



# UPPER FLOOR OPEN-PLAN CORNER OFFICE SPACE 3,820 RSF



**915 BROADWAY**  
BETWEEN THE PARKS

Southwest Corner of 21st Street & Broadway




Current Conditions - Furniture shown for layout concept only

Suite 1802: 3,820 rsf

- Move-in ready bright open plan corner space with glass-front finishes, carpeted floors throughout, and exposed ceiling
- (1) Conference room, (1) meeting room, (3) offices, windowed open area
- Wet pantry and reception area with guest seating space
- 3-sides of oversized operable windows provide abundant natural light
- North, east, and west exposures offer One World Trade Center and Hudson Yards views
- Furniture shown for layout concept only

Possession: June 1, 2026

Rent: Call or email for info

- High speed fiber on each floor connected to a redundant fiber loop below the building
- Direct access to the Union Square transportation hub **4 5 6 L N Q R W** express and local subway lines; and close proximity to NJ  station at 23rd St/6th Ave
- Centrally located between Union Square and Madison Square Park, the area offering a wide variety of services, retail, and dining options

SUITE 1802 - 3,820 RSF  
(AS-BUILT PLAN)



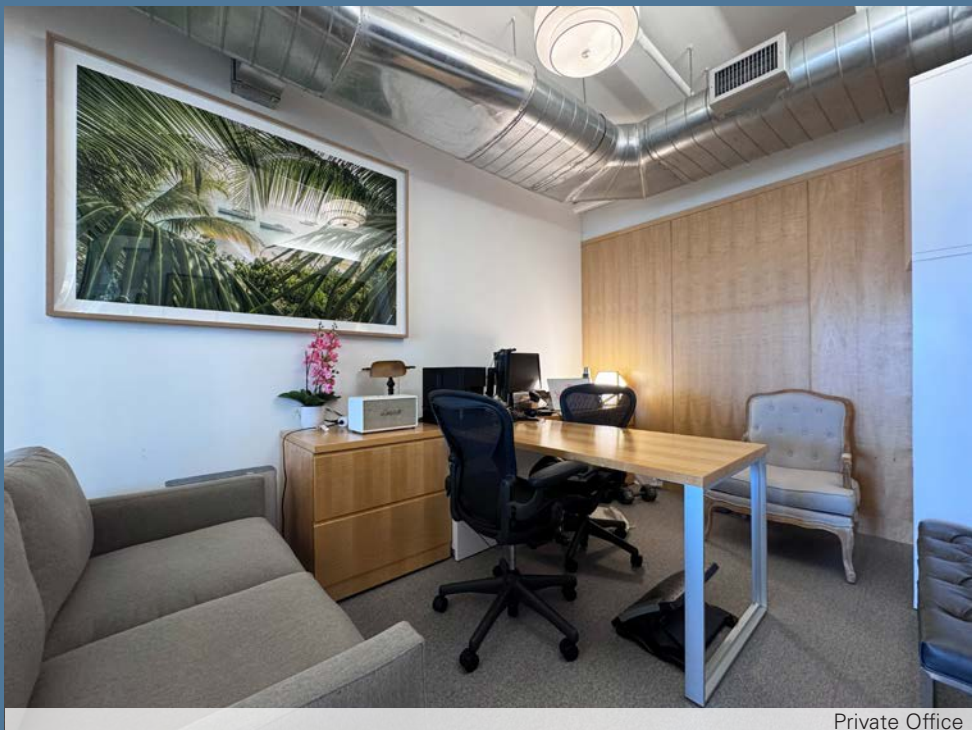
(Floor plan for descriptive purposes only; not to scale  
Furniture shown for layout concept only)



View of South Exposure



Conference Room



Private Office



Reception Area

*(Furniture shown for layout concept only)*



# Walk, Bike, Drive or Ride to Work & Play

Dine: ABC Kitchen, Barn Joo, Eataly, Gramercy Tavern, Novita, Merakia, Union Square Cafe, Whole Foods

