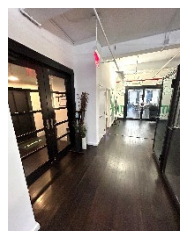
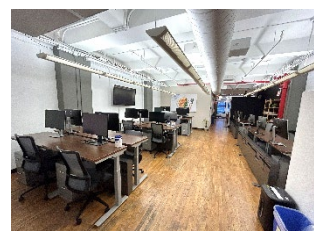
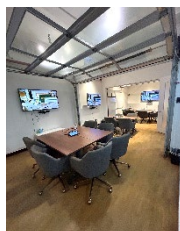
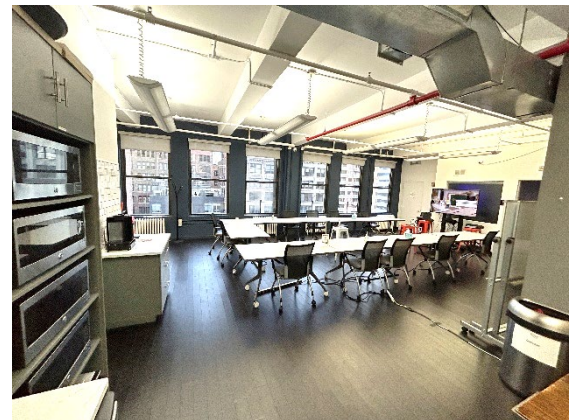


**FULL FLOORS - FOR LEASE**

**115 EAST 23<sup>RD</sup> STREET**  
**Fully Built, Furnished, Turnkey Floors**  
**6<sup>th</sup>, 8<sup>th</sup> and 11<sup>th</sup> – 6,140 SF EACH**



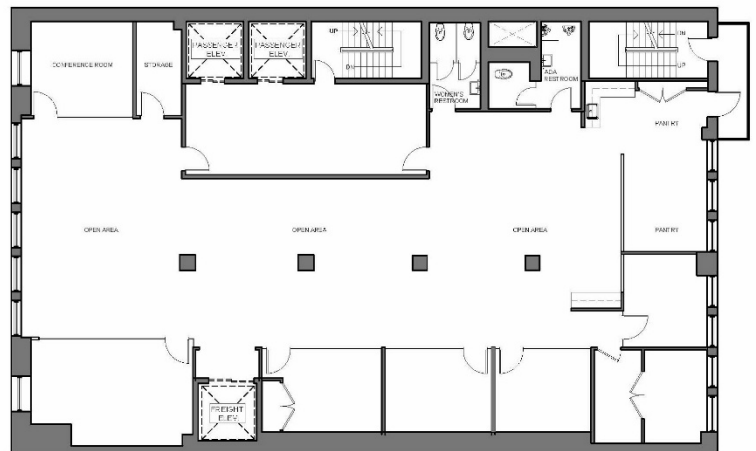
**EXPOSED 11 ½ FOOT CEILING**  
**PRIVATE BATHROOMS + WET PANTRY**  
**MODERN, ATTENDED LOBBY**  
**2 UPDATED PASSENGER ELEVATORS + FREIGHT**  
**24/7 ACCESS VIA KEY CARD**  
**HIGH-SPEED INTERNET: WIREScore CERTIFIED**

**ENTIRE FLOORS, DIRECT ELEV. ACCESS**  
**FURNISHED & WIRED MODERN OFFICES**  
**NATURAL LIGHT + HIGH-END FINISHES**  
**TENANT-CONTROLLED AC**  
**DIRECT ELECTRIC METER**  
**DESKS, MONITORS. PHONE BOOTHS**

**Steps from Madison Square Park, Flatiron and Union Sq.**  
**CONVENIENT SUBWAY ACCESS: 4, 5, 6, F, L, M, N, R, V, W**



8th Floor



6th Floor

**WILLIAM BECKER**  
718.540.9435  
bill@fpr.nyc

**EXCLUSIVE AGENTS:**

**DAVID DYNAK**  
718.540.9436  
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**Full Commissions Paid**

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