

# 403 W. 23RD STREET



**BRAND NEW  
TROPHY PREBUILD**  
Entire 8th Floor - 12,192 RSF



# 403

## W. 23RD STREET



### AVAILABILITY

Entire 8th floor – 12,192 RSF

### ASKING RENT

Upon request

### POSSESSION

Immediate

### TERM

Negotiable



### SPACE FEATURES

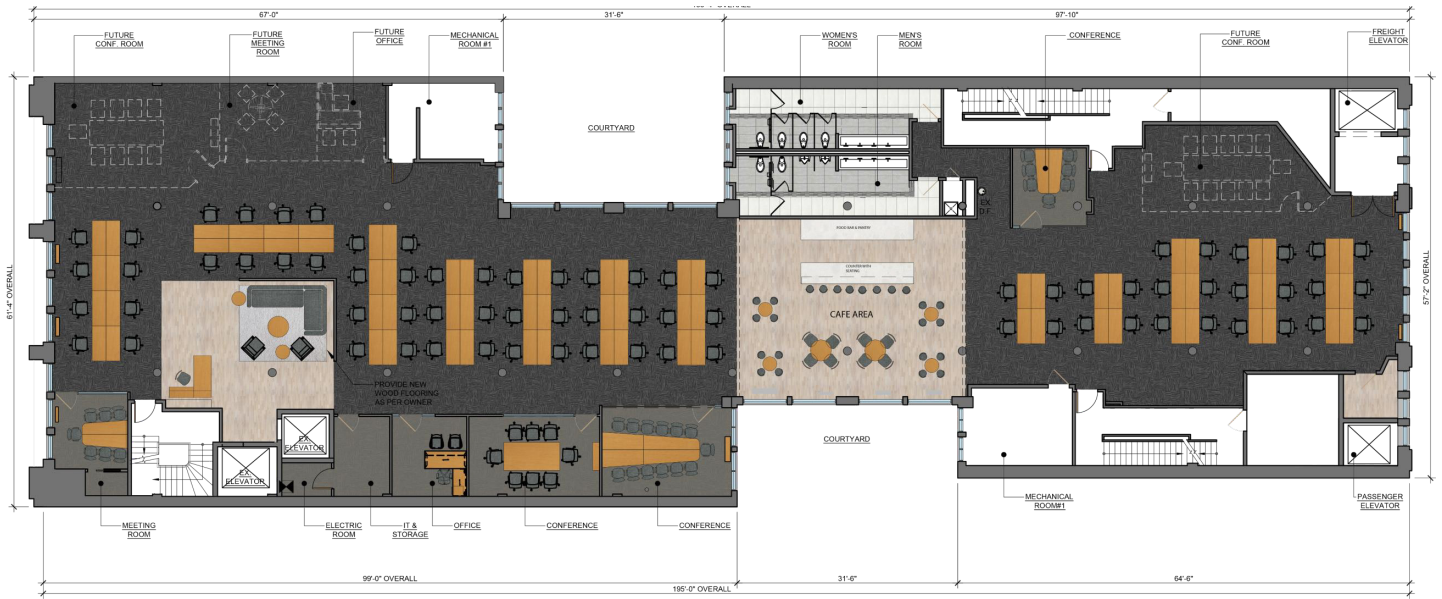
- Great natural light and oversized windows along 23rd & 24th Streets
- New restrooms and HVAC
- Unique architectural elements including spiral columns, oversized windows, and skylight



### BUILDING FEATURES

- Recently renovated lobby and elevators
- New 24th Street entrance and elevators
- 3 passenger elevators and 1 freight elevator

