

Suite 1409 - Existing Conditions

20 West 22nd Street

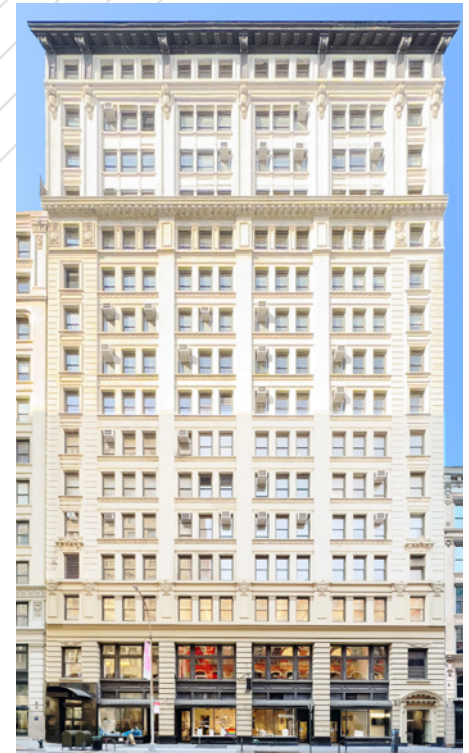
Between 5th & 6th Avenues

Flexible Small Space Opportunities

Great Flatiron/NoMad Location

Brand New Lobby, Elevators

and Operable Windows




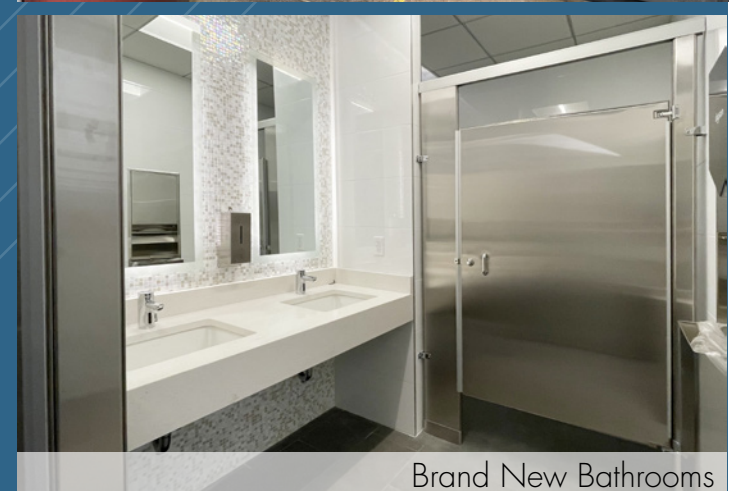
20 West 22nd Street

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

Current Availabilities

	Size	Possession	Asking Rent
Suite 912:	778 rsf (Lease out) - Move-in ready space with south and east exposure - Flexible open layout with pantry sink	Immediate	\$42.00 psf
Suite 509:	2,056 rsf - Open plan layout with (1) glass-front office and phone room, full wet pantry with seating space - Furniture shown for layout concept only	Immediate	Upon Request
Suite 1409:	3,052 rsf - Bright corner space offering south and west exposure - Abundant natural light and views of Hudson Yards - Glass enclosed furnished conference room, (1) large office/meeting room plus (2) additional office, full wet pantry with seating area, reception area and open area	Immediate	Upon Request

