

Union Square: Brand New Tech Space Private Rooftop Terrace

18,706 SF

FOR SUBLEASE 30 Irving Place, New York, NY 10003

11th Floor | 9,353 SF

Available immediately



12th Floor | 9,353 SF

Available immediately



KEY HIGHLIGHTS

- Brand new installation – built, furnished and wired – never been occupied
- Private rooftop terrace with dedicated elevator
- Tech space with hardwood floors + exposed ceilings
- Interconnecting staircase (floors must be leased together)
- Sublease through June 2036

ENTIRE 11TH FLOOR

9,353 SF



SPACE OVERVIEW

- 70 bench seats
- 4 windowed offices
- 2 internal offices
- 5 team / meeting rooms (2-3 seats each)
- 2 windowed conference rooms (8-12 seats each)
- 2 call rooms
- 1 reception
- 1 pantry

Entire 11th Floor Renderings



Entire 11th Floor Renderings



ENTIRE 12TH FLOOR

9,353 SF

Hypothetical densification plan



Existing furniture plan



SPACE OVERVIEW

- Ability to add 46 bench seats
- Town hall seating / touchdown seats
- 7 team / meeting rooms (3-6 seats each)
- 2 windowed boardrooms (12-14 seats each)
- 2 call rooms
- 1 reception

Entire 11th Floor Renderings



Entire 11th Floor Renderings



Rooftop Renderings

