



CREATIVE OFFICE SPACE - EFFICIENT LAYOUT

4,363 RSF



915 BROADWAY

BETWEEN THE PARKS

Southwest Corner of 21st Street & Broadway




ABS Partners Real Estate, as the exclusive agent is pleased to offer the following opportunity for lease:

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

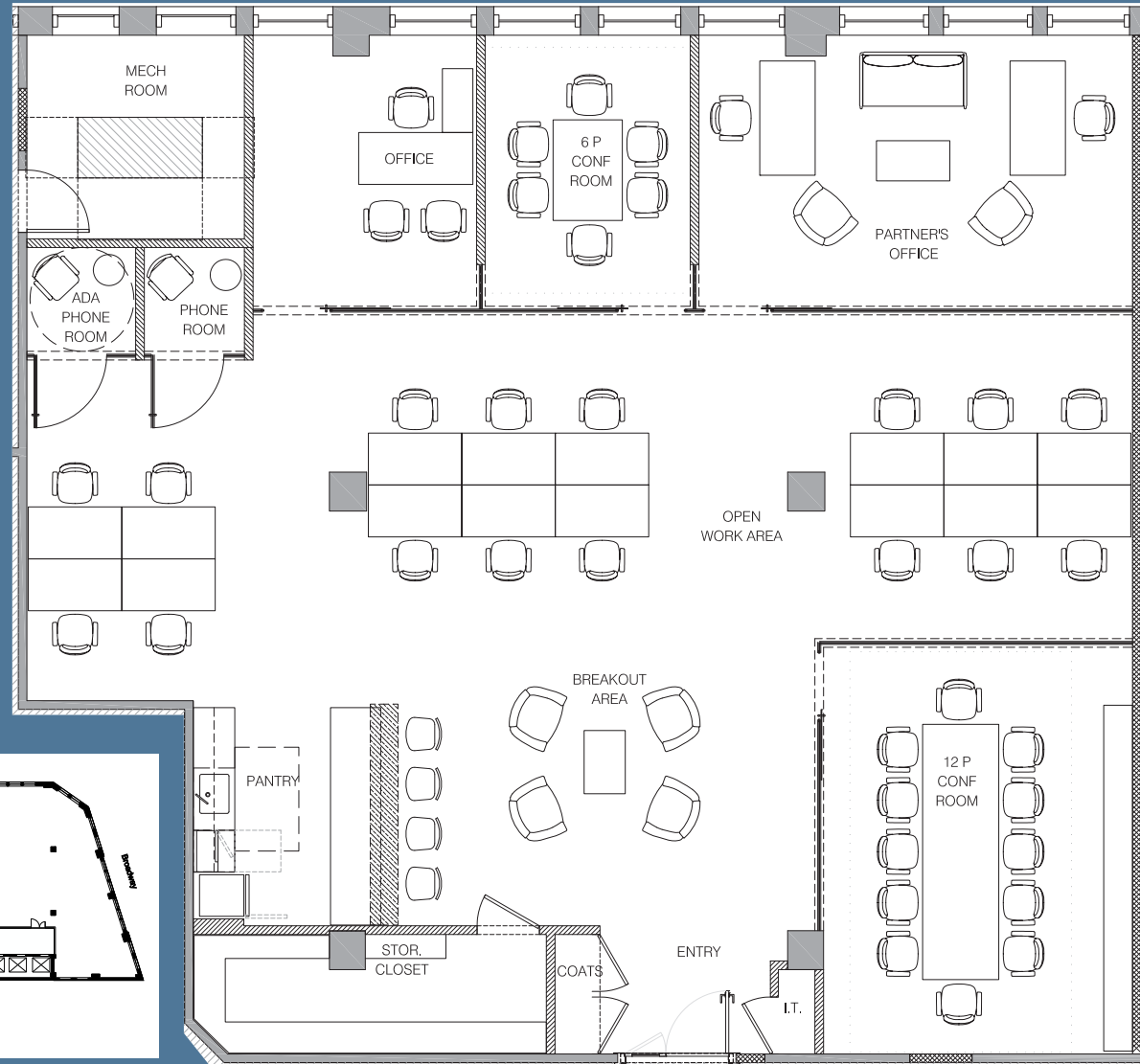
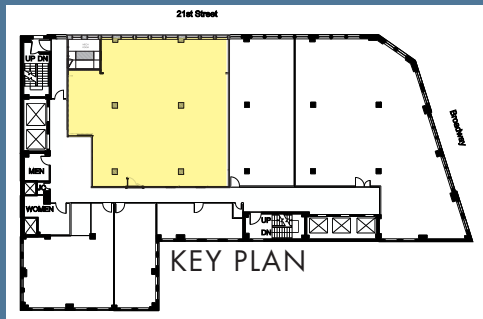


SUITE 1206 - 4,363 RSF
(AS-BUILT PLAN)

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





For further information and/or inspection, please contact Exclusive Broker

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