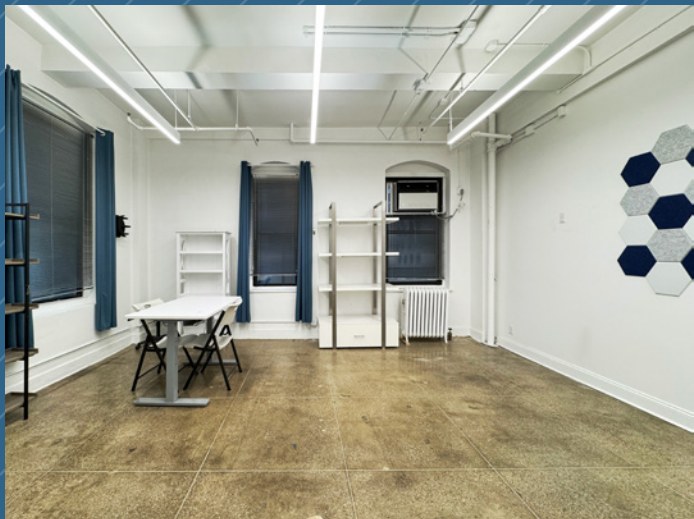
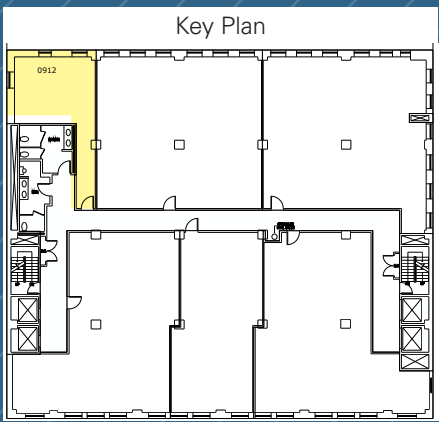
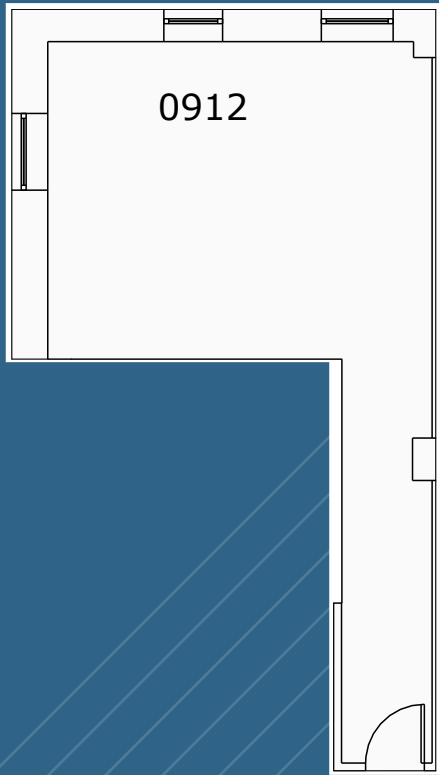
- New: Lobbies with central HVAC, 4-passenger elevators
- New operable windows, upgraded common hallways and brand new bathrooms
- 24 hour access with attended lobby and card-key access elevators
- Close to Madison Square Park & Union Square
- Nearby transportation 
- **Medical or medical-related uses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



Brand New Bathrooms

SUITE 912 - 778 RSF
(CORE PLAN)

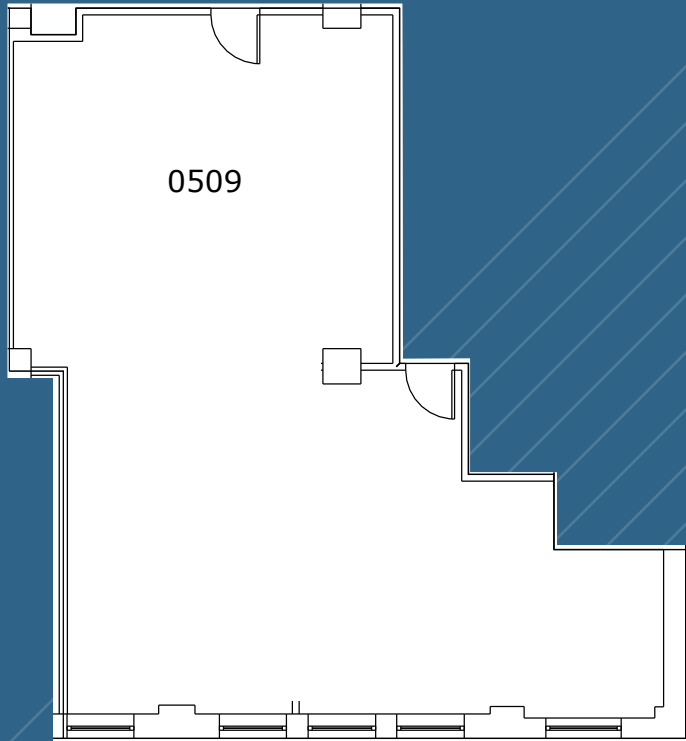
[Click to View Virtual Tour](#)



