



Suite 509



Suite 603

20 West 22nd Street

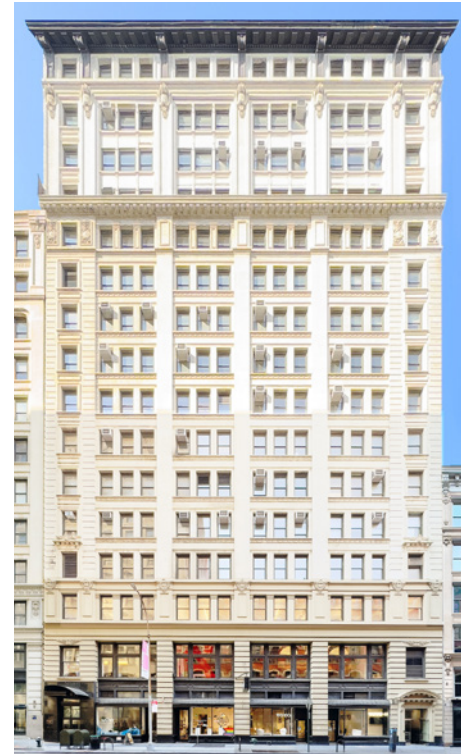
Between 5th & 6th Avenues

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 1105	Immediate	Upon Request
- Furnished move-in condition space with (1) glass-front conference for up to 8 people - Open area with 22 workstations and 12 desktop sit/stand platforms - (1) glass-front breakout/collaboration room, full wet pantry with seating space, built-in storage cabinets		

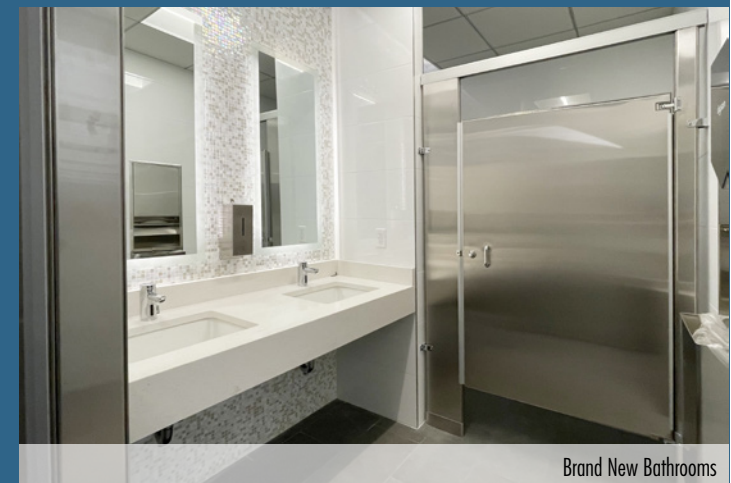
- Lobbies with central HVAC, 4-passenger elevators
- Operable windows, upgraded common hallways and brand new bathrooms
- 24 hour access with attended lobby and card-key access elevators
- Planned New East Lobby plus elevator upgraded computerized mechanicals already underway
- Building energy code of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



Lobby

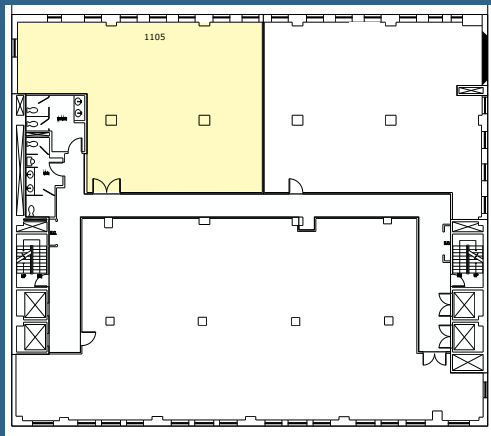


Artist's rendering for concept only of planned New East Lobby. Final design subject to change

