

Flatiron District
Commercial
Co-op **For Sale**

SIX

WEST 20TH STREET
Between 5th & 6th Ave.

**ENTIRE 2ND FL
OFFICE**





Entire 2nd Floor: **5,000 RSF** | Term: **Negotiable**

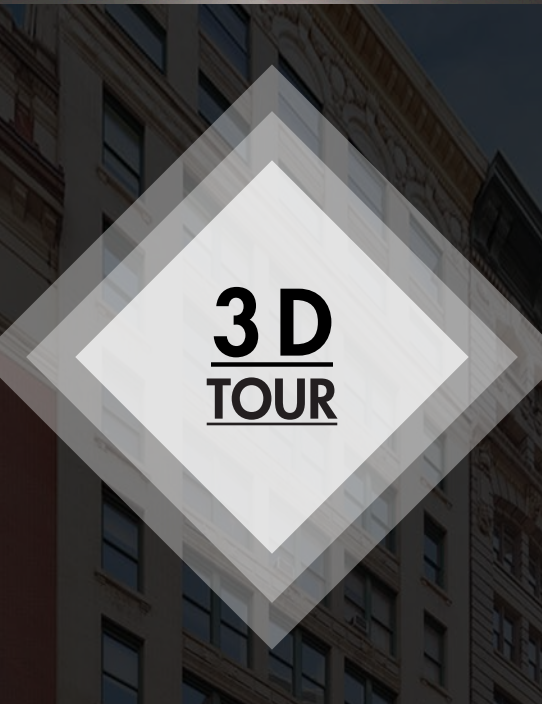
Possession: **30 Days** | Common Charges (inclusive of RE taxes): **\$6,500/Month**

Lease Rate: **\$330,000/Year** | Sale Price: **\$5.75 Million**



NOTES:

- Available for sale or lease
- Dramatic full floor with 13.8' ceiling height
- Oversized and operable windows facing north and south
- Beautifully renovated interior featuring a glass conference room, an above-standard pantry and two private restrooms (one with a glass shower)
- Recently renovated lobby and passenger elevator
- Potential for residential conversion



Entire 2nd Floor