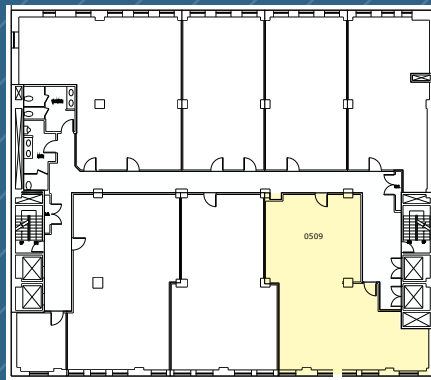
WEST 22ND STREET

Not to scale, for display purposes only

SUITE 509 - 2,056 RSF
(CORE PLAN)



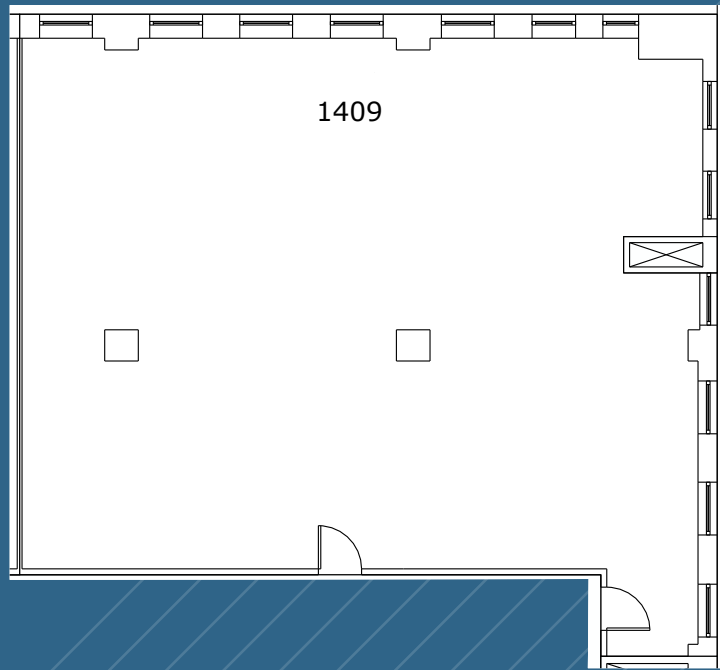
Furniture shown for layout concept only



WEST 22ND STREET



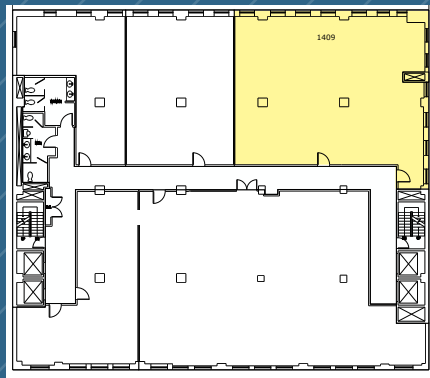
SUITE 1409 - 3,052 RSF
(CORE PLAN)