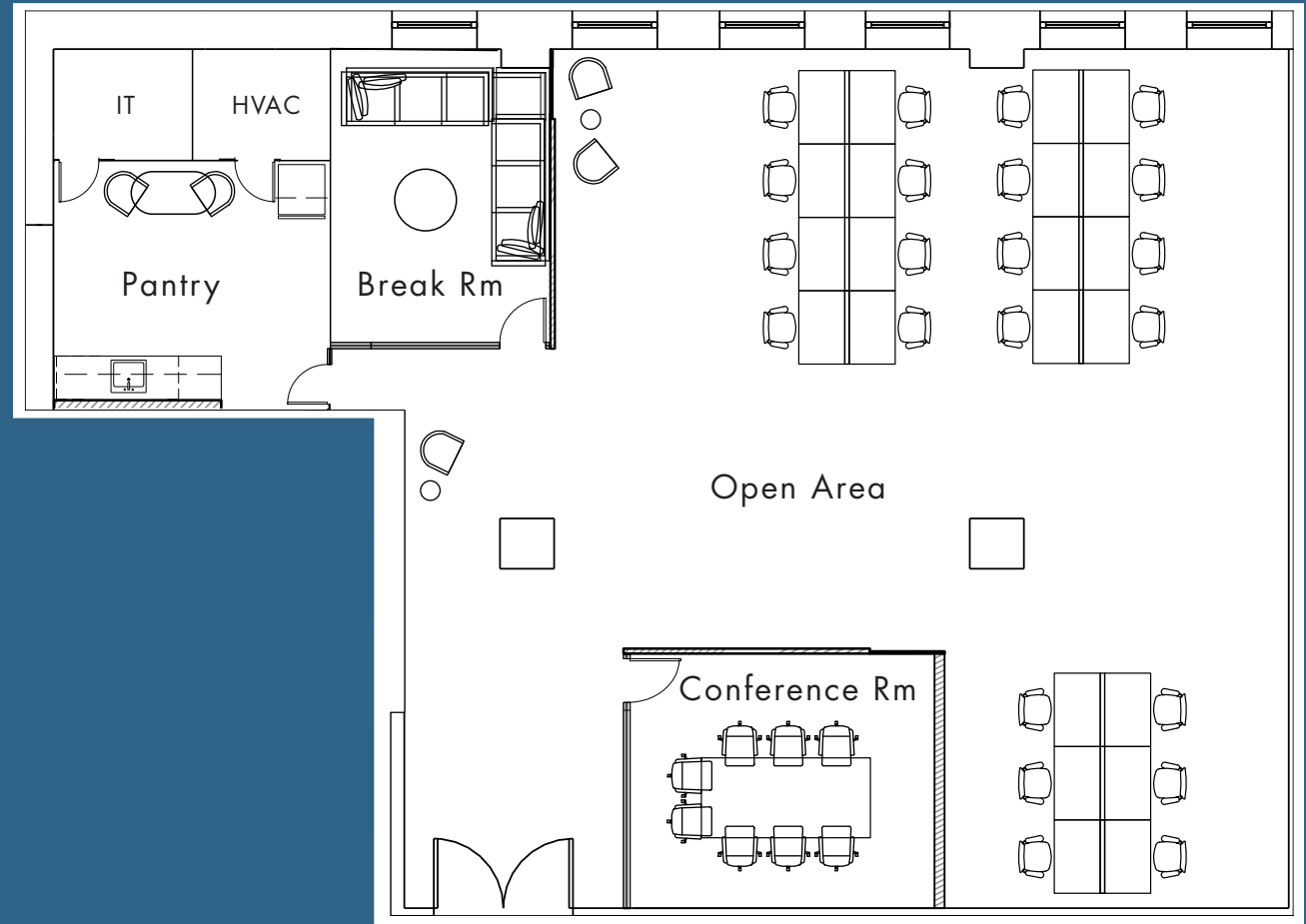


Brand New Bathrooms

SUITE 1105 - 2,822 RSF
(AS-BUILT PLAN)



