

20 WEST 22ND STREET

BETWEEN 5TH & 6TH AVENUES

Move-In Ready Sublease

- Suite 709: 2,591 rsf
- Light-Filled Corner Suite
- Mostly Furnished

Located Between Union Square and



Madison Square Park Transit Hubs



BUILDING FEATURES



Building Lobby



Concept Rendering of Planned New East Lobby



Brand New Restrooms

Planned New East Lobby Plus Elevator Upgraded Computerized Mechanicals Underway

- ✓ Lobbies with Central HVAC
- ✓ 4-Passenger Elevators
- ✓ Operable Windows
- ✓ Upgraded Common Hallways
- ✓ 24/7/365 Access with Attended Lobby
- ✓ Building energy code of 92
- ✓ Brand New Restrooms
- ✓ Secure Card-Key Access Elevators
- ✓ Connectivity with (3) providers
- ✓ Great Transportation Access
- ✓ Close to Madison Square Park and Union Square

Medical or medical-related uses not permitted

SUITE 709

2,591 RSF

Bright, move-in ready and mostly furnished corner suite in the Heart of the Flatiron District featuring exposed ceiling, polished concrete floors, (1) glass-front conference room and (3) private glass-front offices, a glass-front huddle room and open area, wet pantry, and abundant natural light

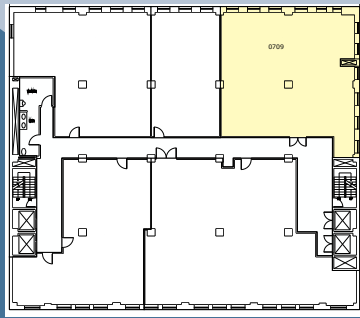


- ✓ Rent: Upon request
- ✓ Possession: Immediate
- ✓ Sublease Term Through January 30, 2028 – Direct Extension possible

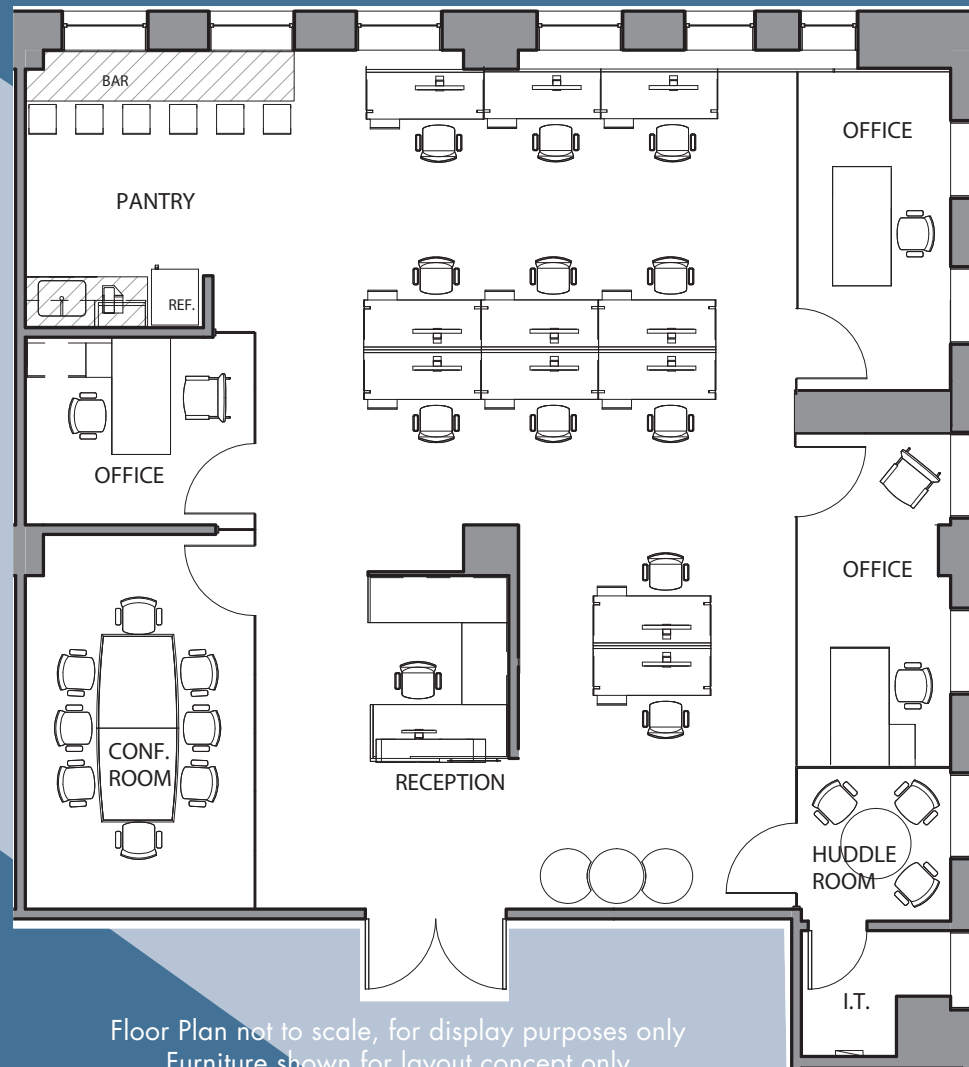
SUITE 709

2,591 RSF (AS-BUILT)

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WEST 22ND STREET



Floor Plan not to scale, for display purposes only
Furniture shown for layout concept only

FEATURING

- ✓ Glass-Front Conference Room and (3) Private Workspaces
- ✓ Exposed Ceiling
- ✓ Wet Pantry

- ✓ Two Sides of Natural Light
- ✓ North and East Exposure
- ✓ 11'-3" Ceiling Height
- ✓ Mostly Furnished



For further information and/or inspection contact:

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