



IMMEDIATE OCCUPANCY

THE STRAND BUILDING

826 BROADWAY, FLATIRON



Nestled at the intersection of Broadway and East 12th Street, The Strand Building stands as a testament to early 20th-century architecture, boasting a Renaissance Revival façade designed by William H. Birkmire in 1903.

This 11-story, 152,400-square-foot Class B office building seamlessly blends historic charm with contemporary amenities. Notably, it has housed the iconic Strand Bookstore since 1956, adding cultural significance to its prestige.

INSIDE THE 6TH FLOOR

Size

12,700 RSF (entire 6th floor)

Ceiling Height

11 feet — Open and Airy Atmosphere

Conference Rooms

6 Rooms, Fully Enclosed

Light & Views

36 Windows with Southern and Western Exposures

Layout

Adaptable Plan ideal for Tech, Media, Design, or Professional Services

Capacity for 102 Employees

Asking Rent

\$70.00 PSF



Situated in one of New York City's most vibrant commercial corridors, this is a rare opportunity to establish your business in the heart of Union Square, where history, connectivity, and cutting-edge industry converge.



FLEXIBLE TENANCY

Lease terms ranging from 3 to 10 years



FULL FLOOR

Customization and Identity for every company

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NEST SEEKERS INTERNATIONAL



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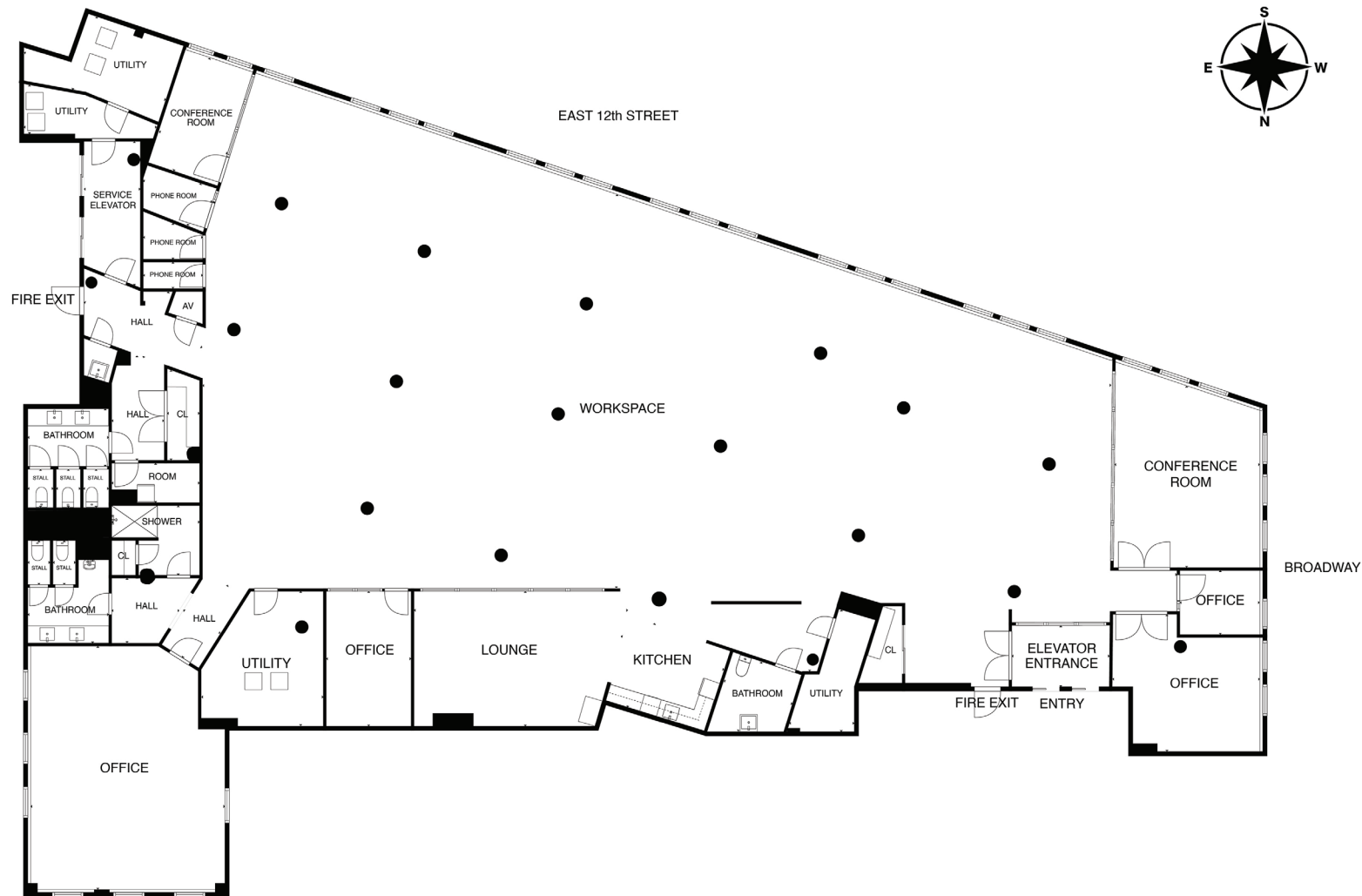
NEST SEEKERS INTERNATIONAL