WEST 22ND STREET

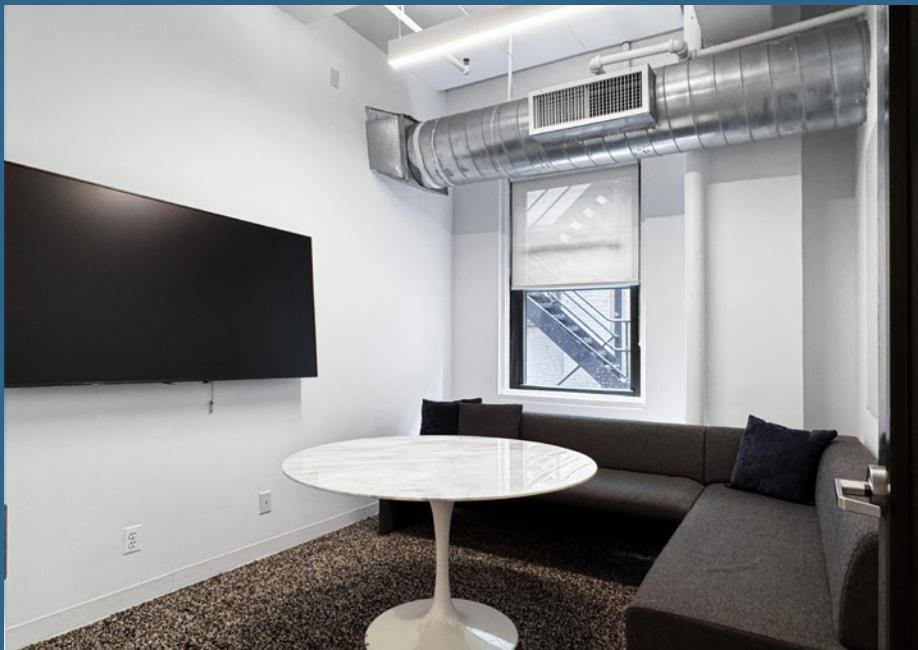


Floor Plan not to scale, for display purposes only.

