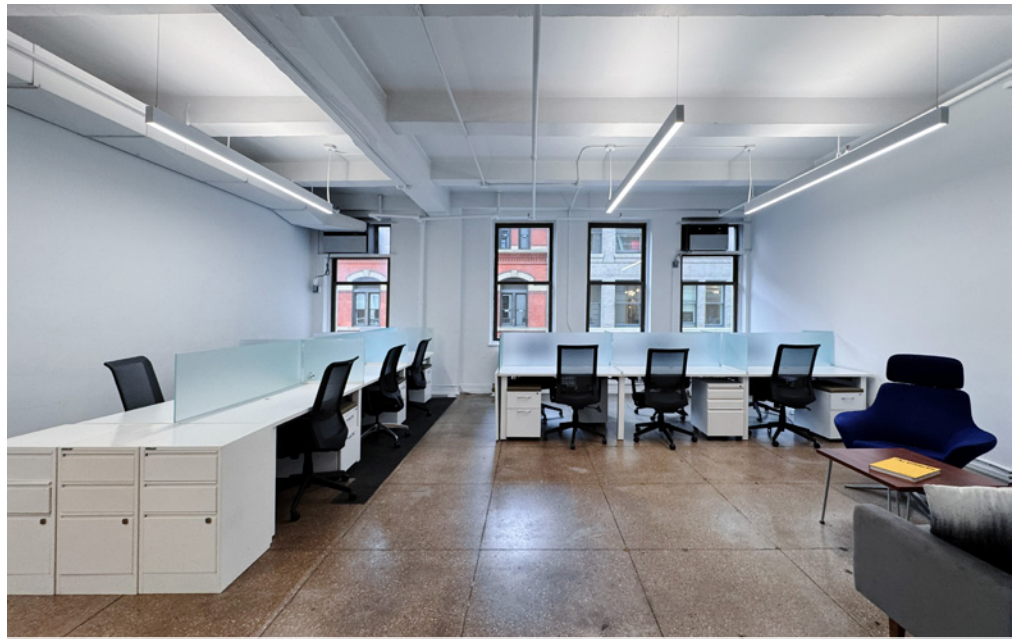




Suite 509



Suite 502

# 20 West 22nd Street

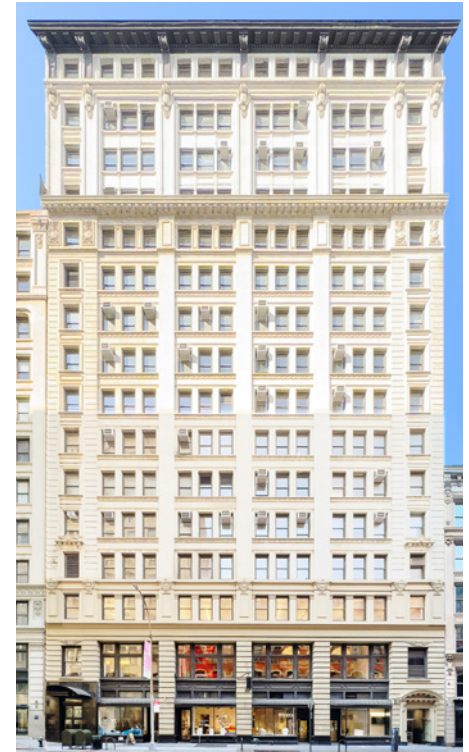
Between 5th & 6th Avenues

Fully Furnished Turnkey Office Spaces

Great Flatiron/NoMad Location

Brand New Lobby, Elevators

and Operable Windows



# 20 West 22nd Street

## Current Availabilities

Size	Possession	Asking Rent
Suite 603 1,433t rsf	Immediate	Upon Request
- Furnished move-in condition space with glass-front conference room, wet pantry and (9) workstations		
- North exposure provides good natural light and Empire State Building views		

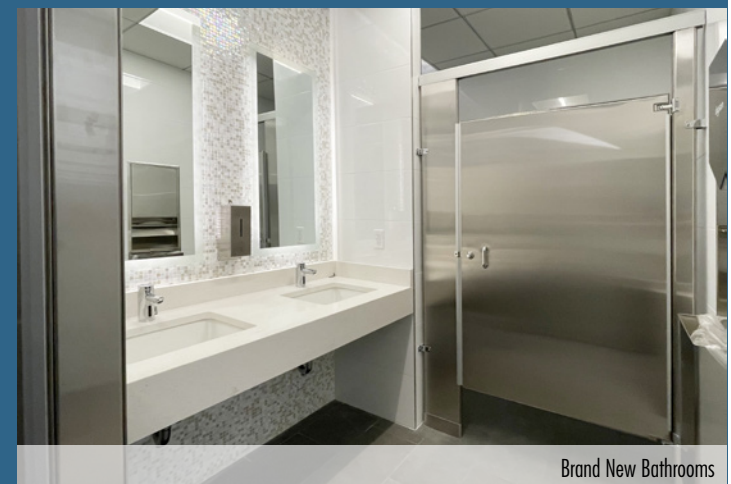
- Lobbies with central HVAC, 4-passenger elevators
- Operable windows, upgraded common hallways and brand new bathrooms
- 24 hour access with attended lobby and card-key access elevators
- Planned New East Lobby plus elevator upgraded computerized mechanicals already underway
- Building energy code of 92. Connectivity with (3) providers
- Close to Madison Square Park & Union Square
- Nearby transportation
- **Medical or medical-related uses not permitted**



