

53 WEST 23RD STREET



Between 5th and 6th Avenues



Last Full Floor Available Most Unique Space in Flatiron with Brand New Lobby

As exclusive agents, we are pleased to offer the following space:

- Entire 4th Floor:** 16,909 RSF
- Possession:** Immediate
- Rent:** Upon Request
- Term:** Negotiable

Details:

- Entire 4th floor, windows on all sides, polished concrete floors, exposed ceilings
- Landlord will build creative installation with glass offices, conference rooms, and pantry (see attached pictures for sample finishes)
- Three new passenger elevators
- Tenant controlled air cooled A/C
- Great restaurants and shopping in the immediate area
- Data: Verizon FIOS and Time Warner Cable, Zayo and Lighttower
- Steps from the F M N R W subway lines and minutes from the 1 2 C E 6 and PATH trains

Noteworthy Tenants Include:

- Tiffany & Co.
- AEG Live
- Flywheel
- 4Kids Media
- W.B. Mason
- NY Presbyterian Hospital
- Cockroach Labs

FOR MORE INFORMATION PLEASE CONTACT EXCLUSIVE AGENTS

Alan Bonett | 917-326-5533 | abonett@adamsre.com

James Buslik | President | 917-326-5510 | jbuslik@adamsre.com

Brad Cohn | 917-326-5537 | bcohn@adamsre.com



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Amenities:

Access to the Adams & Co Community Portal, a platform delivering world-class services and programming to enhance tenants' work life.

Highlights include:

- Complimentary fitness classes every week
- Exclusive deals for Adams & Company tenants
- Monthly seminars and happy hours held in Adams & Company buildings and at local restaurants
- Real-time notices from and information about your building
- Pay rent, download a certificate of insurance, and purchase access cards
- Competitions to win prizes

53 W 23rd Street has a new multi-million dollar lobby, a new state-of-the-art Kastle Security System, and new modernized elevators.

The space has polished concrete floors, exposed brick, exposed ceilings, and exposed steel columns.

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REBNY
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Pictures of the new building standard finishes



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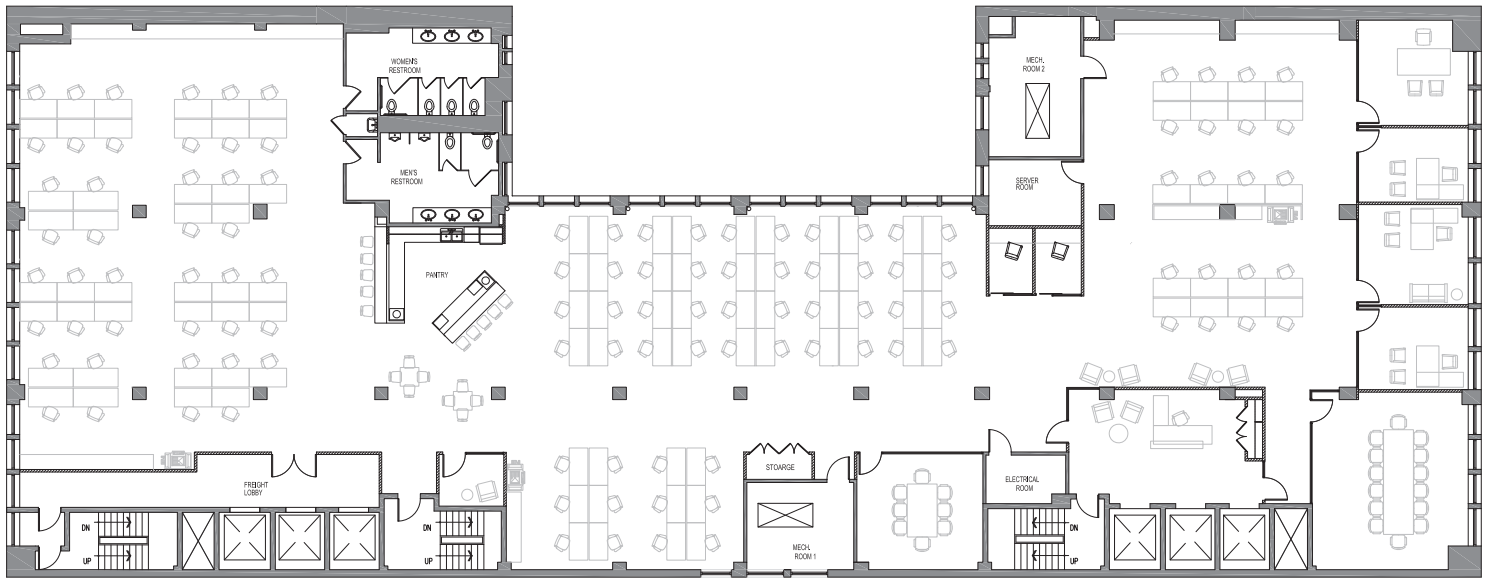
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4th Floor Proposed Plan

Entire 4th Floor: 16,909 RSF
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Term: Negotiable

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