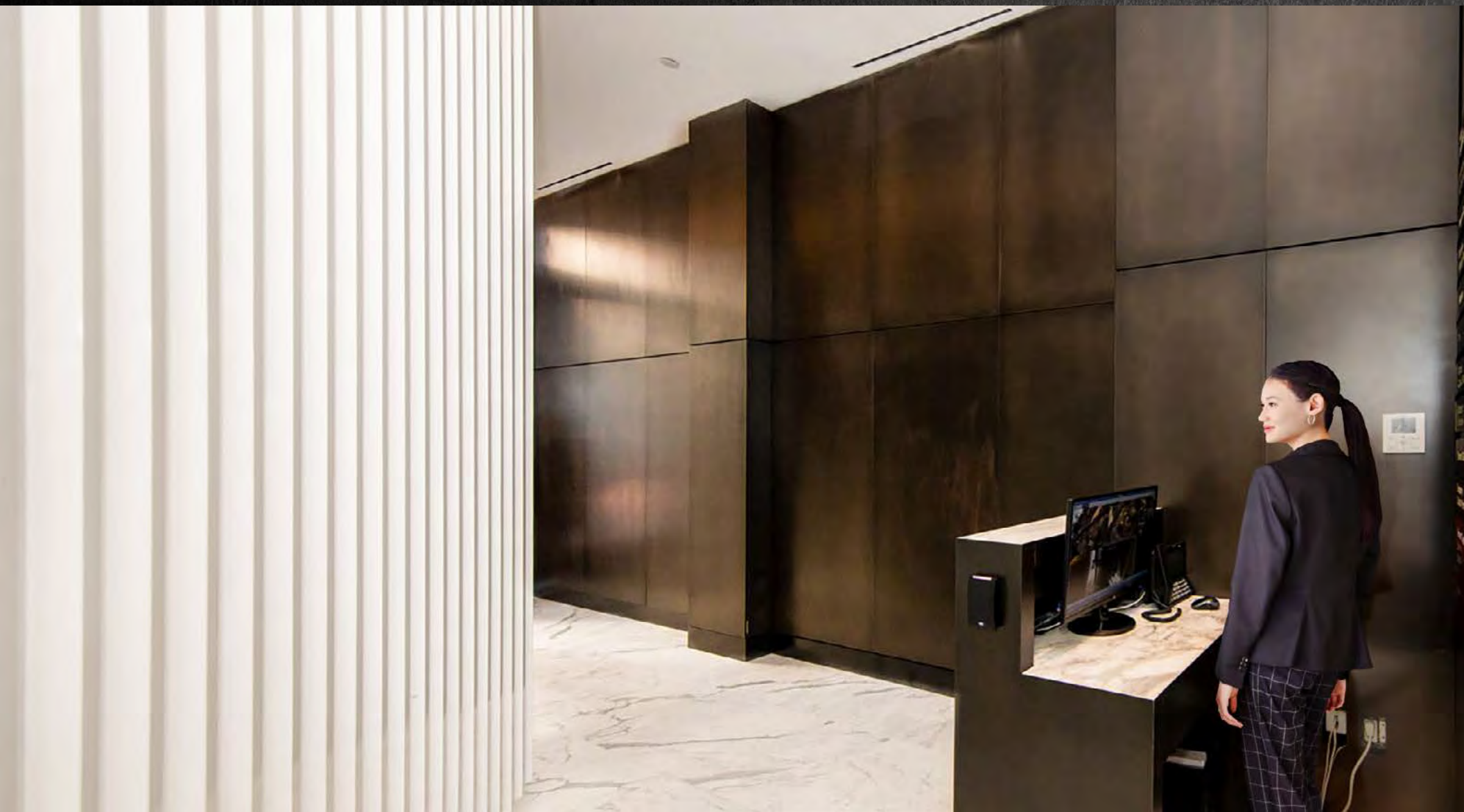


30E23
FLATIRON



**MOVE IN READY, NEWLY BUILT, FULLY WIRED, PLUG
& PLAY FULL FLOOR AVAILABLE JANUARY 1, 2026**



LIMITED
AVAILABILITY IN
HIGHLY SOUGHT
AFTER BUILDING!

