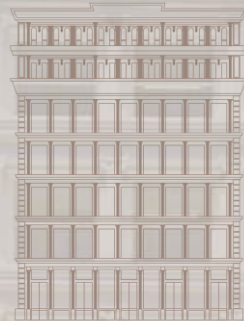


61 W 23<sup>RD</sup> STREET



61W23

FLATIRON DISTRICT  
BETWEEN FIFTH & SIXTH AVENUES



**CUSHMAN &  
WAKEFIELD**

# 61 W 23<sup>RD</sup> STREET

FLATIRON DISTRICT  
BETWEEN FIFTH & SIXTH AVENUES



## RETAIL SPACE AVAILABLE

GROUND FLOOR	2,347 SF
LOWER LEVEL	967 SF
<b>TOTAL</b>	<b>3,314 SF</b>

FRONTAGE: 20' of frontage on 23<sup>rd</sup> Street

CEILING HEIGHT: 15'3"

POSSESSION: Immediate

ASKING RENT: Upon Request

NEIGHBORS: Eataly, Home Depot, Trader Joe's, Shake Shack, Madison Square Park, Rumble, PC Richard & Son, Life-Time Fitness, Best Buy, Empire State of Wine, Sisu Clinic, Starbucks, Mangia, The Lego Store, Lenwich, Best Buy, lululemon, City MD & more

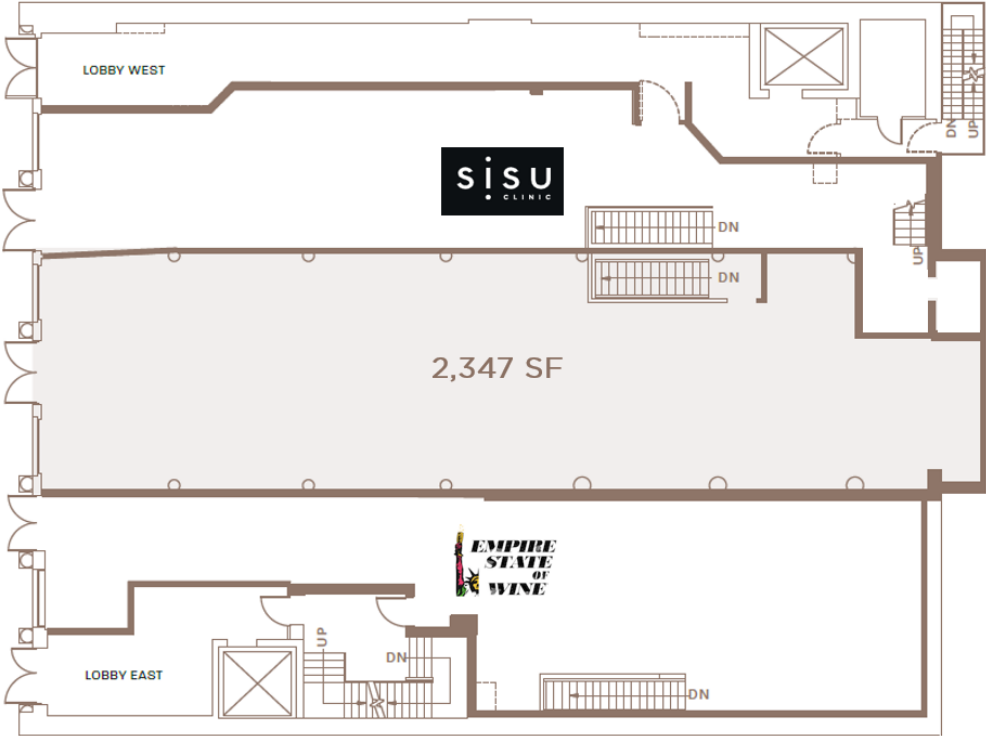
### COMMENTS:

- White-box condition
- HVAC system installed
- Dry use preferred
- High ceilings & column free retail space
- Steps from Madison Square Park, the Flatiron Building, 23<sup>rd</sup> Street PATH & 23<sup>rd</sup> Street Subway Stations

