# **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



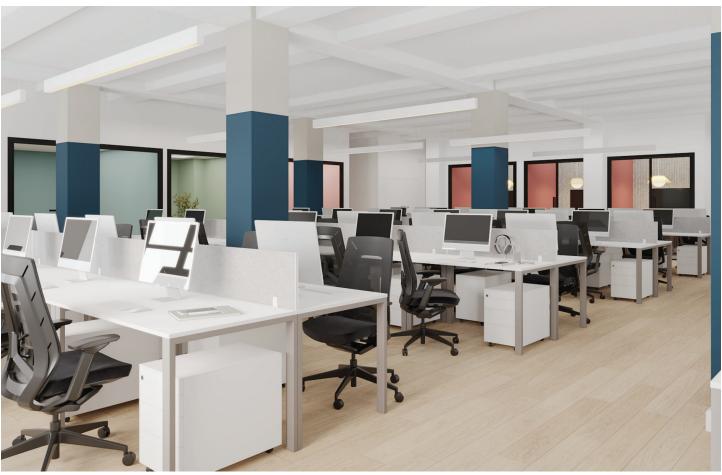
#### SPACE OVERVIEW

- 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 12TH FLOOR**

### 9,353 SF

### Hypothetical densfication plan



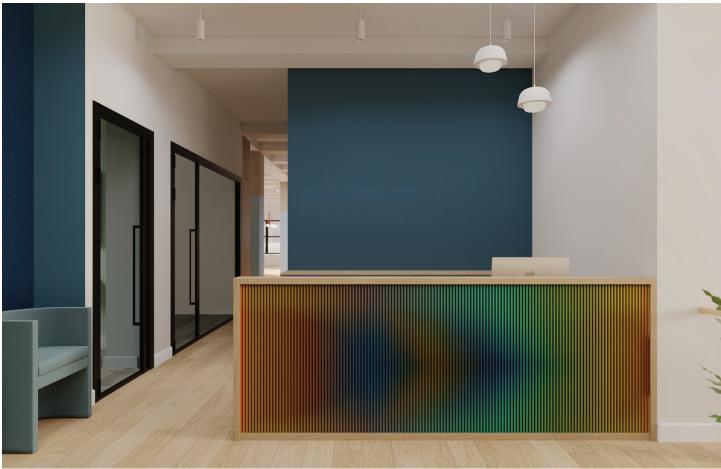
### **Existing furniture plan**



#### 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









# Rooftop Renderings



