



## CREATIVE OFFICE SPACE - EFFICIENT LAYOUT

4,363 RSF



915 BROADWAY

BETWEEN THE PARKS

Southwest Corner of 21st Street & Broadway




Suite 1206: 4,363 rsf

- Built space featuring hardwood floors throughout, oversized operable windows offering a north exposure and good natural light
- Glass-front conference room, (2) offices, and (1) meeting room/office
- Open area, lounge area, (2) phone rooms, wet pantry with seating area, tenant-controlled air-cooled A/C unit
- Furniture shown for layout concept only

Possession: June 1, 2026

Rent: Call or email for info

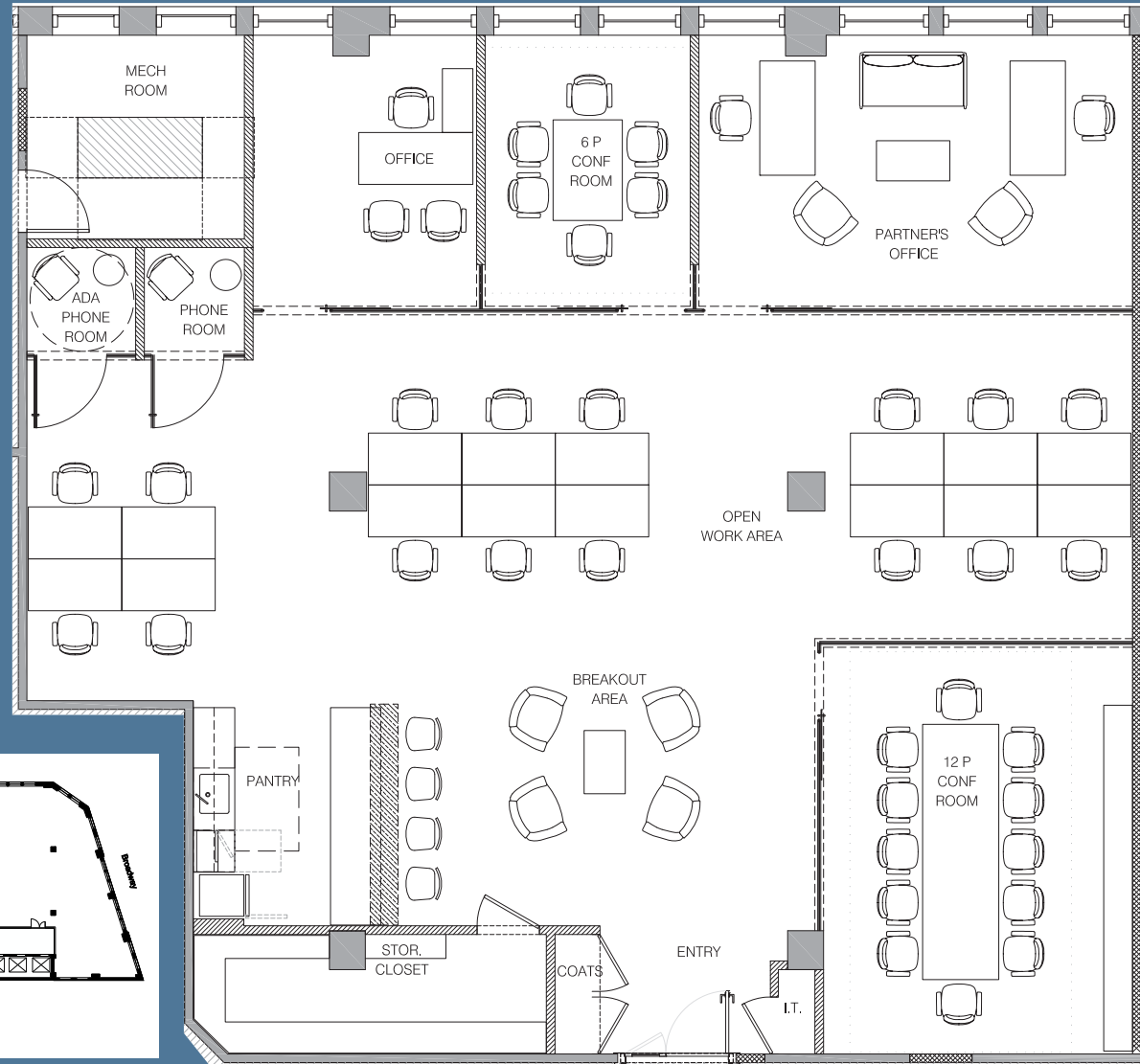
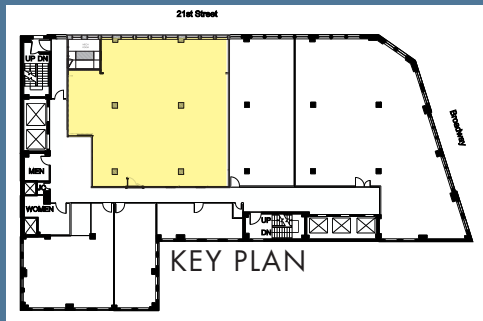
- High speed fiber on each floor connected to a redundant fiber loop below the building
- Direct access to the Union Square transportation hub **4 5 6 L N Q R W** express and local subway lines; and close proximity to NJ  station at 23rd St/6th Ave
- Centrally located between Union Square and Madison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

