

Large Open Area with Lounge Seating



Conference Room

# 20 West 22nd Street

Between 5th & 6th Avenues

Full Floor Branding Opportunity  
Move-In Ready Furnished Space



Building Lobby

Short Walk to Union Square, Madison Square Park, and



express & local subway lines



Glass-front Private Workspaces



Wet Pantry with Seating Area


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

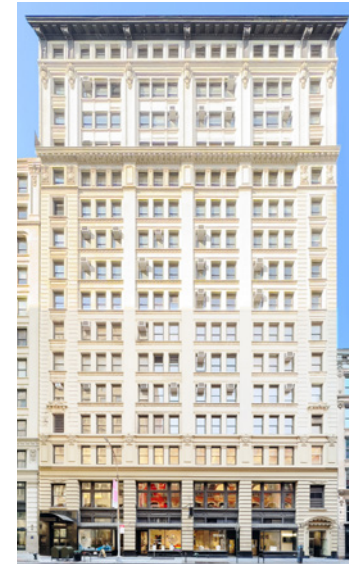
Entire 3rd Fl: 11,905 rsf

- Move-in ready furnished space with hardwood floors throughout, North and South exposure provides good natural light
- Glass-enclosed conference room seats 12 people, large open area accommodates up to 108 people
- (7) Glass-front private workspaces, full wet pantry with bar-height island and table seating, multiple lounge areas
- Private ADA accessible men's and women's restrooms

Possession: Immediate

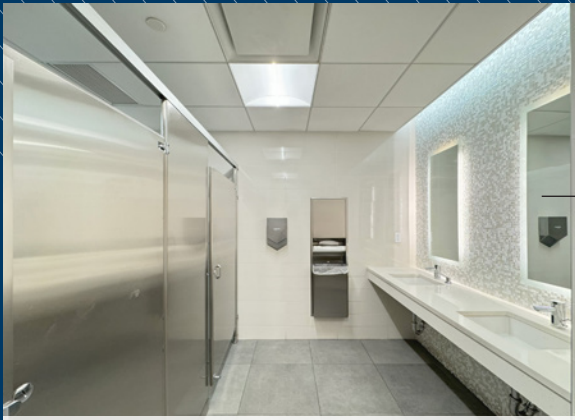
Rent: \$55.00 psf

- New: Lobbies with central HVAC, 4-passenger elevators
- New operable windows, upgraded common hallways and brand new 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**



ENTIRE 3RD FLOOR - 11,905 RSF  
(AS-BUILT PLAN)

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Private Mens & Womens Restrooms



West 22nd Street

Floor plan not to scale, for display purposes only  
Furniture Shown for concept - may not reflect existing conditions

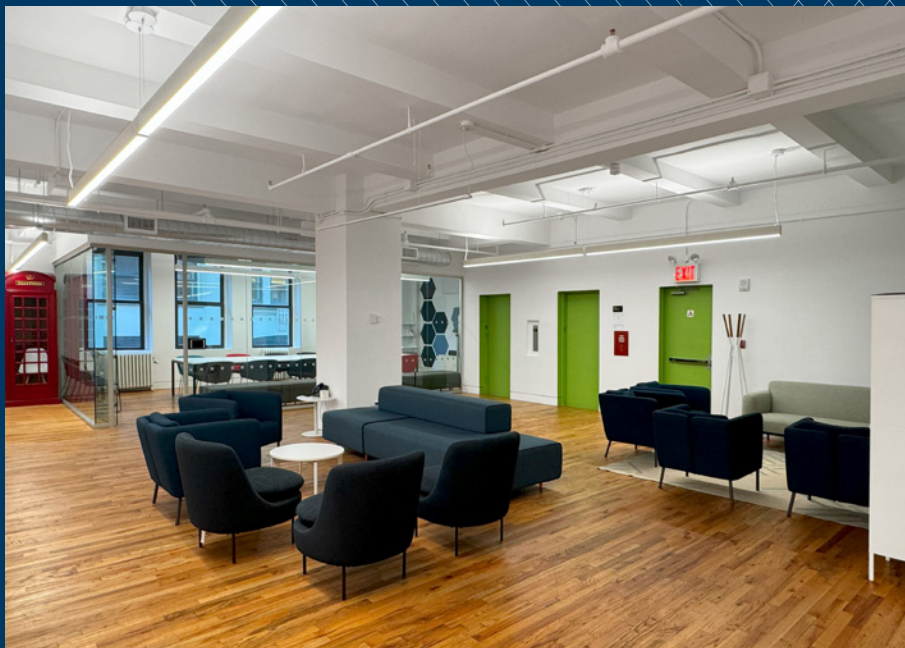
ENTIRE 3RD FLOOR - 11,905 RSF  
(EXISTING CONDITIONS)



Large Conference Room



Multiple Office/Meeting/Collaboration Rooms

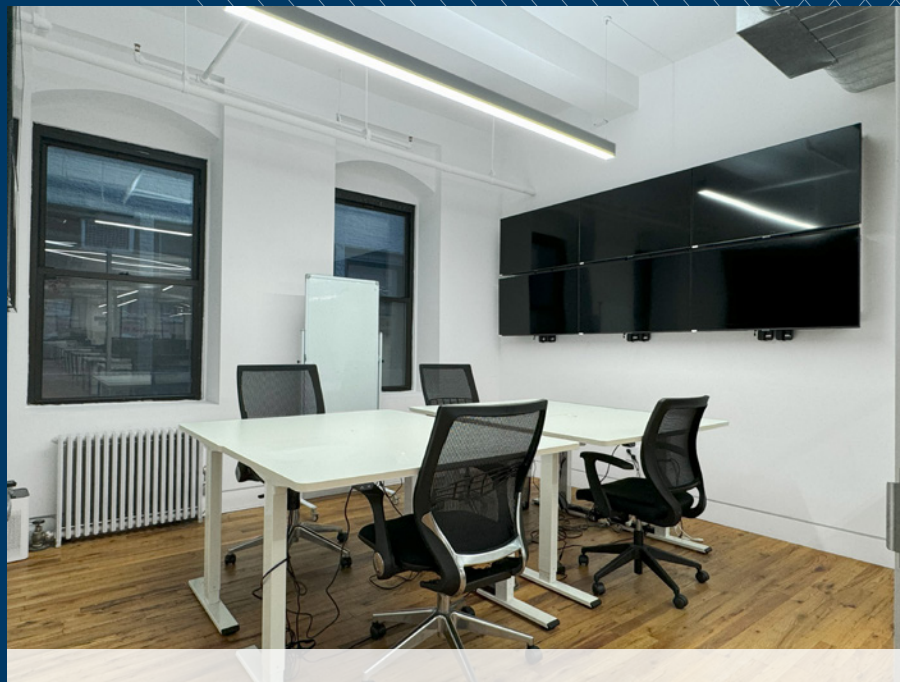


Lounge Seating Areas

ENTIRE 3RD FLOOR - 11,905 RSF  
(EXISTING CONDITIONS)



Multiple Office/Meeting/Collaboration Rooms



Private Workspaces



For further information and/or inspection, please contact:

**Jason Fein**

Partner, Licensed Real Estate Broker  
212.400.2357  
jfein@absre.com

**Robert Finkelstein**

Partner, Licensed Assoc. Real Estate Broker  
212.400.9525  
rfinkelstein@absre.com



1-stop / 4 min subway ride to Grand Central Terminal via 4/5 express trains at Union Square station