

22 West 23rd Street

Between Fifth and Sixth Avenues



Availability:

Space: Entire 3rd floor: 3,265 RSF
Entire 4th floor: 3,265 RSF

Term: 5-7 years

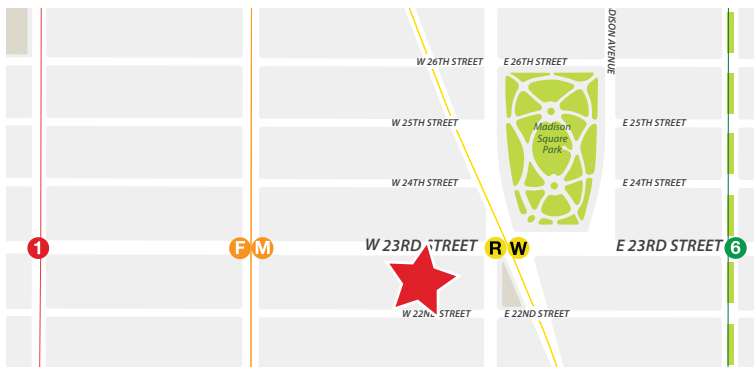
Possession: Entire 3rd floor: Immediate
Entire 4th floor: Immediate

Building Highlights:

- Across from Eataly and Madison Square Park
- New CCTV security system
- New elevator mechanicals
- Full floor identity
- New windows on south side of building
- Steps from the **1 6 F M R W** trains



Eataly



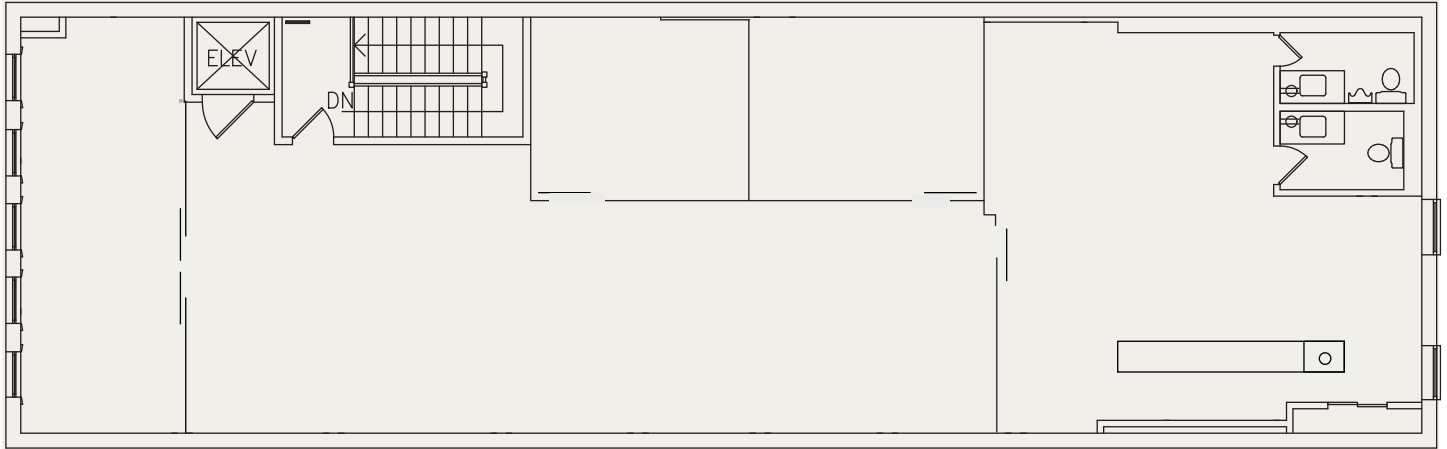
Madison Square Park

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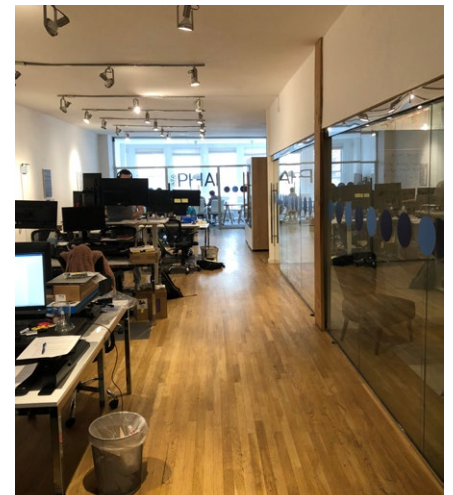
Floor Plan

Entire 3rd Floor | 3,265 RSF



Space Highlights:

- Hard wood floors throughout
- Exposed brick and sheetrock walls
- Sheetrock ceilings
- New baseboard heating
- New bathrooms
- Tenant controlled five zone AC system
- Two glass enclosed offices
- One, 12-person glass conference room
- One large pantry/break out room (including sink, dishwasher, refrigerators)
- Fully wired

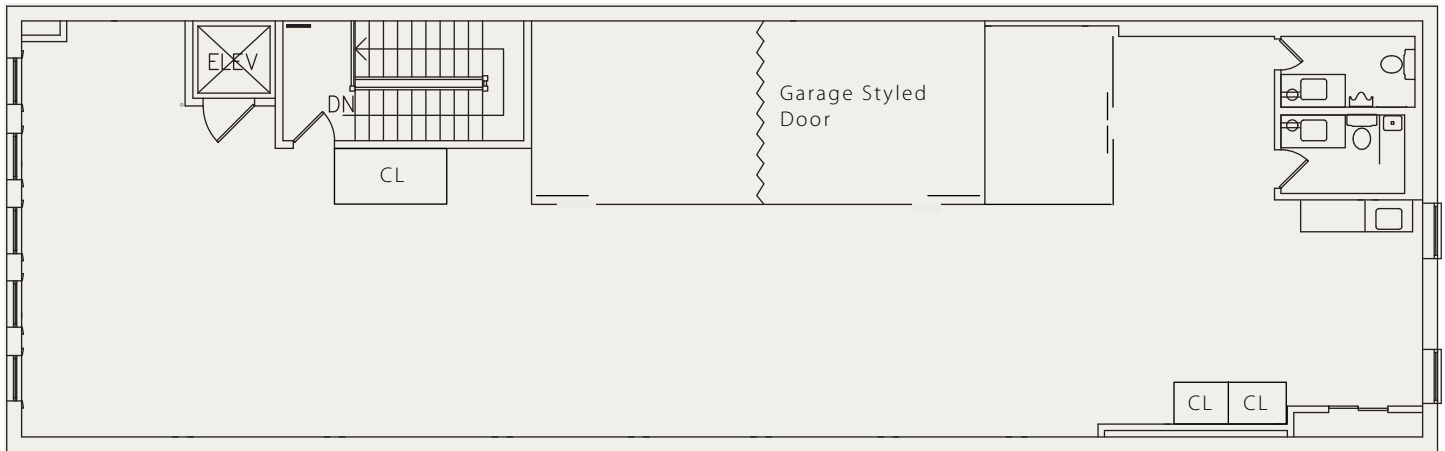


22 West 23rd Street

Between Fifth and Sixth Avenues

Floor Plan

Entire 4th Floor | 3,265 RSF



Space Highlights:

- Hard wood floors throughout
- Exposed wood beam ceilings
- Exposed brick and sheetrock walls
- New baseboard heating
- New bathrooms (one with shower)
- Tenant controlled five zone AC
- Two glass enclosed offices (with folding door to create large meeting room)

