 7th	25,000 RSF
Entire 6th	25,000 RSF

TERM

Through January 2028

COMMENTS

- Built, vacant, ready for immediate move-in
- 360 views of Downtown and Midtown Manhattan
- Centrally located and steps from Madison Square Park
- Less than 5 minute walk to the  &  subway lines
- Excellent credit sublandlord
- Potential to make up to ~175K RSF available

WEST 23RD STREET



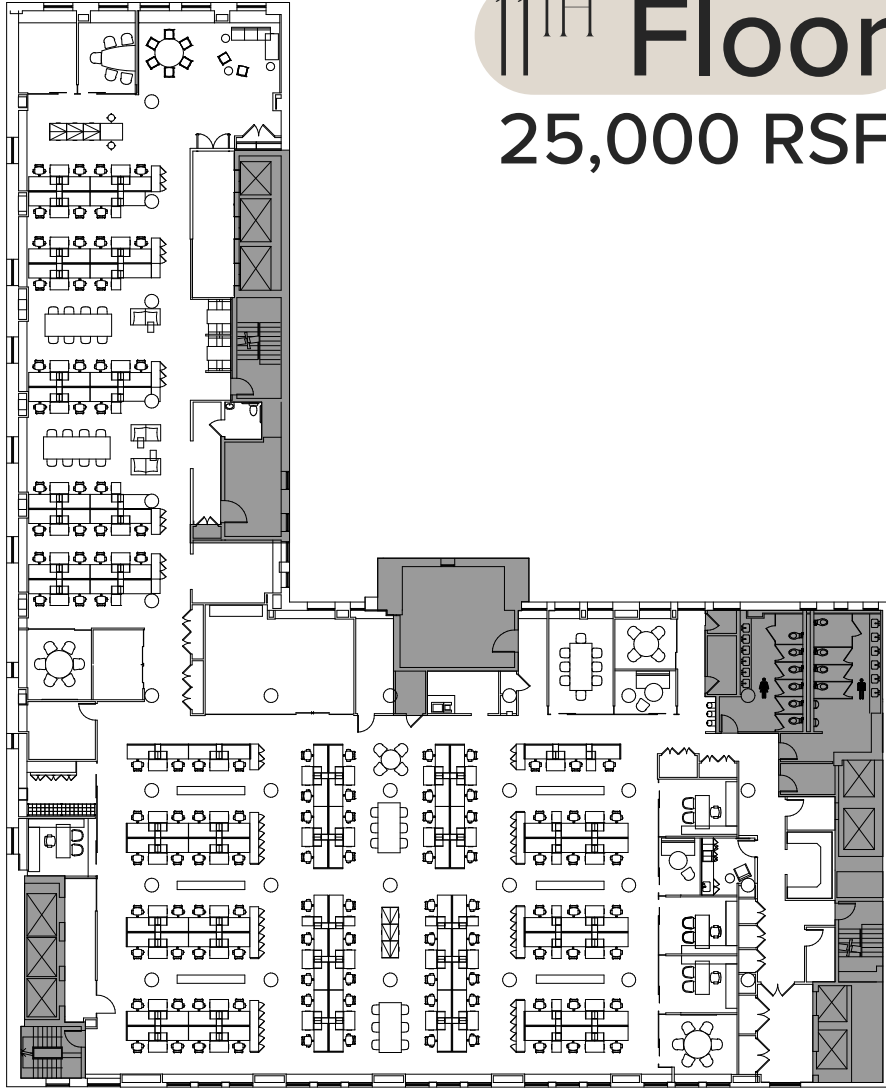
WEST 22ND STREET



WEST 23RD STREET

11TH Floor

25,000 RSF



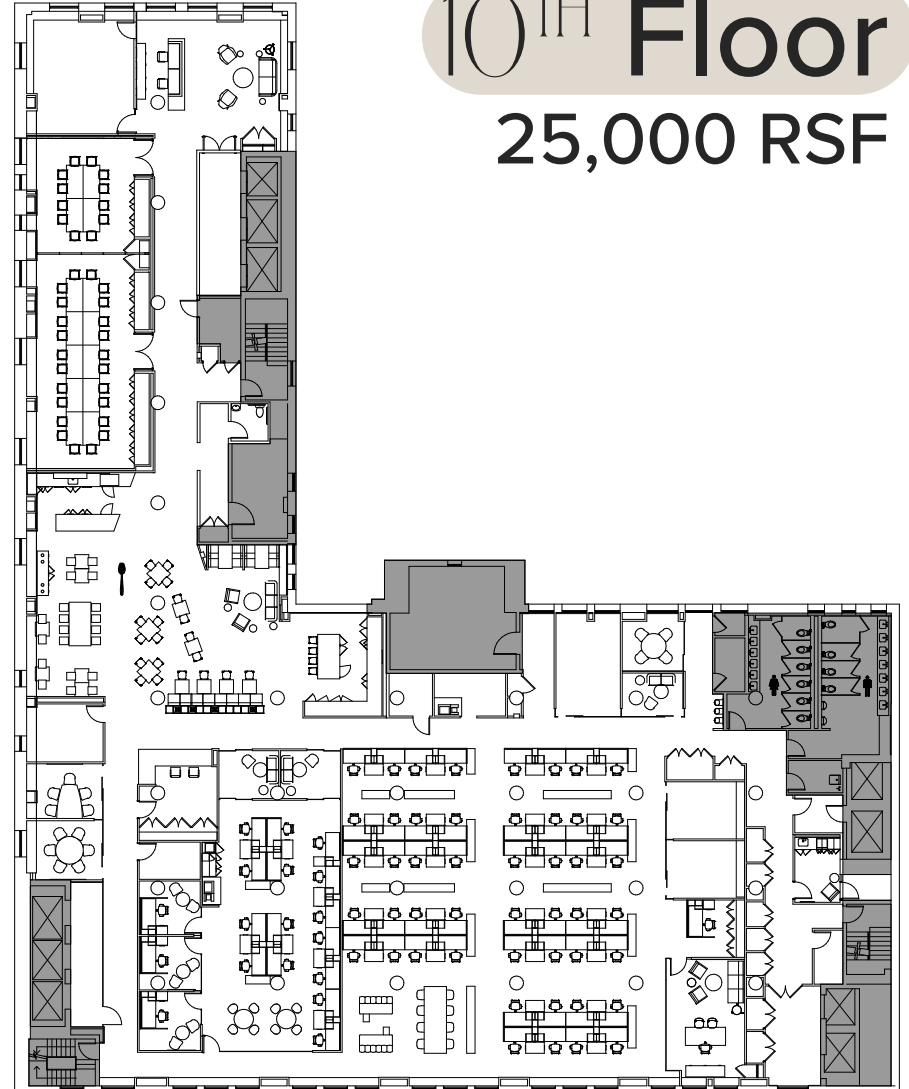