SUITE 1206 - 4,363 RSF  
(AS-BUILT PLAN)

WEST 21ST STREET



Phone Rooms



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



Conference Room



Lounge/Break Room



Multi-Staff Room



Pantry with Seating Counter

*(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, BUNGLA • 100%  
**PARIS BAGUETTE**

★ **PRET** ★

**1** **R W** **EAST 23RD STREET** **6**

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

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

**FLATIRON BUILDING** **Walgreens**

**LENSCRAFTERS** **Q&A** **Zucker's Bagels** **FIELDS GOOD CHICKEN** **CVS pharmacy**

**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** **NEMO**

**ANNA JUVENATION** **GAP** **NIKE** **MASSARA Jacadi** **Hardings** **WALKER ZANGER** **Blooming Nail & Spa**

**WATERWORKS** **Theory AVOCADO** **DESIGN WITHIN REACH** **aqua** **DEVOCION** **SUGARFISH BY SUSHI NOZAWA** **The Mulino** **THE SHAD STORE**

**FIFTH AVENUE** **BROADWAY** **PARK AVENUE SOUTH**

**20TH STREET**

**new balance** **RHONE** **TIMOTHY OULTON** **BEECHER'S** **Barbounia**

**A R N** **new balance** **INTERMIX** **EQUINOX** **Francis & Staub** **Gramercy Tavern** **ligne roset**

**LEYDAY** **HOKA** **SCANLAN THEODORE** **La Rotisserie** **Bank of America**

**SEPHORA** **FLYING EGG** **amo** **Union Square Cafe**

**19TH STREET**

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

**sleep + number** **CVS pharmacy** **H&M** **Rosa Mexicano** **ANDY'S DELI** **FILSON** **MATTRESS FIRM** **Ann Sacks** **ABC Kitchen** **Rothman's**

**18TH STREET**

**ATHLETA** **BANANA REPUBLIC** **PARAGON SPORTS** **bluemercury** **fresh** **Happy Socks** **SCOTCH & SODA** **CVS pharmacy**

**UNTUCKit** **ZARA** **EVERYTHING BUT WATER** **Verchi** **verizon** **petco** **BARNES & NOBLE BOOKSELLER** **Fraiche Maxx**

**allbirds** **CALZEDONIA** **PRET** **W Hotel**

**17TH STREET**

**er/ldy** **lululemon** **athletica** **BONOBOS** **journalle** **McDonald's** **FREEHOLD**

**Bank of America** **J.Crew** **ARITZIA** **piano** **GRITBXNG** **agnès b.** **BARN JDD** **L 4 5 6** **N Q R W**

**Union Square Park**

**44 Union Square** **DUNKIN'**

**16TH STREET**