

# 20 WEST 22<sup>ND</sup> STREET

BETWEEN 5TH & 6TH AVENUES

Upper Floor Sublease

➤ Suite 1411-1412: 2,882 rsf

Located Between Union Square and



Madison Square Park Transit Hubs



# BUILDING FEATURES



- ✓ New Lobbies with Central HVAC
- ✓ 4-Passenger Elevators
- ✓ New Operable Windows
- ✓ Upgraded Common Hallways
- ✓ 24/7/365 Access with Attended Lobby

- ✓ Brand New Restrooms
- ✓ Secure Card-Key Access Elevators
- ✓ Great Transportation Access
- ✓ Close to Madison Square Park and Union Square

Medical or medical-related uses not permitted



# SUITE 1411-1412

2,882 RSF

Open layout corner space in the Heart of the Flatiron District featuring exposed ceiling, polished concrete floors, a glass-front conference room, open area accommodates 20+ workstations, and abundant natural light



- ✓ Rent: \$59 PSF
- ✓ Possession: Immediate
- ✓ Sublease Term Through April 30, 2027 – Direct Extension possible

# SUITE 1411-1412

2,882 RSF (AS-BUILT)



## FEATURING

- ✓ Open Plan Layout
- ✓ Exposed Ceiling
- ✓ Glass-Front Conference Room
- ✓ Two Wet Pantry Areas
- ✓ Two Sides of Natural Light
- ✓ South and East Exposure
- ✓ 11'-3" Ceiling Height
- ✓ Furniture Available



For further information and/or inspection contact:

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