

30E23

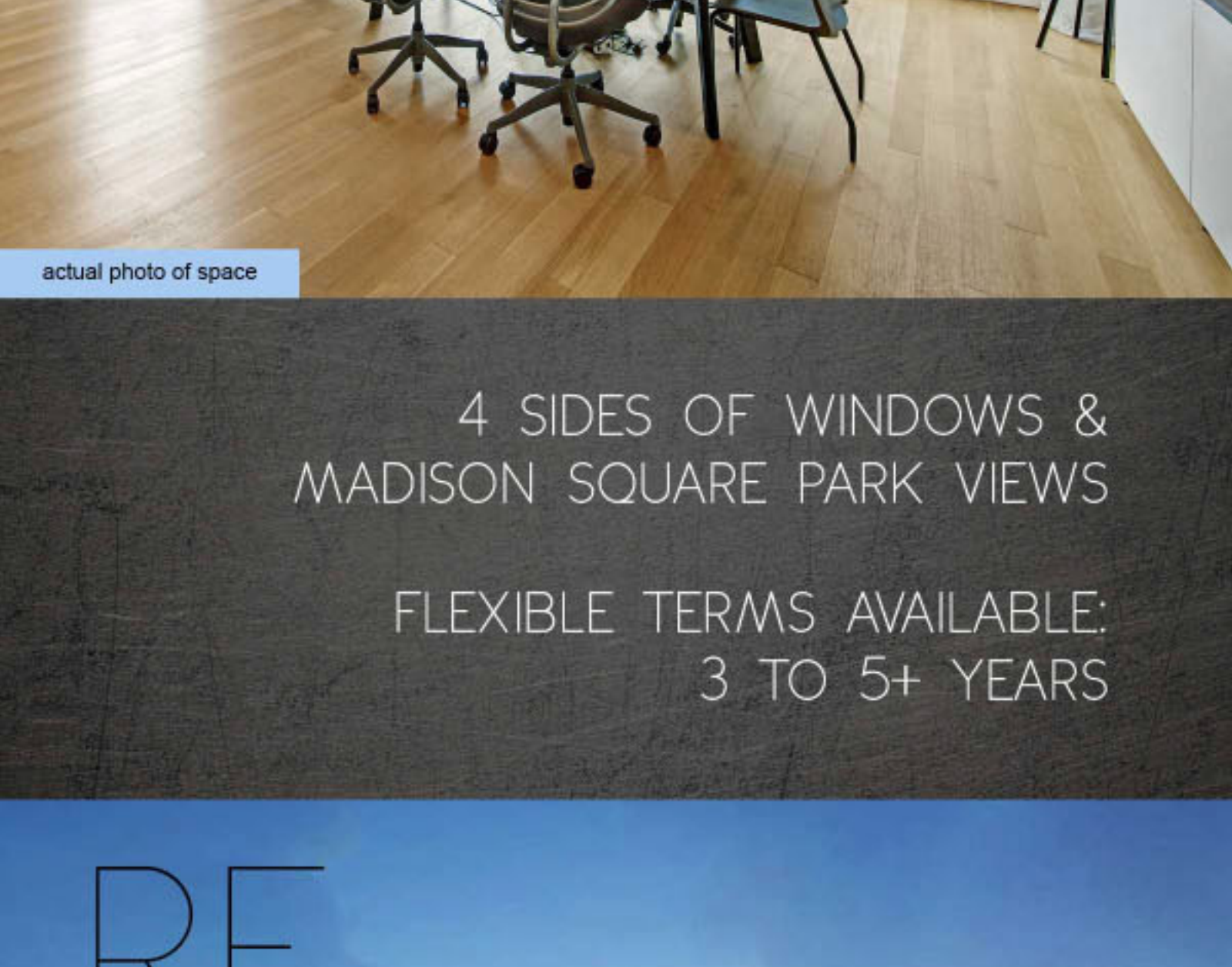
FLATIRON

RARE FULL 11TH FLOOR AVAILABILITY IN HIGHLY SOUGHT AFTER BUILDING!