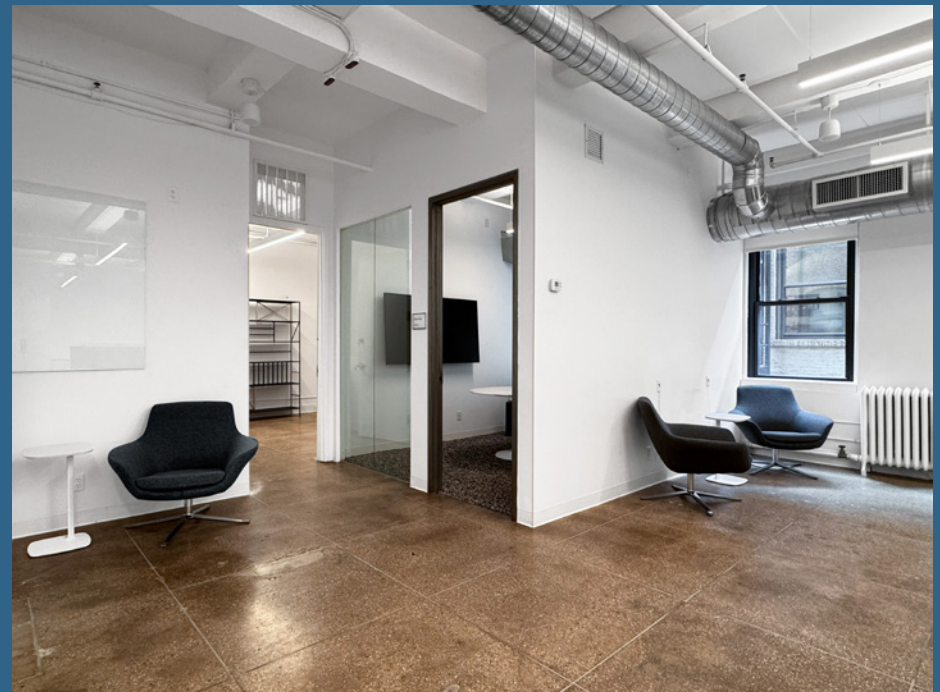
SUITE 1105 - 2,822 RSF

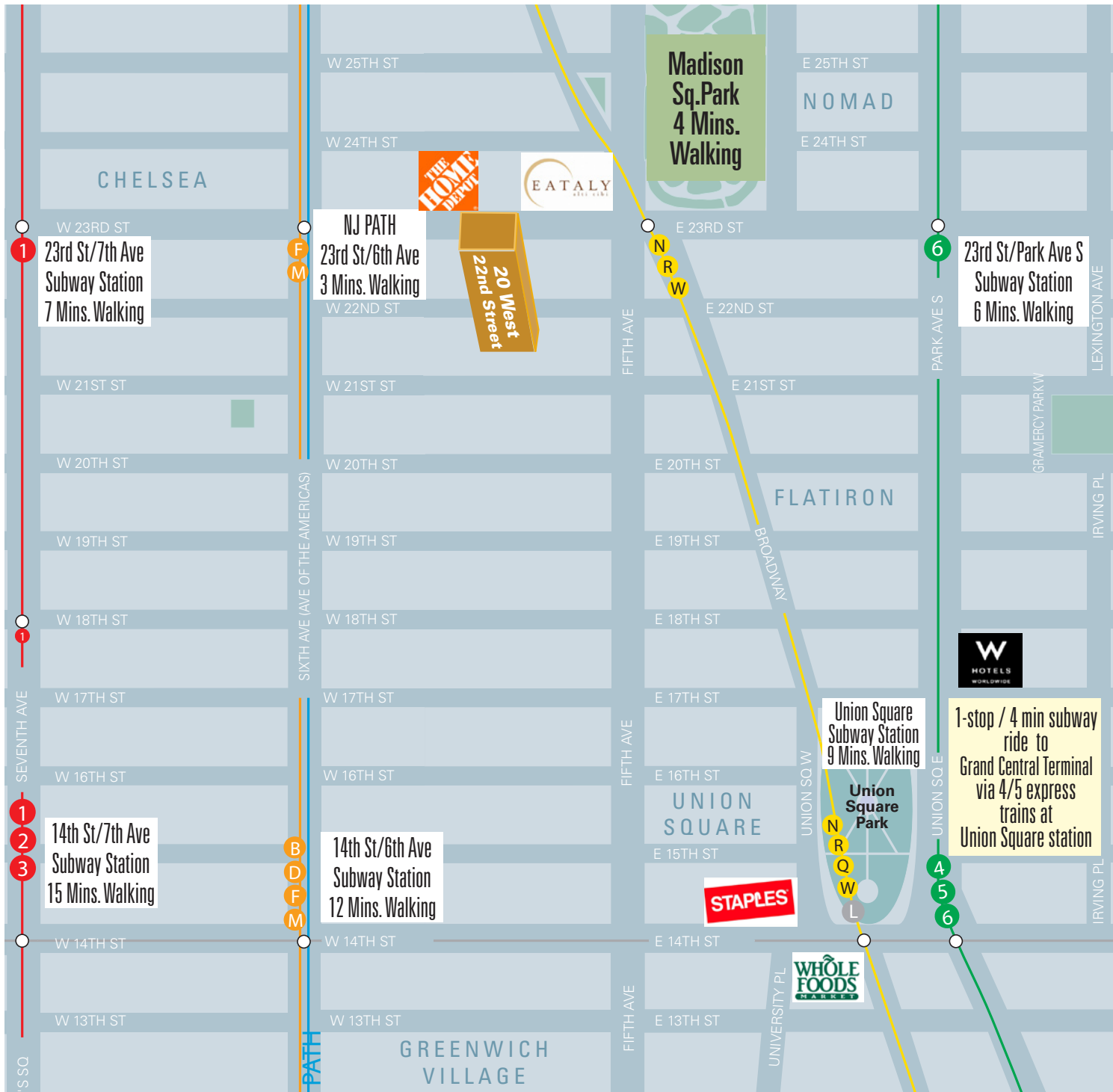


Conference Room



Break/Collaboration Room





23rd St/7th Ave
Subway Station
7 Mins. Walking

NJ PATH
23rd St/6th Ave
3 Mins. Walking

20 West
22nd Street

Madison
Sq. Park
4 Mins.
Walking

23rd St/Park Ave S
Subway Station
6 Mins. Walking

14th St/7th Ave
Subway Station
15 Mins. Walking

14th St/6th Ave
Subway Station
12 Mins. Walking

Union Square
Subway Station
9 Mins. Walking

Union
Square
Park

1-stop / 4 min subway
ride to
Grand Central Terminal
via 4/5 express
trains at
Union Square station