Lobby

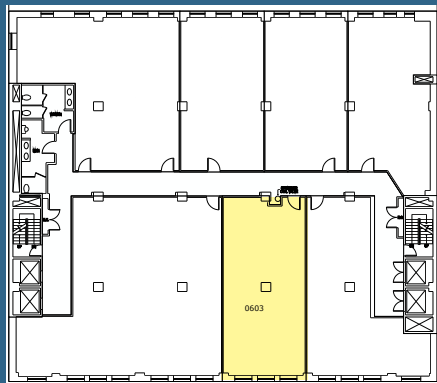
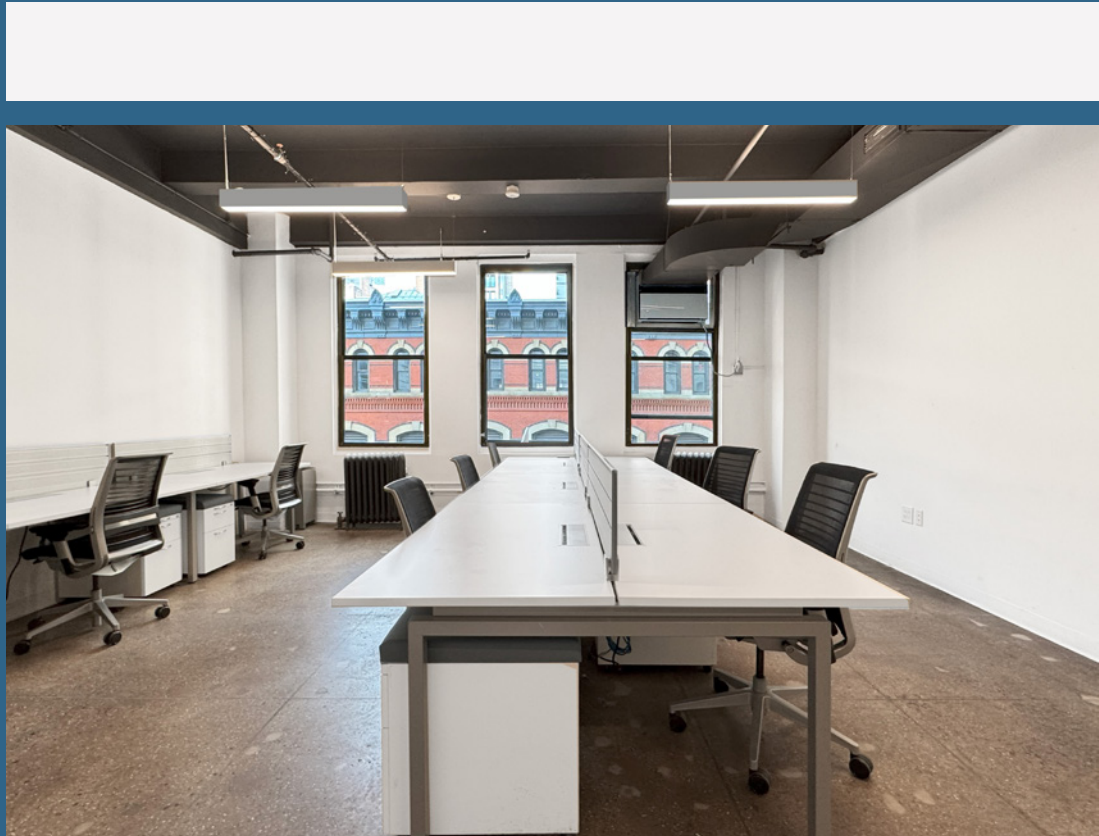
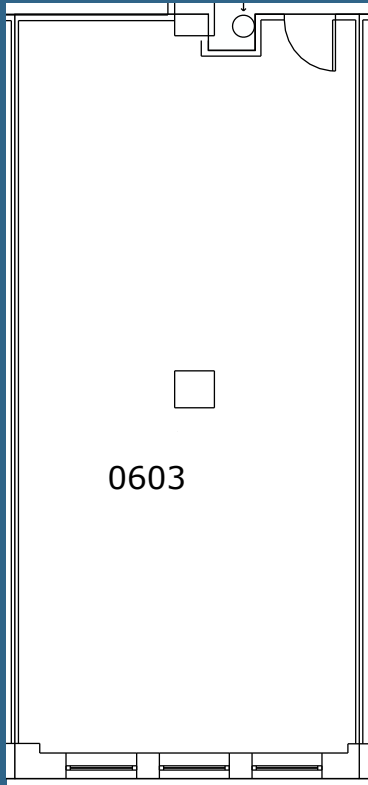


Artist's rendering for concept only of planned New East Lobby. Final design subject to change



Brand New Bathrooms

SUITE 603 - 1,433 RSF  
(BASE PLAN)



WEST 22ND STREET



Floor Plan not to scale, for display purposes only.