MOVE IN READY, NEWLY BUILT,
FULLY WIRED, PLUG & PLAY

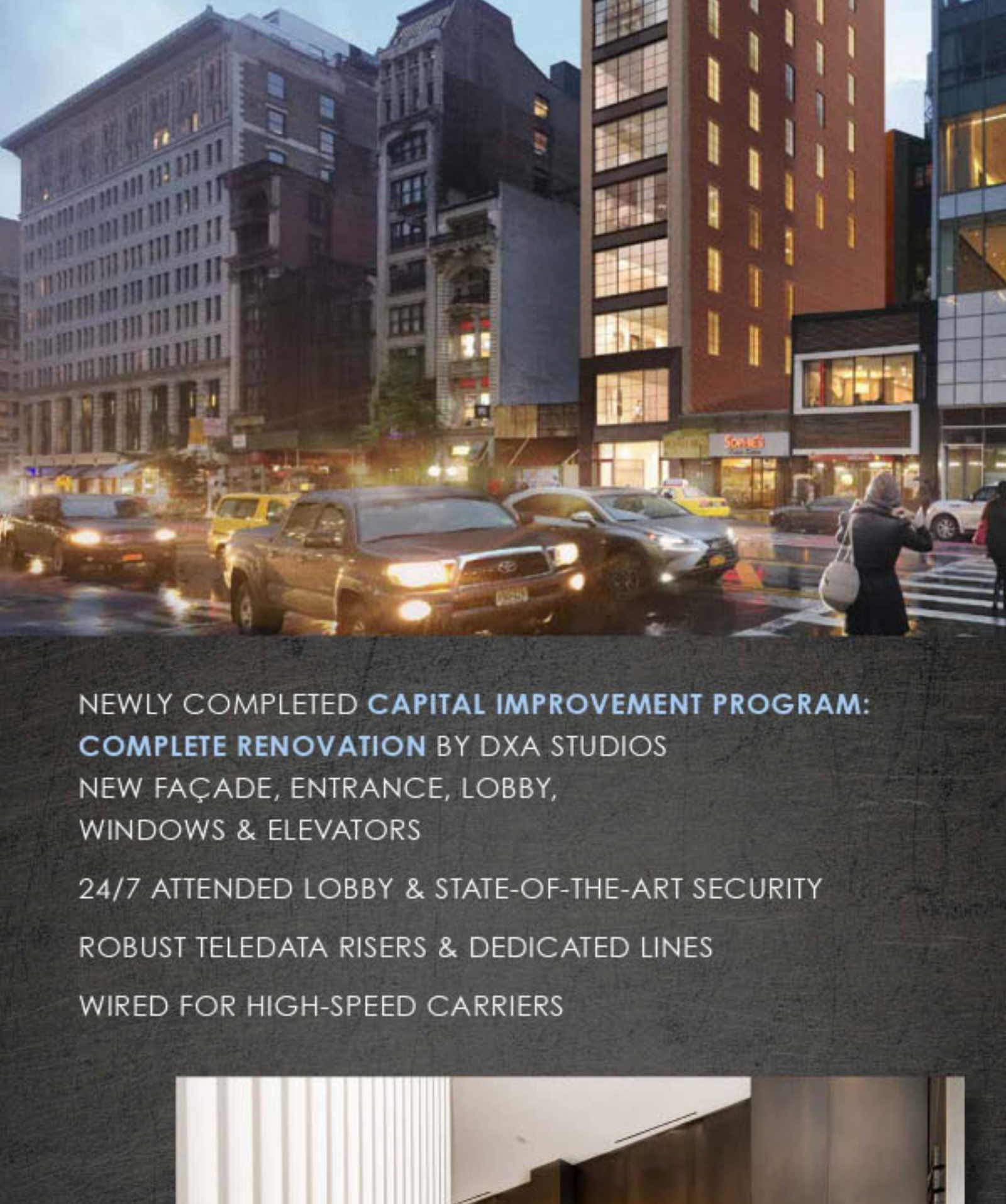
FULLY FURNISHED

AVAILABLE MARCH 2027



4 SIDES OF WINDOWS &
MADISON SQUARE PARK VIEWS

FLEXIBLE TERMS AVAILABLE:
3 TO 5+ YEARS



NEWLY COMPLETED **CAPITAL IMPROVEMENT PROGRAM:**

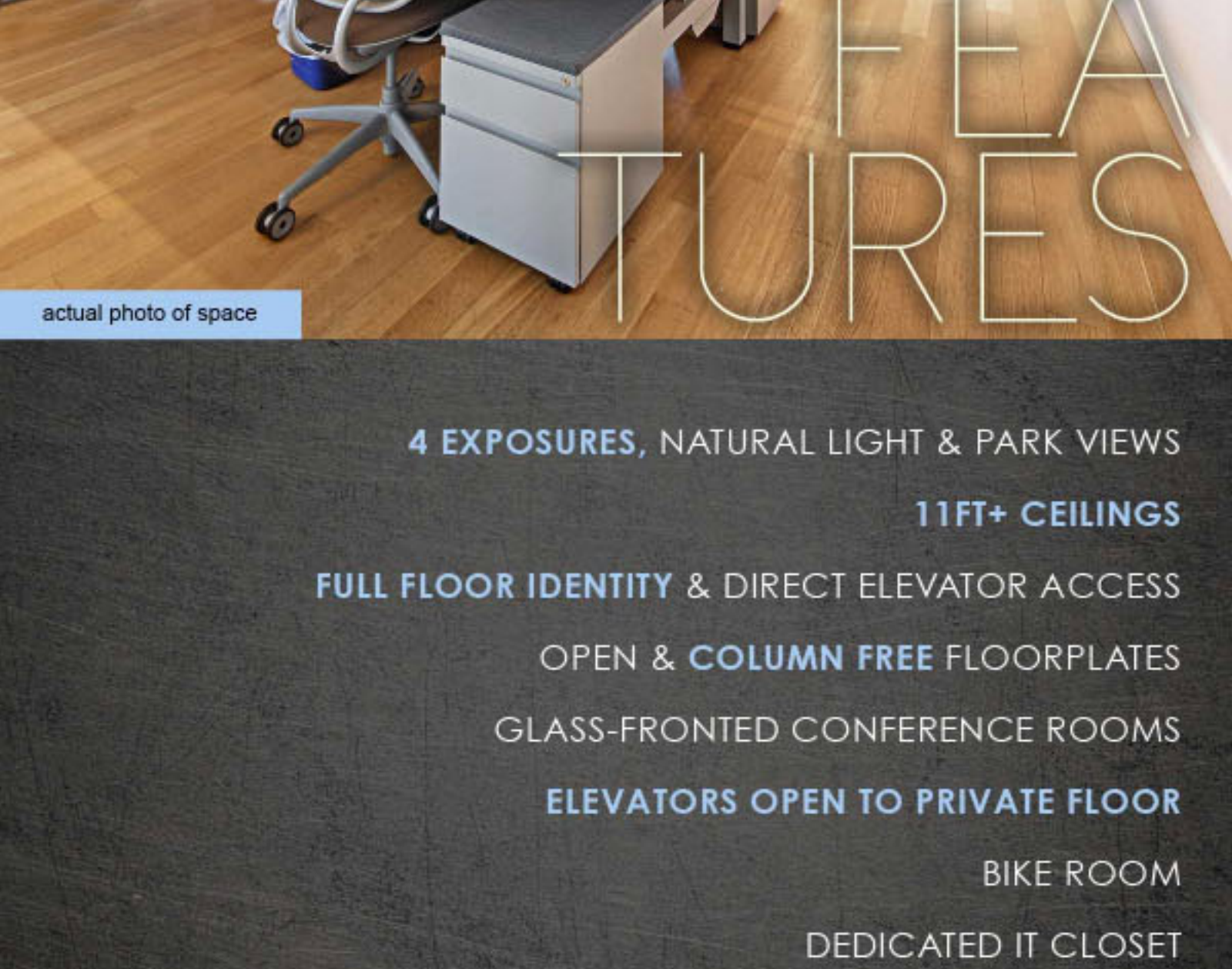
COMPLETE RENOVATION BY DXA STUDIOS

NEW FAÇADE, ENTRANCE, LOBBY,
WINDOWS & ELEVATORS

24/7 ATTENDED LOBBY & STATE-OF-THE-ART SECURITY

