



Office / Creative Space / Start Up (Flatiron)
117 East 24th Street, New York, NY 10010

7th Floor

4,300 sq ft office available.

One block from Madison Square Park.

Full 7th floor, fully built luminous office space with 11ft 3 inch ceilings and customizable workspaces.

Ideal for Design Firm, Branding Agency, or Architectural Firm.

- Natural light from large windows facing South, North, and West
- Original hardwood floors
- Clear and frosted glass walls
- Conference room with view of Madison Square Park Clock Tower building
- Modern, renovated kitchen and two bathrooms (mens & womens)
- Samples, tech, plotter room
- Hallway gallery ideal to display work, and art
- Keyed elevator to the floor
- Access to a large freight elevator opens directly into the space
- 24/7 tenant-controlled Air Conditioning. Steam heating throughout the building
- On-site building super on duty Monday through Friday, from 9AM to 5PM
- Access to transit lines and unparalleled dining choices.

Build in 1920, designed by Muliken & Moeller architects with beautiful limestone cornices, ornamental brick work and a pediment top.

\$52 SQ/YR - plus utilities.

Lease terms negotiable.

Space layout modifications possible, depending on lease terms.

Showing by appointment only.

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Open space 1 - South



Open space 2 - East



Open space 2 - West



Open space 2 – South



Meeting Room



Meeting Room





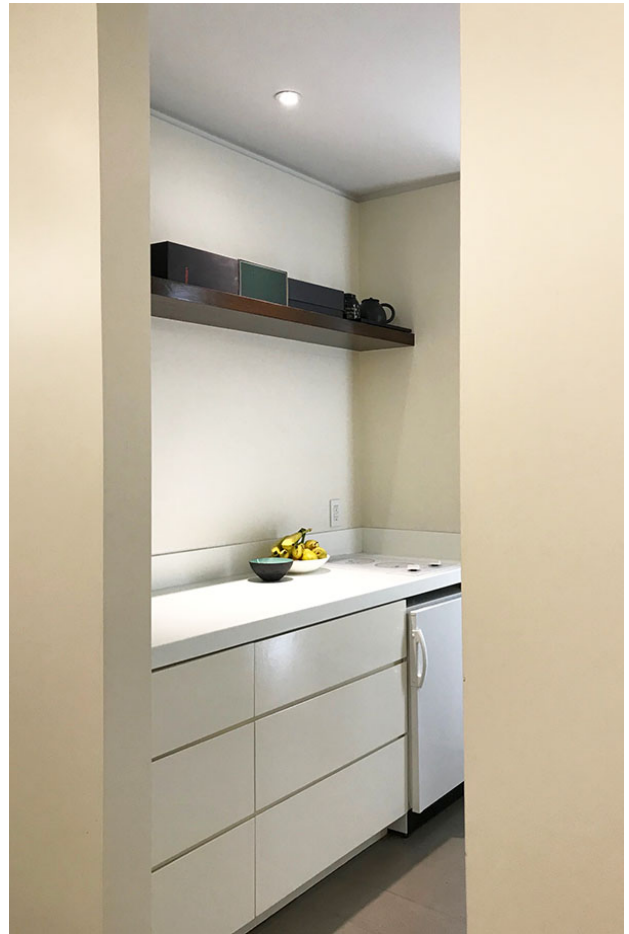
Reception



Hallway + offices



Hallway + offices



Kitchen



Reception



Reception



Gallery



View from meeting room