



Suite 908 - Existing Conditions



Suite 1601 - Existing Conditions

# 20 West 22nd Street

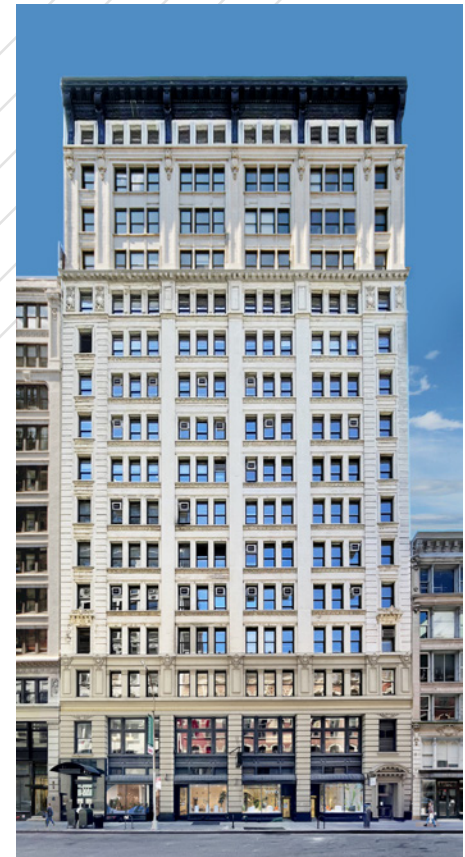
Between 5th & 6th Avenues

Flexible Small Space Opportunities

Great Flatiron/NoMad Location

Brand New Lobby, Elevators

and Operable Windows



# 20 West 22nd Street

## Current Availabilities

Suite 408: 2,037 rsf Immediate \$65.00 psf  
- Built space with glass-front conference and meeting rooms, wet pantry with adjacent seating island, open area, and lounge area  
- Rent includes majority of existing furniture

Terms: Flexible 1 - 10 Years

- New: Lobbies with central HVAC, 4-passenger elevators
- New operable windows, upgraded common hallways and renovated bathrooms
- 24 hour access with attended lobby and card-key access elevators
- Close to Madison Square Park & Union Square
- Nearby transportation
- **Medical or medical-related uses not permitted**

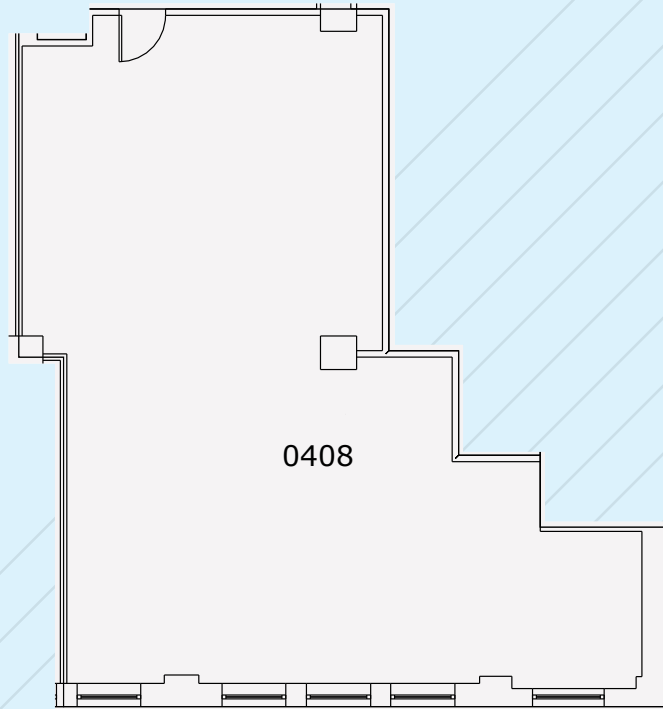


Lobby





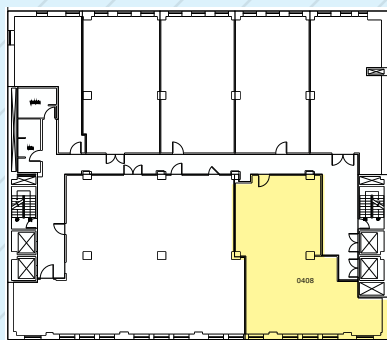
SUITE 408 - 2,037 RSF  
(CORE PLAN)



Not to scale, for display purposes only



Existing Conditions



WEST 22ND STREET