ROBUST TELEDATA RISERS & DEDICATED LINES

WIRED FOR HIGH-SPEED CARRIERS



4 EXPOSURES, NATURAL LIGHT & PARK VIEWS

11FT+ CEILINGS

FULL FLOOR IDENTITY & DIRECT ELEVATOR ACCESS

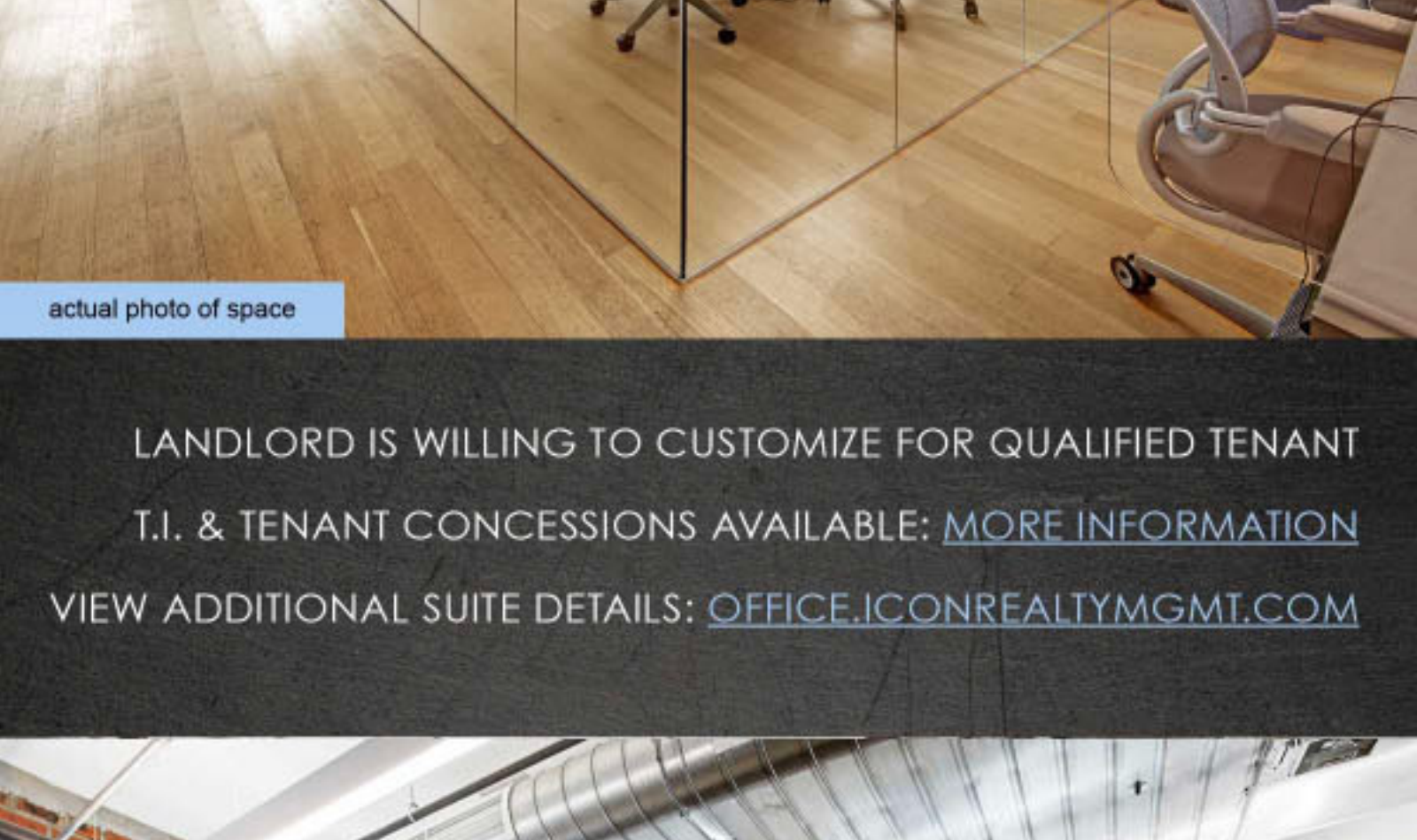
OPEN & **COLUMN FREE** FLOORPLATES

GLASS-FRONTED CONFERENCE ROOMS

ELEVATORS OPEN TO PRIVATE FLOOR

BIKE ROOM

DEDICATED IT CLOSET



PANTRIES WITH **STAINLESS STEEL APPLIANCES** & NEW COUNTERS

