

# 11 West 20th Street

## Work Live Office Space for Sale

20th Street & 5th Ave



### Flatiron District

**SIZE: 3170 SF**

**FLOOR: 4**

**PRICE: \$2,995,000**

**POSSESSION: Immediate**

**TERM: For Sale**

**\*\*Live - Work Classic Full-Floor Loft with Barrel Ceilings in the Heart of the Flatiron District\*\***

This exquisite full-floor features 12" barrel ceiling, exposed brick walls, hardwood floors and central AC. The Live - Work layout can accommodate 1 - 8 workstations.

As you step off your private keyed elevator, you'll be greeted by an expansive area that stretches an impressive 24' wide. The well-designed layout offers a seamless flow between working, living and dining areas.

The recently installed kitchen boasts top-of-the-line appliances, and a layout perfect for both cooking and entertaining.

This unique loft includes a separate TV den, and or office area, offering the perfect spot for relaxation, or a true live-work option, adapting effortlessly to your lifestyle needs. Flowing from the den, the spacious master bedroom (17'x15') is designed for comfort and luxury. Including a very large walk-in closet, along with a convenient separate wash/dryer.

Currently configured as a generous 1-bedroom, 1.5-bathroom oasis, this space can be effortlessly transformed into a 2-bedroom, 2.5-bathroom residence, perfectly accommodating your lifestyle.



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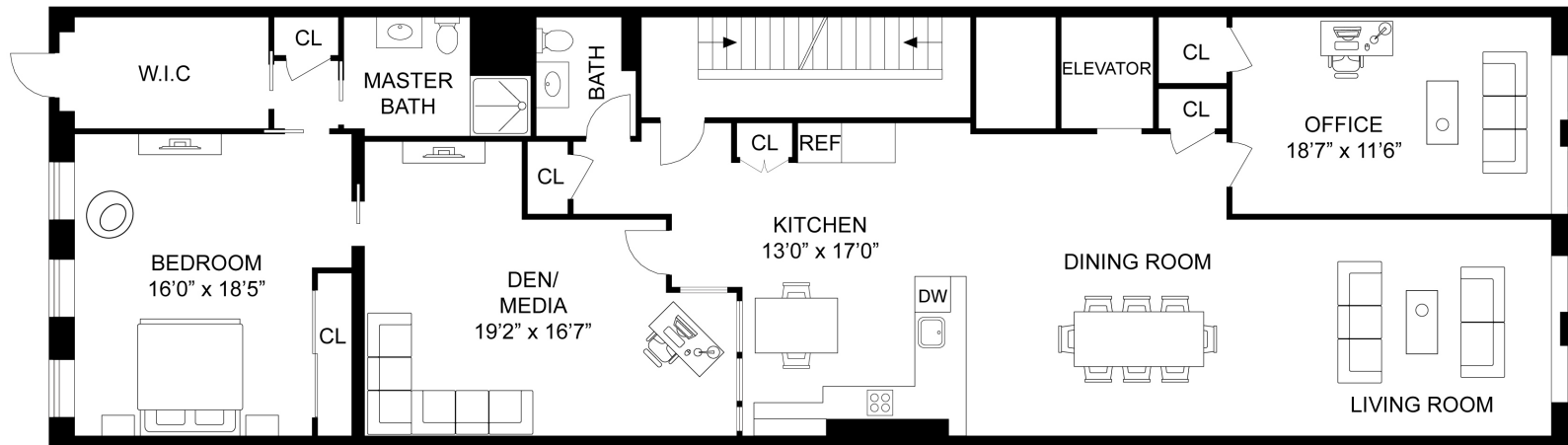
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## 11 WEST 20TH ST. 4TH FLOOR





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