# FLOOR PLAN – 12,192 RSF



**7**  
Conference Rooms



**2**  
Meeting Rooms



**78**  
Workstations

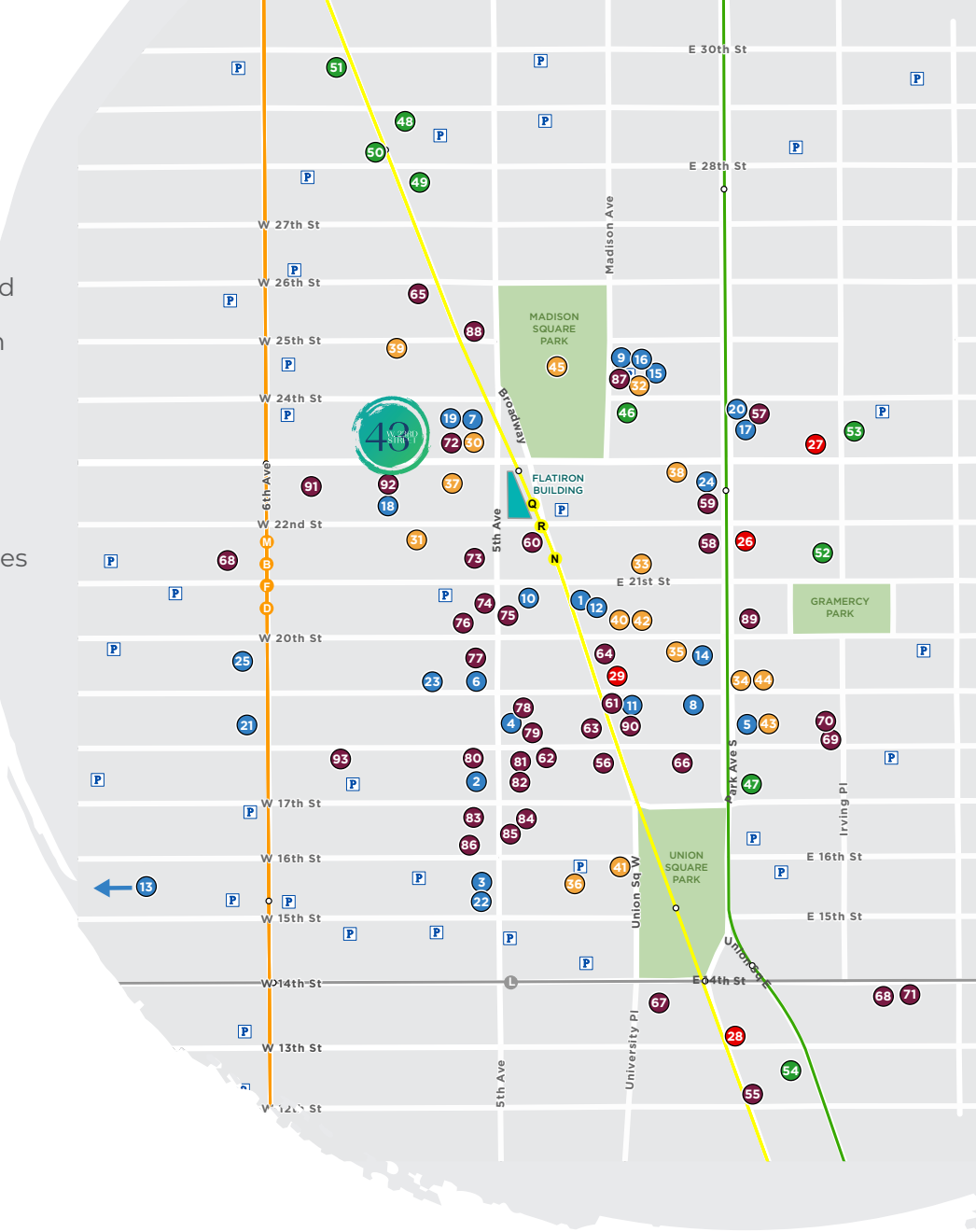
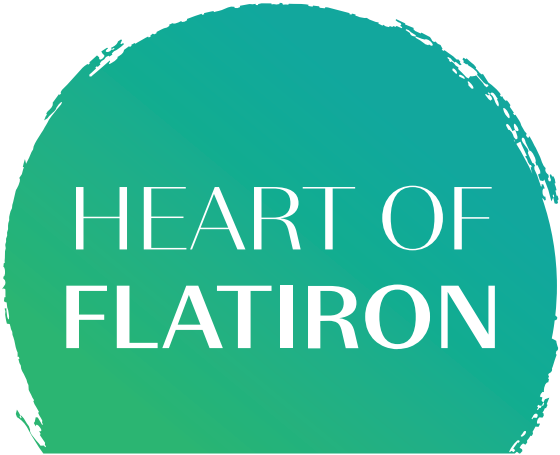