TRANSPORTATION IS EASY

With a perfect Transit Score of 100,
commuting is effortless:





MEET YOUR NEIGHBORS



OPTIONS ARE ENDLESS IN THIS AREA

Coffee & Cafes

The Grey Dog (Union Square)
Maman - Union Square
Daily Provisions
Blue Bottle Coffee

Restaurants

Il Cantinori
Ippudo - East Village
Leon's
Strip House Steakhouse
ABC Kitchen
Shuko
COQODAQ

Shopping

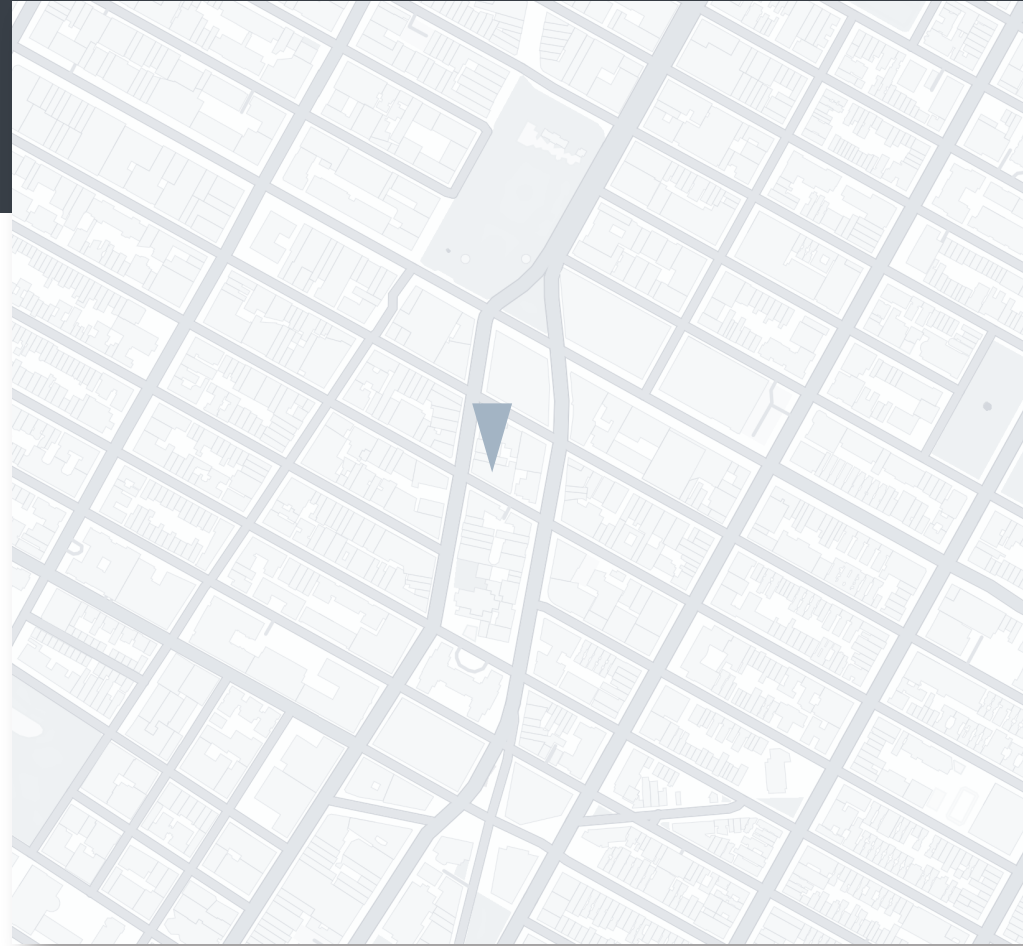
Zara - 5th Ave
lululemon
Union Square Market

Fitness

Equinox Flatiron
Crunch
OrangeTheory
CycleBar - W 21st

Boutique Hotels

Hyatt Union Square
Moxy - East Village
Walker Hotel - Greenwich
W Hotel - Union Square





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