FLEXIBLE TERMS AVAILABLE

PRIVACY, PRESENCE AND MADISON SQUARE PARK VIEWS

REIMAGINED





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

SUITES WITH 11FT+ CEILINGS

FULL-FLOOR IDENTITY & DIRECT ELEVATOR ACCESS

OPEN & COLUMN FREE FLOORPLATES

WIDE PLANK OAK FLOORS

GLASS-FRONTED CONFERENCE ROOMS

ELEVATORS OPEN TO PRIVATE FLOOR

BIKE ROOM

DEDICATED IT CLOSET

PANTRIES WITH STAINLESS STEEL APPLIANCES & NEW COUNTERS

NEW LIGHTING

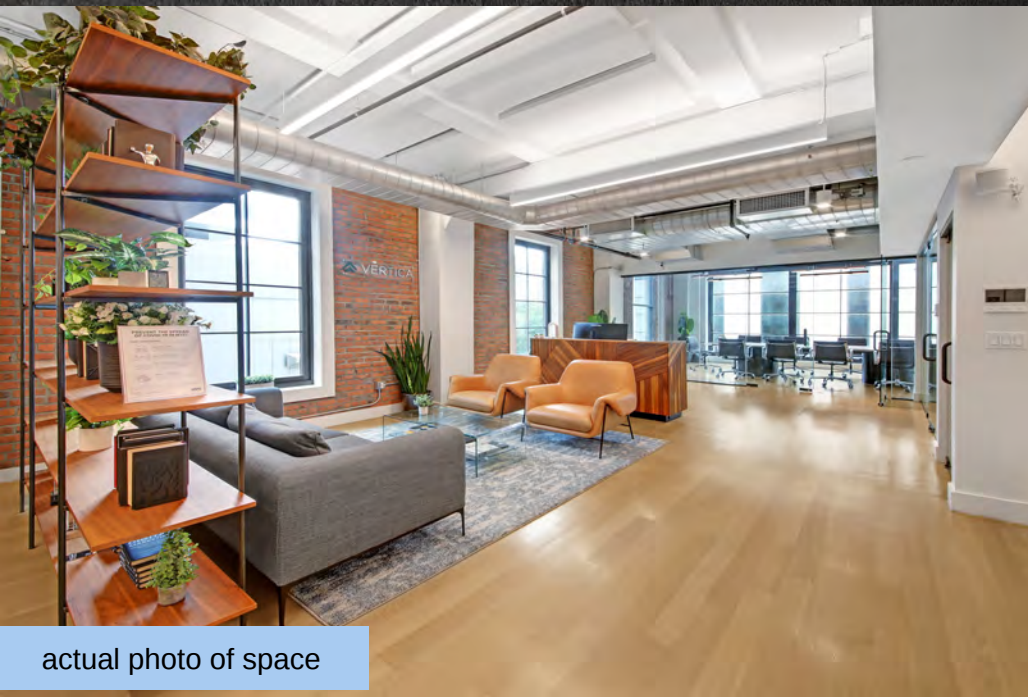
TENANT CONTROLLED HVAC

NEW BUILDING INSTALLATION (NBI) AVAILABLE

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

VIEW ADDITIONAL SUITE DETAILS: OFFICE.ICONREALTYMGMT.COM





actual photo of space



actual photo of space



actual photo of space



actual photo of space



 VERTICA



actual photo of space



actual photo of space



actual photo of space



actual photo of space



actual photo of space



PENN STATION
A C E AMTRAK
1 2 3

7th AVENUE
1

6th AVENUE

BROADWAY

RW

5th AVENUE

MADISON AVENUE

PARK AVENUE

6

LEXINGTON AVENUE

THIRD AVENUE

SECOND AVENUE

W 27th

MADISON
SQUARE
PARK

C E

1



F M

RW

6

W 23rd

FLATIRON BUILDING

30 E 23

F M

GRAMERCY
PARK

W 18th

1

UNION
SQ
PARK

4 5 6 L
NORW

W 14th

A C E L

1 2 3

F M L

L

SPECS

OWNER: ICON REALTY MANAGEMENT

