



**Description** *Office for Lease*  
*LiveWork Loft (just off Fifth Ave)*

**Location:** 6 West 20th Street

**Size:** 5,000 SF.

**Floor:** 5th Floor

**Price:** \$20,000 / month

**Term:** 2 to 3 Years Preferred

**Electric:** Direct

**Possession:** 30 Days

**Features**

- ▶ Great Address just off of Fifth Avenue in the Heart of the Flatiron District.
- ▶ Classic Loft Form Factor (12.5' Ceilings)
- ▶ Full Floor Presence, passenger elevator opens directly into the Loft.
- ▶ 4 Private Offices
- ▶ Modern Reception Area
- ▶ Conference Room
- ▶ Cavernous Open Work Area / Kitchen
- ▶ 2 Bedrooms
- ▶ Separate Pantry
- ▶ 2 Bathrooms
- ▶ Excellent North/South Windows + Light
- ▶ Central Air
- ▶ Freight Elevator
- ▶ Tons of Storage Space



**For Further Information, Please Contact**

**Jonathan Anapol**

Prime Manhattan Realty

212-268-8289 - direct

917-439-4225 - cell

[janapol@pmrny.com](mailto:janapol@pmrny.com)

[www.PrimeManhattan.com](http://www.PrimeManhattan.com)

**Space Summary**

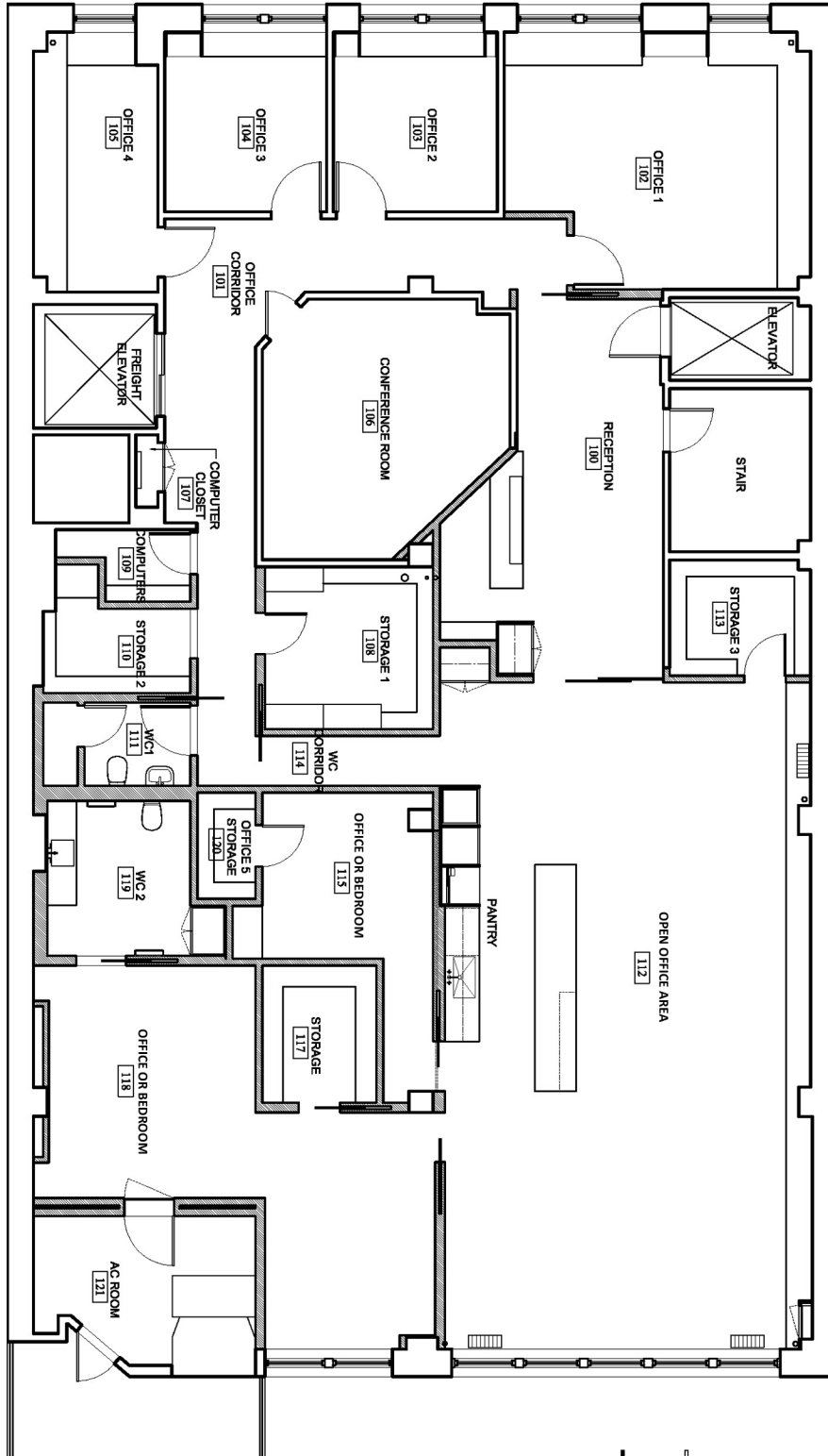
This is an IDEAL space for Your Business.

A rarely available 5,000 (approx.) gross square feet in a strictly office or work/live unit situated on the fifth floor of an 11-story commercial loft cooperative building. The building has 12.5 ceilings, partially exposed brick walls, a full kitchen, 1.5 bathrooms, hardwood floors, new windows and tenant controlled air conditioning. The unit also has one passenger and one freight elevator which open directly into the unit. The building is in close proximity to Madison Square Park, Union Square and major public transportation.



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As Built Floorplan





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Open Work Area

*A great open space awaits for 8 - 12 in a Bull Pen work style environment with an Open Pantry / Espresso Bar or per picture lifestyle; open area with Couches + Dinning Table and more!*

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Pantry / Kitchen

*An upscale contemporary Kitchen with Floating Island gives you all that is needed when hosting clients or friends...*

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Master Bedroom

*The Master Bedroom above enjoys an adjacent Bathroom and large closet areas or the space could be converted into a spacious private executive office / team room.*

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Reception Area

*The clean contemporary Reception Area above boasts direct entry onto the Loft via a Passenger Elevator offering your guests entry with enough room for seating.*

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Private Office

*The executive office displayed herein faces 20th Street offering a bright airy southern exposure from 3 windows*

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Conference Room

*This Conference Room can comfortably accommodate 8 - 10 people with extra room for displays or other tech toys!*

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