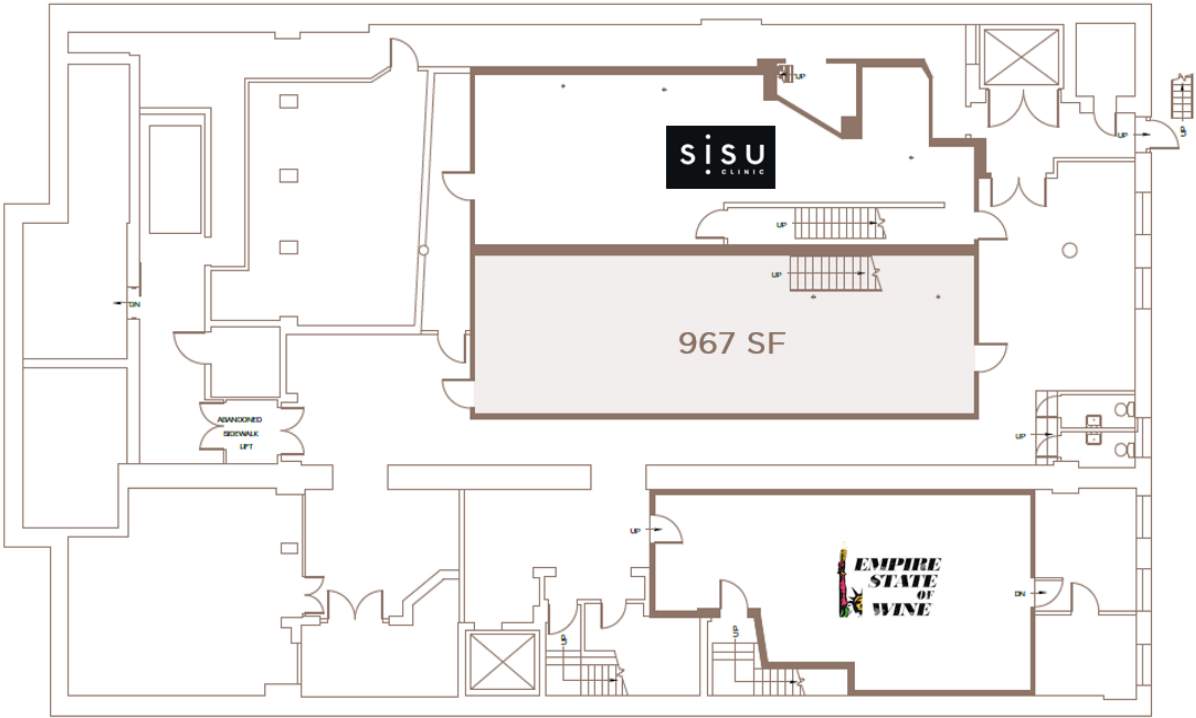
# FLOORPLANS

## GROUND FLOOR

23RD STREET



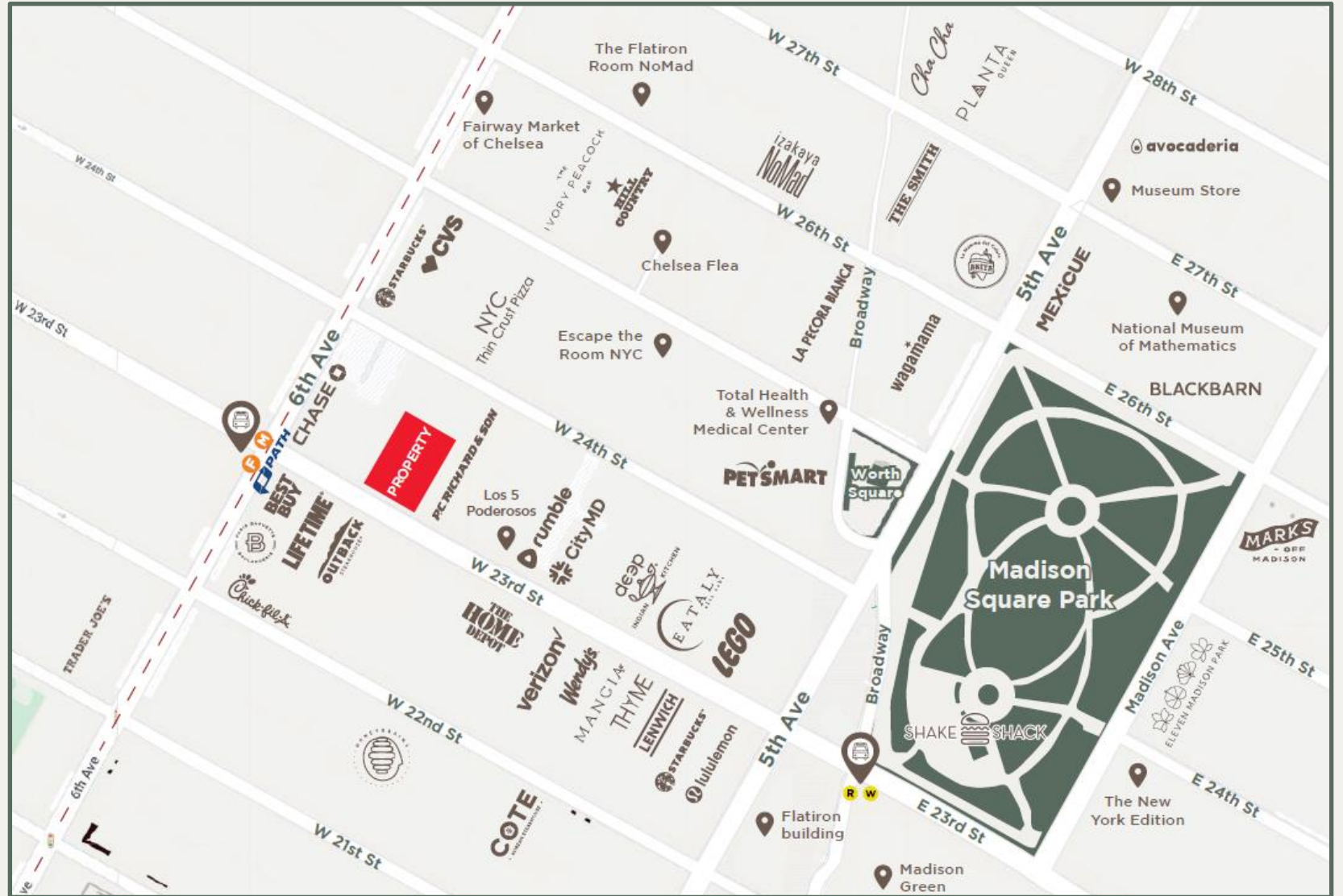
## LOWER LEVEL



# PROPERTY PHOTOS



# AREA MAP



61 W 23<sup>RD</sup> STREET



FLATIRON DISTRICT  
BETWEEN FIFTH & SIXTH AVENUES

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