

BOUTIQUE, COLUMN FREE, FULL FLOORS AT

26 W 23





## LOBBY

### PREMISES

~~Entire 6th Floor - 3,147 RSF~~

~~Entire 5th Floor - 3,147 RSF~~

Entire 4th Floor - **3,147 RSF**

Entire 3rd Floor - **3,086 RSF**

### TERM

2+ years

### AVAILABILITY

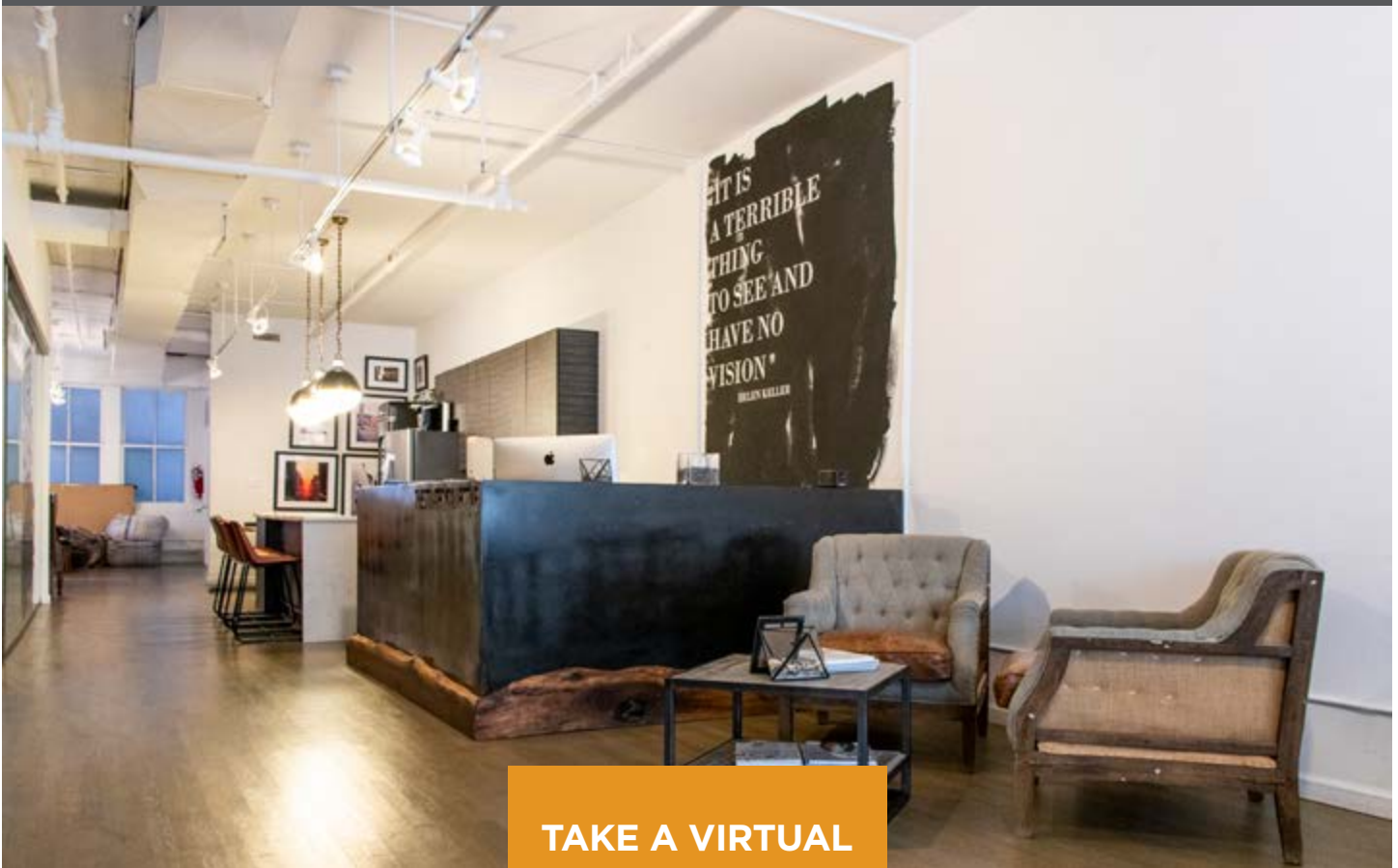
Immediate

### BUILDING NOTES

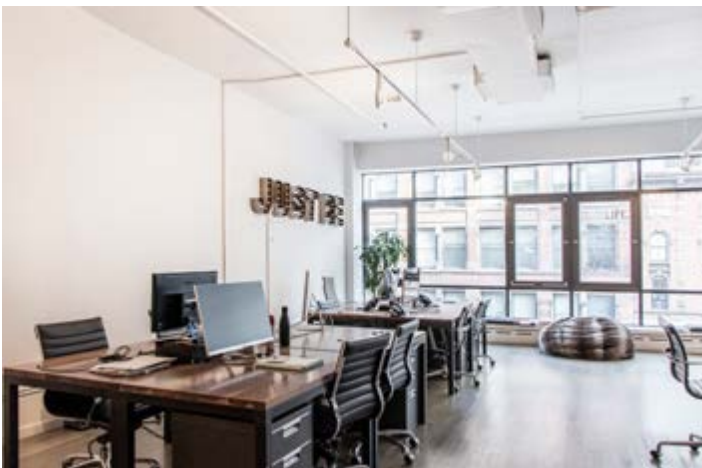
- Recently upgraded lobby and keyed, locking elevator
- Direct meter electric and individual, tenant controlled air conditioning
- 24-hour access
- Excellent central location in close proximity to numerous subway lines
- Array of dining and entertainment options nearby