WIDE PLANK OAK FLOORS

NEW LIGHTING

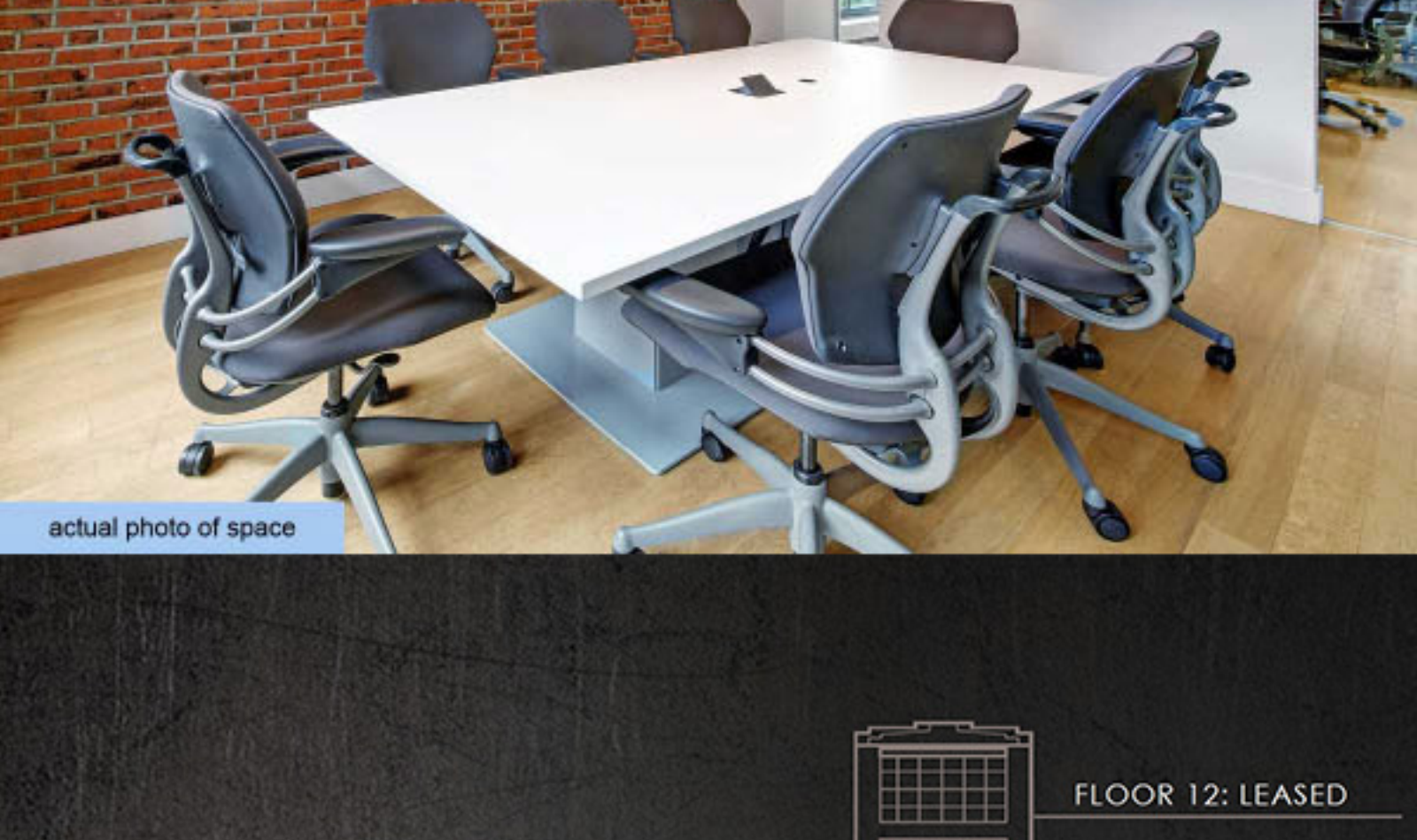
TENANT CONTROLLED HVAC



LANDLORD IS WILLING TO CUSTOMIZE FOR QUALIFIED TENANT

T.I. & TENANT CONCESSIONS AVAILABLE: [MORE INFORMATION](#)

VIEW ADDITIONAL SUITE DETAILS: [OFFICE.ICONREALTYMGMT.COM](#)



AVAIL- ABILITIES



FLOOR 12: LEASED

FLOOR 11: **3,000 RSF**

FLOOR 10: LEASED

FLOOR 9: LEASED

FLOOR 8: LEASED

FLOOR 7: LEASED

FLOOR 6: LEASED

FLOOR 5: LEASED

FLOOR 4: LEASED

FLOOR 3: LEASED

FLOOR 2: LEASED



AS-BUILT FLOOR PLAN | **CREATIVE OFFICE** | **3,000 RSF**

WORKSTATIONS: 16

PANTRY: 1

MEETING ROOM: 1

CONFERENCE ROOM: 1

BATHROOMS: 2

LOUNGE: 1

BREAKOUT SPACE: 1

OFFICE: 2

TOTAL: 18

NEIGHBOR- HOOD



ACROSS FROM **MADISON SQUARE PARK**
WHERE **FLATIRON** MEETS **NOMAD & CHelsea**
EASY ACCESS TO AM COFFEE, EASY LUNCH,
& AFTER WORK BARS + DINING