

20 WEST 22ND STREET

BETWEEN 5TH & 6TH AVENUES

Upper Floor Sublease

- Suite 1411-1412: 2,882 rsf
- Rent \$59 psf

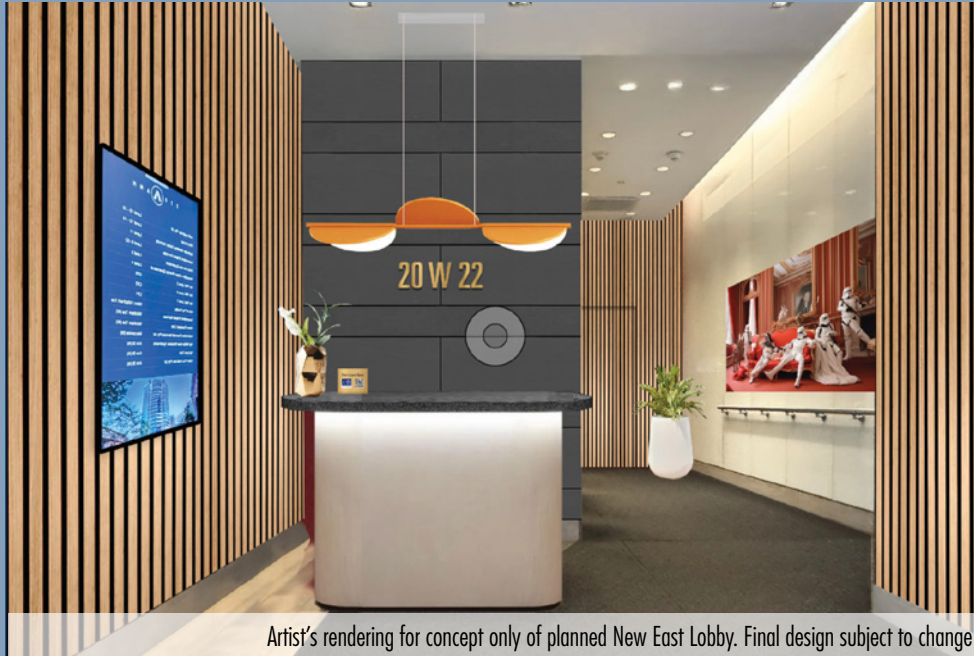
Located Between Union Square and



Madison Square Park Transit Hubs



BUILDING FEATURES



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



Brand New Restrooms

Planned New East Lobby plus elevator upgraded computerized mechanicals already underway

- ☑ Lobbies with Central HVAC
- ☑ 4-Passenger Elevators
- ☑ New Operable Windows
- ☑ Upgraded Common Hallways
- ☑ 24/7/365 Access with Attended Lobby
- ☑ Brand New Restrooms
- ☑ Secure Card-Key Access Elevators
- ☑ Great Transportation Access
- ☑ Close to Madison Square Park and Union Square

Medical or medical-related uses not permitted

SUITE 1411-1412

2,882 RSF

Open layout corner space in the Heart of the Flatiron District featuring exposed ceiling, polished concrete floors, a glass-front conference room, open area accommodates 20+ workstations, and abundant natural light



- ✓ Rent: \$59 PSF
- ✓ Possession: Arranged
- ✓ Sublease Term Through April 29, 2027 – Direct Extension possible

SUITE 1411-1412

2,882 RSF (AS-BUILT)



FEATURING

- ✓ Open Plan Layout
- ✓ Exposed Ceiling
- ✓ Glass-Front Conference Room
- ✓ Two Wet Pantry Areas
- ✓ Two Sides of Natural Light
- ✓ South and East Exposure
- ✓ 11'-3" Ceiling Height
- ✓ Furniture Available