

# 45W21

## Built Creative Loft in Flatiron/Chelsea

Prime Location • Near MSQ Park, PATH, F/M/R/W/1 Trains



|                   |                          |
|-------------------|--------------------------|
| <b>Premises</b>   | 45 West 21 <sup>st</sup> |
| <b>Space</b>      | Suite 403                |
| <b>Size</b>       | 2,800 RSF                |
| <b>Possession</b> | July 1, 2026             |
| <b>Term</b>       | 3-10 Years               |
| <b>Rent</b>       | \$55/SF                  |

### Space Features

- Partial Floor Loft with Great Natural Light
- Hardwood Floors & Unique Ceilings
- 1 Large Conference Room
- 3 Offices/Meeting Rooms
- Open Workspace for 20+
- Central A/C & Electric Direct to ConEd
- Attended Lobby & 24/7 Access







# Floor Plan

45W21 • Suite 403  
2,800 RSF

- 1 Large Conference Room
- 3 Offices/Meeting Rooms
- Open Workspace
- Pantry w/ Dining Area