## 4TH FLOOR



TAKE A VIRTUAL  
TOUR OF THE  
4TH FLOOR



### 3RD FLOOR



ENTIRE FLOOR WITH DOUBLE-HEIGHT CEILINGS



# SPACE NOTES

## Entire 4th Floor - 3,147 RSF

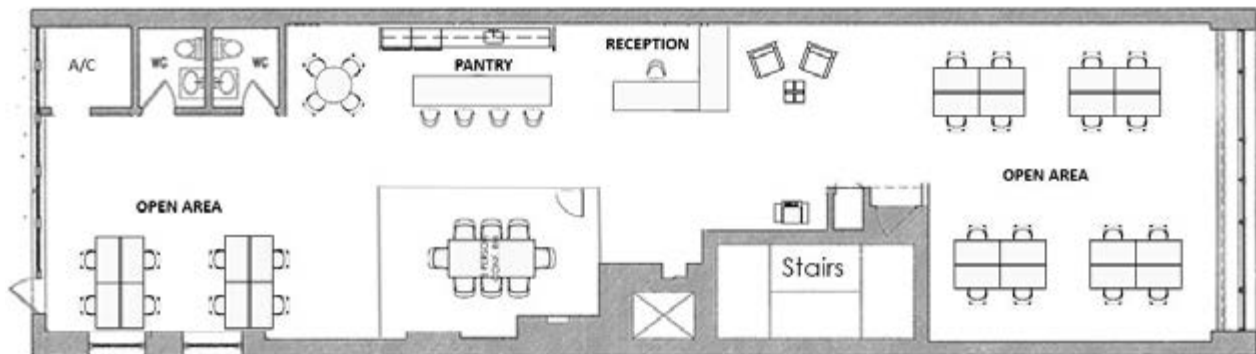
- Beautifully built, loft style, full-floor
- Move-in ready condition with 11.5+ ft. exposed ceilings and dark hardwood flooring
- Constructed to a creative standard with glass fronted conference room
- Landlord will perform work / alterations for a qualified tenant
- High-end, above standard, cafe style collaborative pantry on each floor
- Large floor to ceiling windows overlooking 23rd Street
- 2 recently upgraded restrooms on each floor

## Entire 3rd Floor - 3,086 RSF

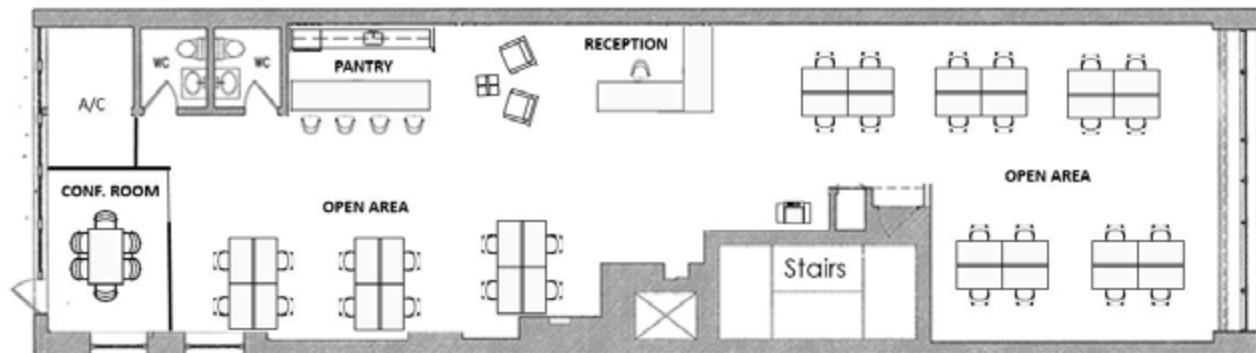
- Entire floor opportunity boasting outstanding double height ceilings (14-16 ft.)
- Large, virtually floor to ceiling windows overlooking 23rd Street (two stacked sets of windows)
- Primarily open floor plan with two offices, 1 conference room, and pantry in place
- Landlord will perform work / alterations for a qualified tenant
- Efficient column-free floor plate
- Two recently upgraded restrooms on the floor

## FLOOR PLANS

Entire 4th Floor



Entire 3rd Floor



\*Please note floor plans are not drawn to scale

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