WEST 22ND STREET



WEST 23RD STREET

10TH Floor

25,000 RSF



WEST 22ND STREET



WEST 23RD STREET

9TH Floor

25,000 RSF



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8TH Floor

25,000 RSF



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7TH Floor

25,000 RSF



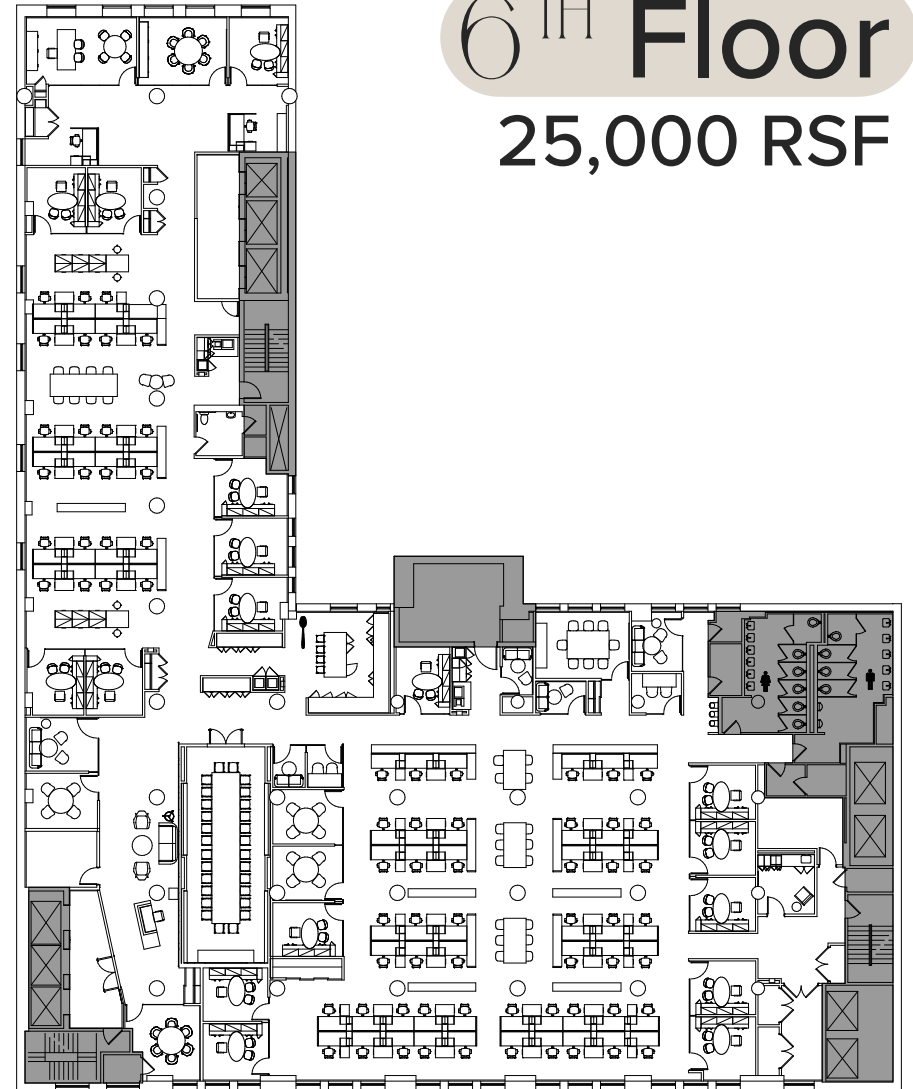
WEST 22ND STREET



WEST 23RD STREET

6TH Floor

25,000 RSF



WEST 22ND STREET





 10TH Floor





12TH Floor

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