



156 Fifth Avenue

Northwest Corner of West 20th Street

**A rare opportunity to establish your practice within
Tracie Martyn's renowned spa
located in one of Manhattan's most dynamic
wellness and lifestyle destinations**



Upon entering one of 5th Avenue's most distinguished buildings, clients are greeted by the beautifully appointed and attended lobby



Bathed in natural light, with windows facing Fifth Avenue, the space feels elevated, calming, and alive. High ceilings, spacious treatment rooms, and a beautiful reception and waiting area create an atmosphere that is both luxurious and welcoming — equally suited for daily practice and intimate wellness events.

Tracie Martyn serves a loyal, high-value clientele of wellness enthusiasts, high-net-worth individuals, celebrities, and influencers. Located at 156 Fifth Avenue in one of Manhattan's most dynamic wellness and lifestyle destinations, the 5th Avenue setting is ideal for a premium operator looking for both an elevated client experience and a prestigious New York City address. Tracie Martyn is seeking a complimentary partner with an established clientele and a service offering — ideally a longevity, medical, wellness, or advanced treatment concept to benefit from meaningful client cross-referral and shared brand synergy.


Partial Suite 500: 2,750 rsf
(Approx. 50% of the entire suite)

Term: 1-3 years

Possession: Immediate

Rent: Upon Request

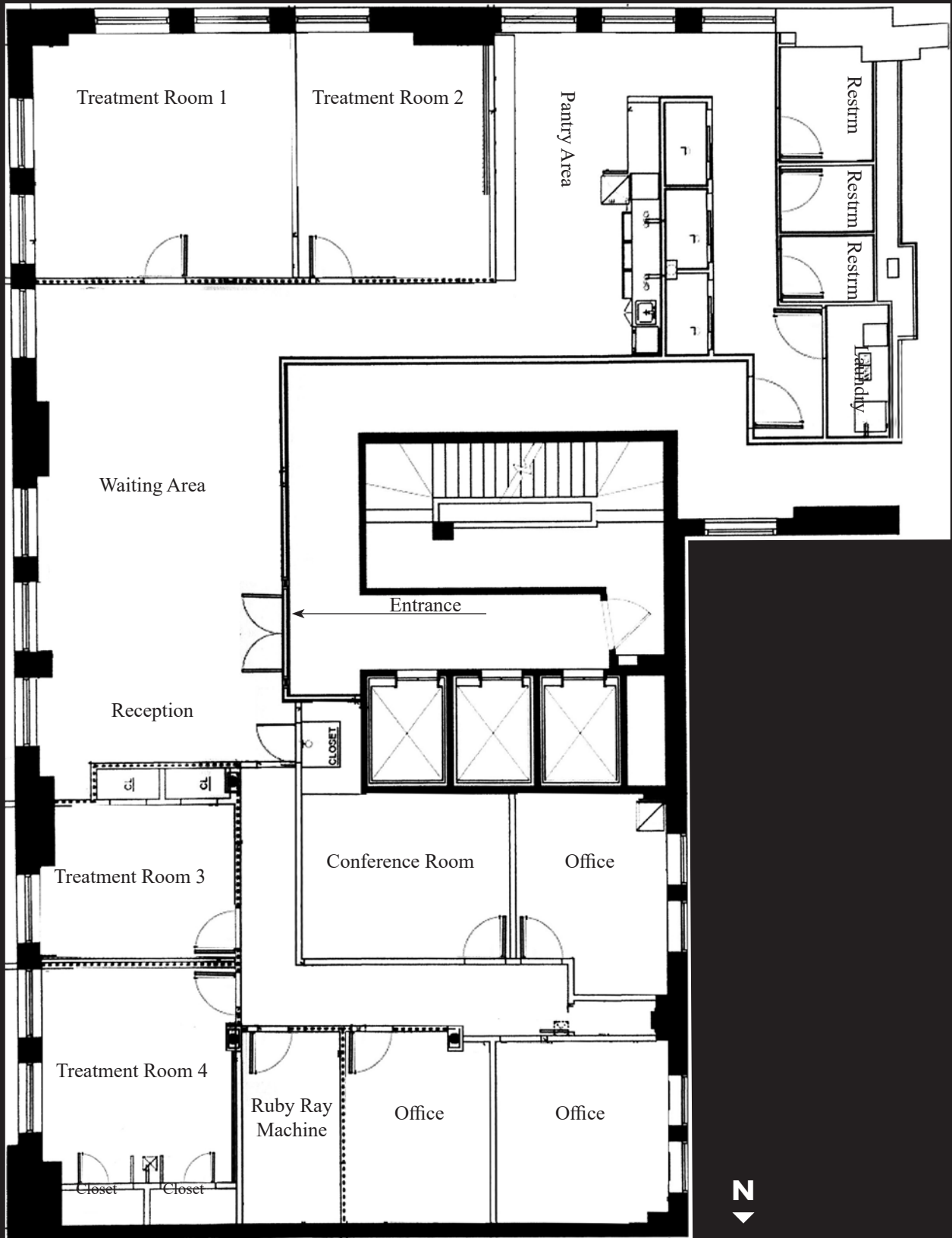
Comments:

