

22 West 23rd Street

BETWEEN 5TH AND 6TH AVENUES



New Sublease
Area: 4,300 RSF
Term: 1-3 Years

- Duplex with Private Outdoor Terrace**
- New Build-Out**
- Plug N' Play**
- Furniture Included**
- Half Block from Madison Square Park**

DETAILS: 5th Floor + PH | 4,300 RSF

Possession | April 2026

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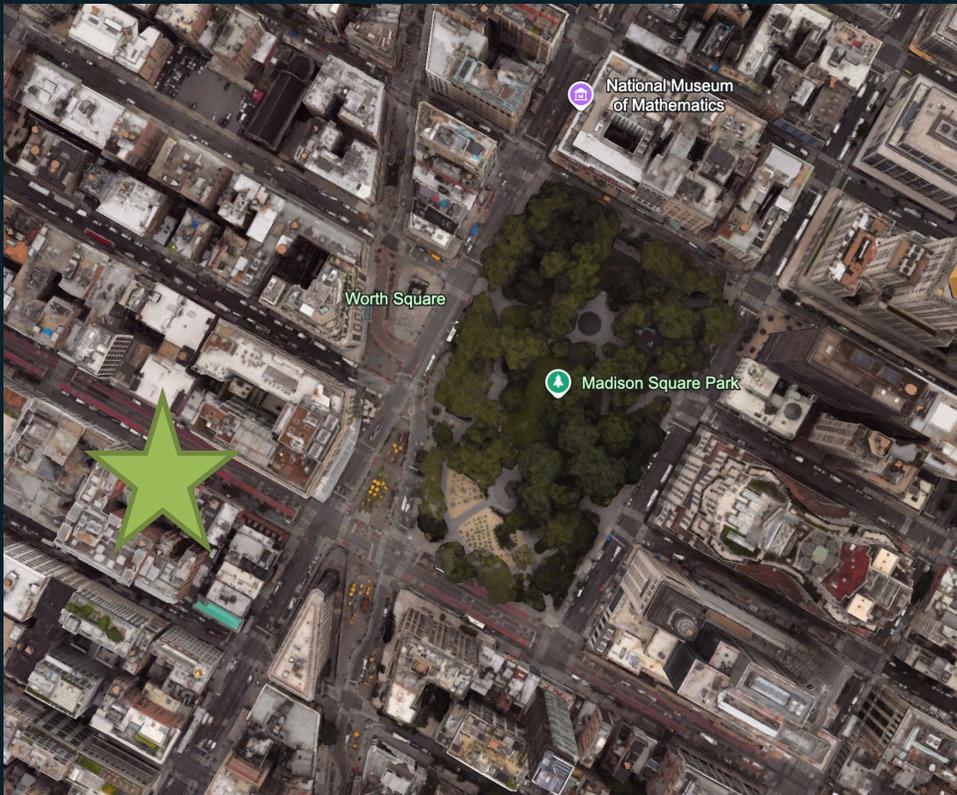
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Location & Access

BETWEEN 5TH AND 6TH AVENUES



- ❑ Steps from Madison Square Park
- ❑ Half Block from 23rd Street Station (F/M/N/Q/R/W & PATH)
- ❑ 1 Block to 6 Train at 23rd Street
- ❑ Convenient to Union Square / Flatiron
- ❑ Excellent Food & Amenities (Eataly, Original Shake Shack)

FLOOR PLAN

5th Floor + PH

4,300 RSF

**Retained by Tenant*



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