Shop: Athleta, Design Within Reach, Jacadi, Nike, Saatva, Arc'teryx, Nordstrom Rack, Untuckit

Enjoy: The Parks, Union Square Farmers Market, Festivals, Soulcycle, Equinox, Uplift Studios

Neighbors: BuzzFeed, Dropbox, Facebook, IBM Resources, Mastercard, NYU, Santander, The Flatiron Building, W Hotel



**JOHNSTON & MURPHY** SINCE 1850  
**marimekko**

**LEGO** **EATALY** 4TH FLOOR

**Madison Square Park**  
SHAKE SHACK

ONE MADISON AVENUE

**Salad** WAFFLE, BUNGE & MORE  
**PARIS BAGUETTE**

★ **PRET** ★

**ggrill** **BANK OF AMERICA**  
**DUANEreade** by **Walgreens**

**TD Bank** **CHOPT** **DIG** **McDonald's** **SPIN** **Bath & Body Works**

**Walgreens**

**LENSCRAFTERS** **QB** **Zucker's Bagels** **FIELDS GOOD CHICKEN** **CVS pharmacy**

**FLATIRON BUILDING** **Advantage Care Physicians** **Flatiron Pediatrics**

**22ND STREET**

**KOHLER** **TONAL** **Harry Potter EXPERIENCE** **Almond** **Farrow + Ball** **nykids club** **Madison Williams THE FRESH MARKET**

**EILEEN FISHER** **LOVESAC** **Obicá** **Valley** **tend** **daltile** **LIFETIME FITNESS**

**Zero Otto Novo** **ARCTERYX** **Fotografiska**

**21ST STREET**

**CLUB MONACO** **Ralph's** **915 Broadway** **Hardings** **NEMO** **FedEx Office** **BRAVO PIZZA**

**ANNA JUVENATION** **GAP** **NIKE** **MASSARA Jacadi** **WATERWORKS** **Theory AVOCADO** **DESIGN WITHIN REACH** **aqua** **DEVOCION** **WALKER ZANGER** **Blooming Nail & Spa** **BLUE BOTTLE COFFEE** **Herman Miller**

**20TH STREET**

**AR N** **new balance** **RHONE** **TIMOTHY OULTON** **BEECHER'S** **Sur** **Barbounia** **EXPRESS** **Isabelle's Osteria**

**KEYDAY** **HOKA** **INTERMIX** **EQUINOX** **SCANLAN THEODORE** **Francis & Staub** **ligne roset** **UNION SQUARE CAFE**

**SEPHORA** **FISH EDDY** **amo** **La Rotisserie** **Bank of America**

**19TH STREET**

**CYCLE** **AVEDA** **Madswell** **abc carpet & home** **CHASE** **Boucherie** **Frienc**

**sleep + number** **CVS pharmacy** **H&M** **Rosa Mexucamo** **ANDY'S DELI** **FILSON** **Ann Sacks** **ABC Sacks** **ROTHMAN'S** **FLUSHING Savings Bank**

**ATHLETA** **BANANA REPUBLIC** **PARAGON SPORTS** **bluemercury** **fresh** **Happy Socks** **VENCHI** **verizon** **petco** **BARNES & NOBLE BOOKSELLER** **CVS pharmacy** **Fraiche Maxx**

**UNTUCKit** **ZARA** **EVERYTHING BUT WATER** **Midoriya** **PRET** **allbirds** **W Hotel** **Irvington**

**18TH STREET**

**er/ldy** **lululemon** **athletica** **BONOBOS** **journalle** **McDonald's** **FREEHOLD** **456** **L456** **NQRW** **Union Square Park**

**Bank of America** **ARITZIA** **piano** **GRITBXNG** **agnès b.** **DUNKIN'**

**17TH STREET**

**16TH STREET**

6

BROADWAY

PARK AVENUE SOUTH

L 4 5 6  
N Q R W