- (4) Treatment rooms, (1) conference room, wet pantry with seating area, office space, and (3) restrooms
- Central Flatiron location between Madison Square Park and Union Square offering a wide variety of fashion, retail, restaurants and lifestyle options
- Proximity to **NQRWLFM456** express and local train lines and 

Floor Plan - as built

West 20th Street

5th Avenue



Floor Plan of entire suite shown above not to scale, for display purposes only



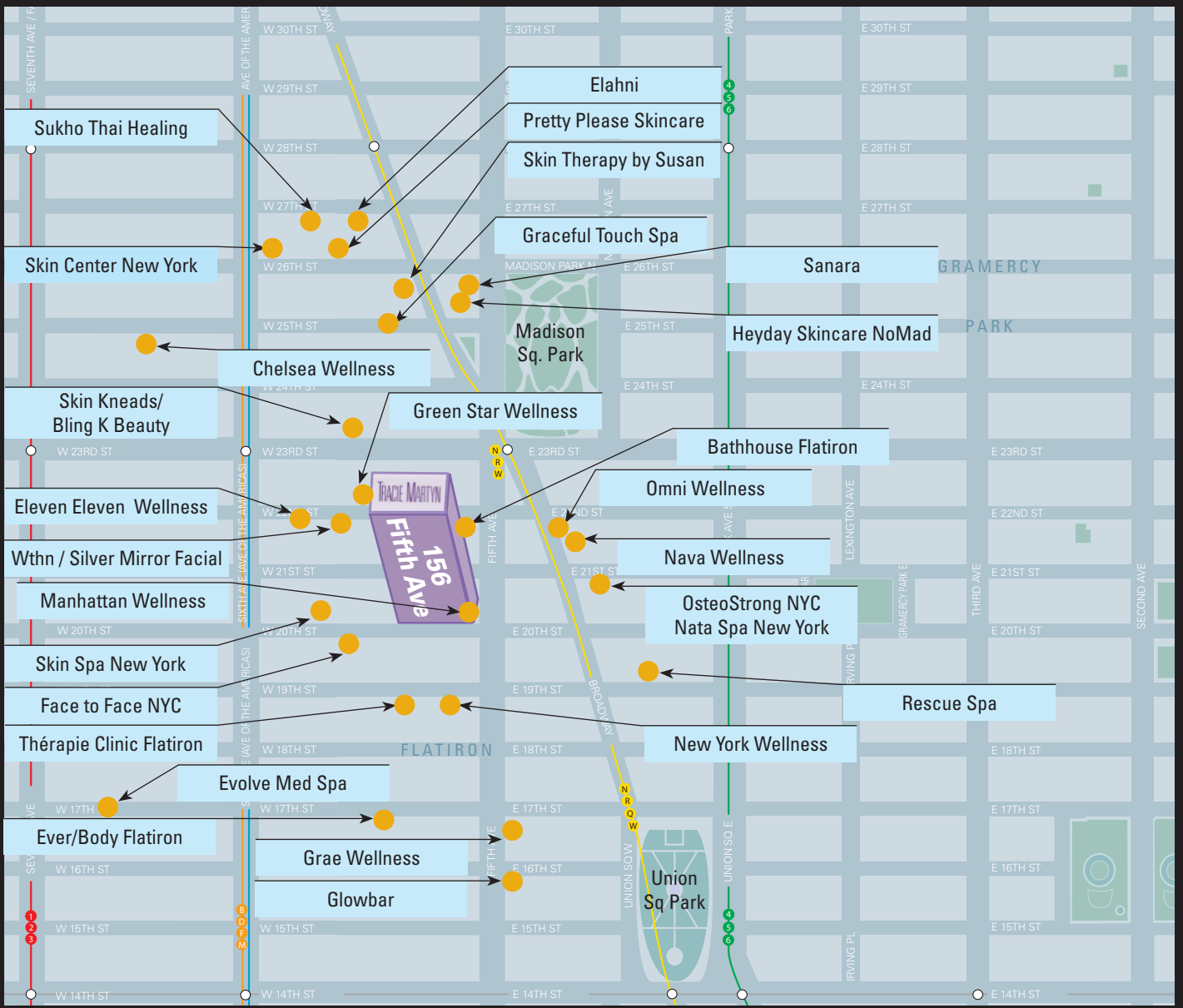
The four sunlit treatment rooms are generously proportioned





A nicely appointed conference room and light-filled pantry





Madison Square Park



Flatiron



Union Square Park