**2**  
Offices



# NEIGHBORHOOD AMENITIES

- Steps from world-class dining and hospitality in the coveted Flatiron neighborhood
- Very close proximity to Madison Square Park and Eataly
- Proximate to multiple subway lines including the **N Q R 6 F M** and buses **M3L MS5 M7 M23**



## OFFICE NEIGHBORS

- 1.) Union Square Ventures
- 2.) Microsoft
- 3.) Apple
- 4.) Polo Ralph Lauren
- 5.) Facebook
- 6.) Mastercard
- 7.) Tiffany & Co.
- 8.) Discovery
- 9.) "Credit Suisse William Morris Endeavor Yelp"
- 10.) General Assembly
- 11.) Netflix
- 12.) Seatgeek
- 13.) Google
- 14.) Pentagram
- 15.) IBM
- 16.) Sony
- 17.) Twitch
- 18.) Estée Lauder
- 19.) WPP
- 20.) Oracle
- 21.) eBay
- 22.) Adobe Inc.
- 23.) Tory Burch
- 24.) FanDuel
- 25.) Infor

## CULTURE & ENTERTAINMENT

- 26.) Fotografiska
- 27.) Gramercy Theatre
- 28.) Regal Union Square
- 29.) AMC Theatre

## RESTAURANTS

- 30.) Eataly
- 31.) Cote Korean Steakhouse
- 32.) Eleven Madison Park
- 33.) Cosme
- 34.) Union Square Café
- 35.) Gramercy Tavern
- 36.) Bread's Bakery
- 37.) Starbucks
- 38.) Starbucks
- 39.) Maman
- 40.) Devoción Coffee Shop
- 41.) Joe's Café
- 42.) Sugarfish
- 43.) Boucherie
- 44.) Daily Provisions
- 45.) Shake Shack

## HOTELS

- 46.) The New York Edition
- 47.) W Hotel New York
- 48.) Ace Hotel
- 49.) The Ned NoMad
- 50.) The Ritz-Carlton
- 51.) Virgin Hotel
- 52.) Gramercy Park Hotel
- 53.) Freehand

## SHOPS & FITNESS

- 54.) Hyatt Union Square
- 55.) Strand Bookstore
- 56.) Paragon Sports
- 57.) Equinox Flatiron
- 58.) Morton Williams Marketplace
- 59.) CVS Pharmacy
- 60.) Harry Potter
- 61.) ABC Carpet & Home
- 62.) Sweetgreen
- 63.) Ole & Steen
- 64.) Beecher's Cheese
- 65.) Rizzoli Bookstore
- 66.) Barnes & Noble
- 67.) Whole Foods
- 68.) Trader Joe's
- 69.) Bedford Cheese

- 70.) Irving Farm
- 71.) Sephora
- 72.) The Lego Store
- 73.) Alo Yoga
- 74.) Club Monaco
- 75.) Arc'teryx
- 76.) Nike
- 77.) New Balance
- 78.) Madewell
- 79.) H&M
- 80.) Athleta
- 81.) Banana Republic
- 82.) Zara
- 83.) Lululemon
- 84.) J. Crew
- 85.) Aritzia
- 86.) Camp
- 87.) Sony
- 88.) Porcelanosa
- 89.) Herman Miller
- 90.) Filson
- 91.) Life Time Fitness
- 92.) Home Depot
- 93.) Adorama

# DEMOGRAPHICS



## POPULATION

1 Mile: **233,484**

3 Mile: **1,215,378**



## HOUSEHOLDS

1 Mile: **130,482**

3 Mile: **614,595**



## MEDIAN AGE

1 Mile: **38.20**

3 Mile: **38.90**



## MEDIAN HH INCOME

1 Mile: **\$138,039**

3 Mile: **\$118,647**



## DAYTIME EMPLOYEES

1 Mile: **641,012**

3 Mile: **1,852,438**

