

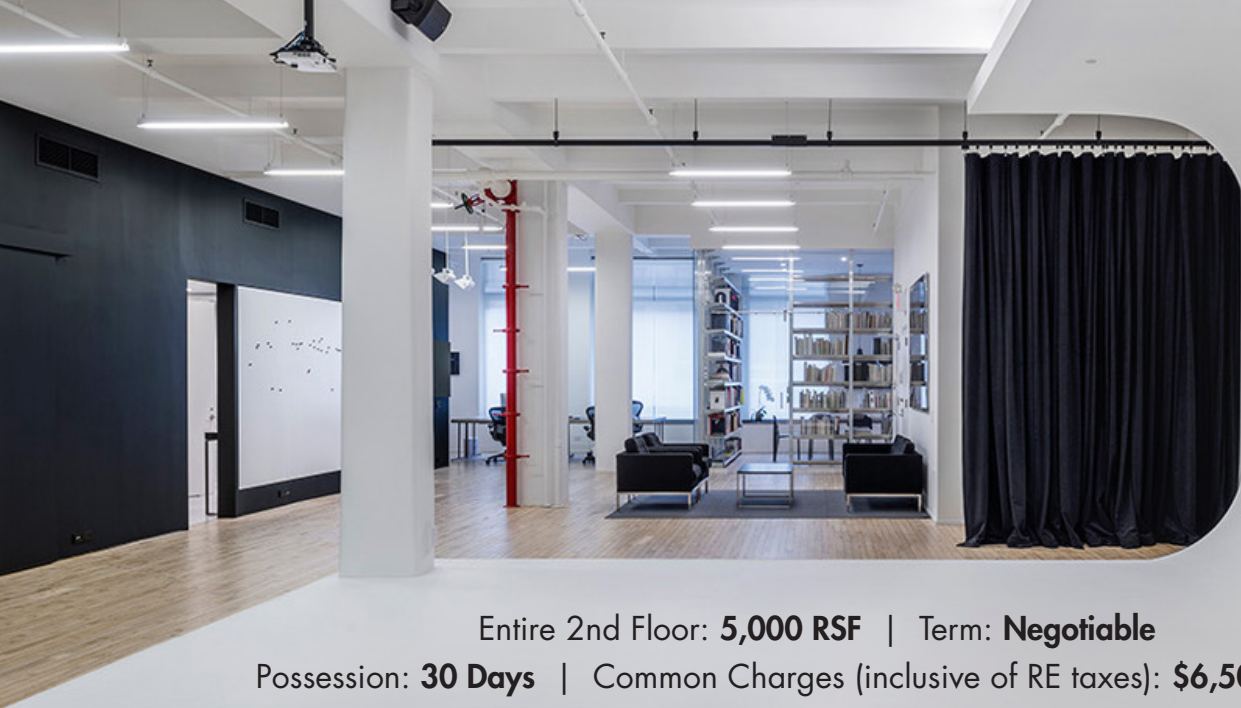
Flatiron District  
Commercial  
Co-op **For Sale**  
or Lease

**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**

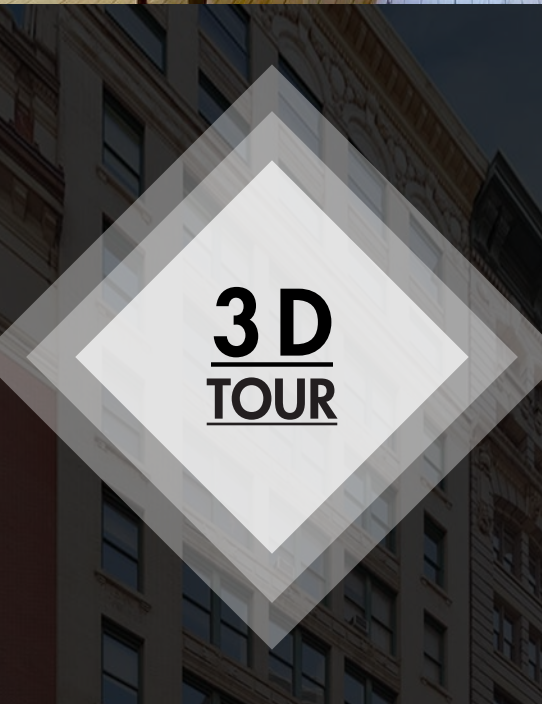
Lease Rate: **\$330,000/Year** | Sale Price: **\$5.75 Million**



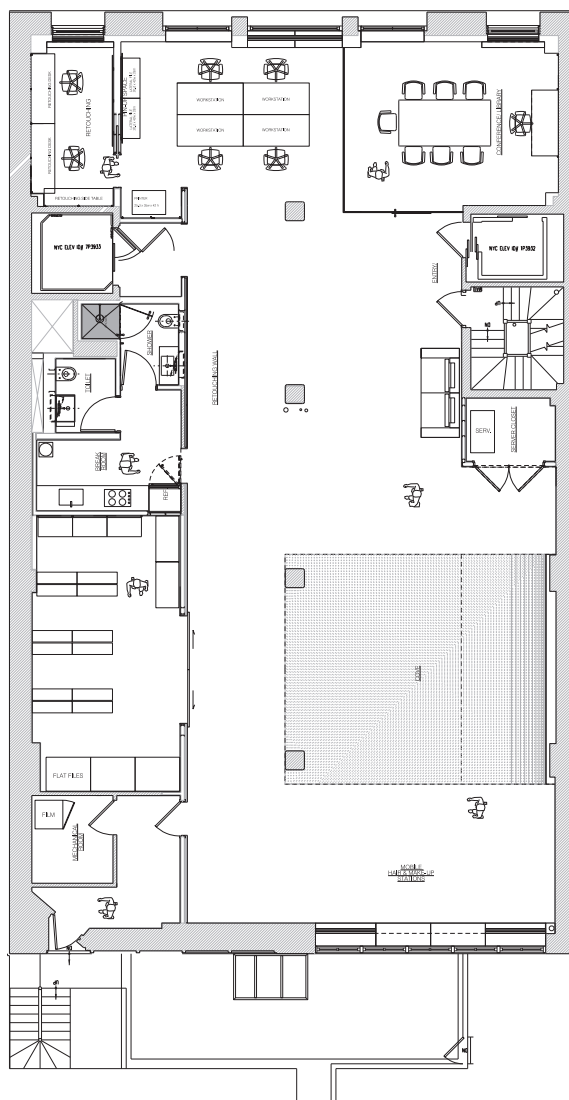
## NOTES:

- 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



## CONTACT:

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