YEAR BUILT: 2019

RENTABLE AREA: 34,400 RSF

FLOORS: 12

TYPICAL FLOOR SIZE: 3,000 RSF

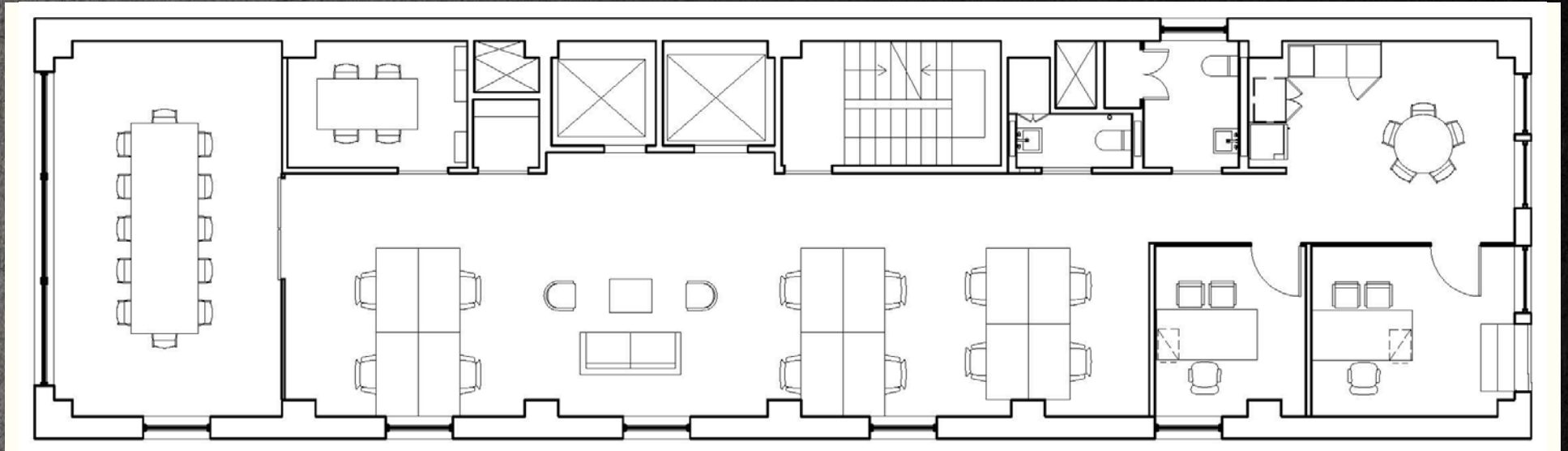
TYPICAL SLAB HEIGHT: 11'+

SECURITY: STATE-OF-THE-ART WITH
PROXIMITY CARD READERS & CAMERAS.
24/7 ATTENDED LOBBY

TELECOM: PRE-BUILT SERVER ROOMS,
ROBUST TELECOM RISERS & DEDICATED
LINES. WIRED FOR FIBER

WINDOWS: BRAND NEW DOUBLE-HUNG

HVAC: TENANT CONTROLLED



AS-BUILT FLOOR PLAN | 3,000 RSF



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

WORKSTATIONS: 12

BREAKOUT SPACE: 1

OFFICE: 3

RECEPTION: 1

PANTRY: 1

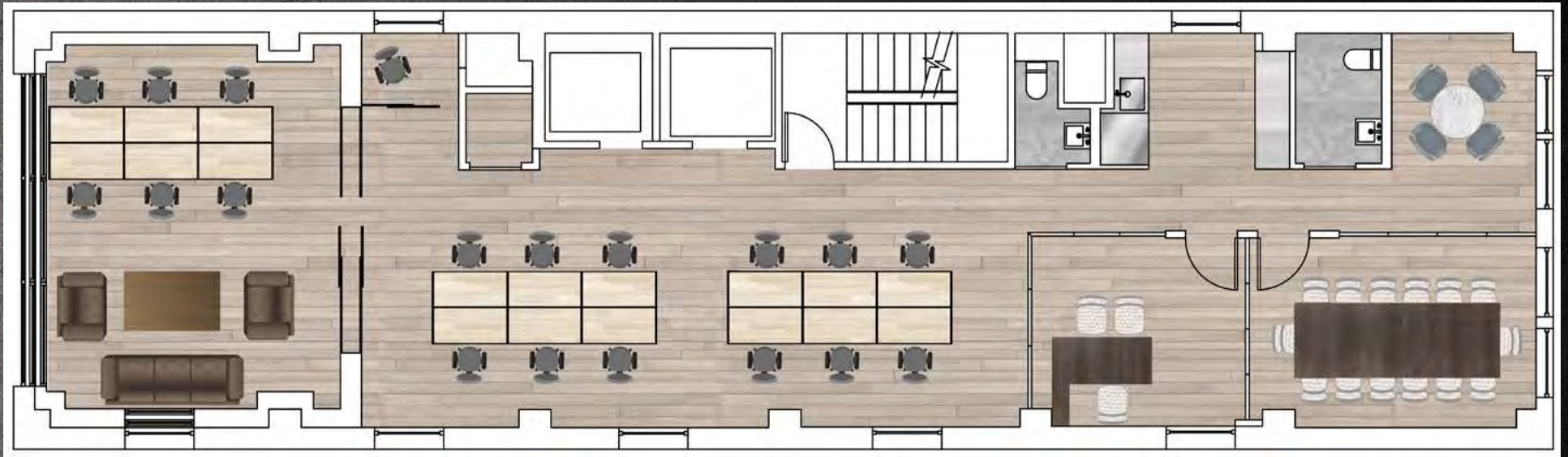
MEETING ROOM: 1

CONFERENCE ROOM: 1

BATHROOMS: 2

LOUNGE: 1

TOTAL: 18



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

WORKSTATIONS: 18

RECEPTION: 1

PANTRY: 1

OFFICE: 1

MEETING ROOM/
ADDITIONAL OFFICE: 1

BREAKOUT ROOM: 1

LOUNGE: 1

CONFERENCE ROOM: 1

BATHROOMS: 2

TOTAL: 21



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

WORKSTATIONS: 16

BREAKOUT SPACE: 1

MEETING ROOM: 1

RECEPTION: 1

PANTRY: 2

LOUNGE: 1

CONFERENCE ROOM: 1

BATHROOMS: 2

TOTAL: 18



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

WORKSTATIONS: 16

BREAKOUT SPACE: 1

MEETING ROOM: 1

RECEPTION: 1

PANTRY: 2

LOUNGE: 1

CONFERENCE ROOM: 1

BATHROOMS: 2

TOTAL: 18