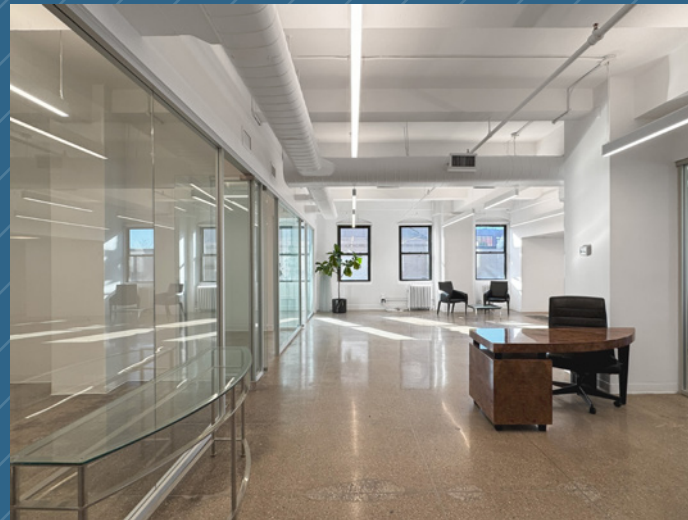
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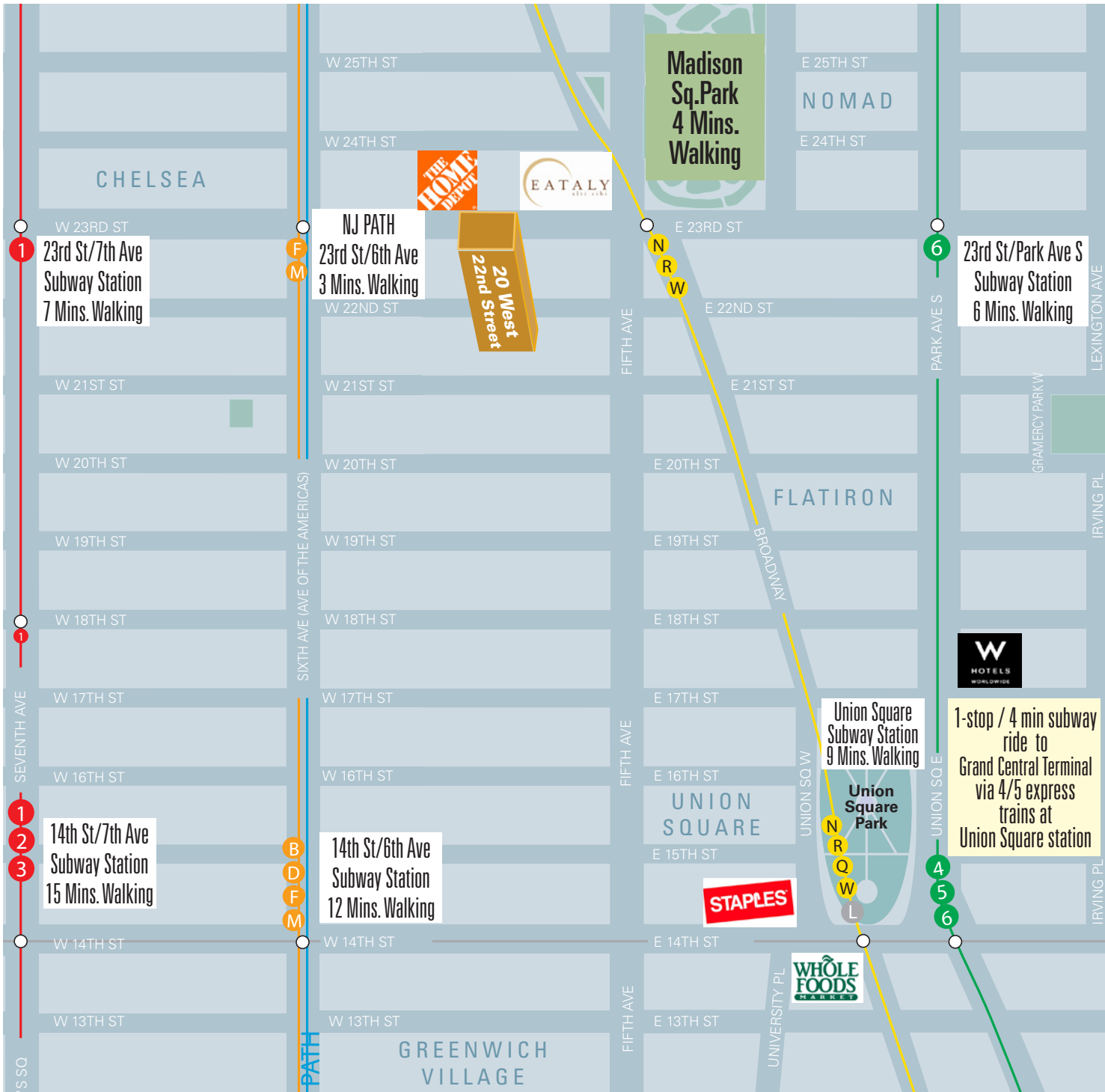
Current Conditions



WEST 22ND STREET



Not to scale, for display purposes only



1
23rd St/7th Ave
Subway Station
7 Mins. Walking

F M
NJ PATH
23rd St/6th Ave
Subway Station
3 Mins. Walking

20 West
22nd Street

Madison
Sq. Park
4 Mins.
Walking

6
23rd St/Park Ave S
Subway Station
6 Mins. Walking

1
2
3
14th St/7th Ave
Subway Station
15 Mins. Walking

B D F M
14th St/6th Ave
Subway Station
12 Mins. Walking

Union Square
Subway Station
9 Mins. Walking

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

For further information and/or inspection,
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