

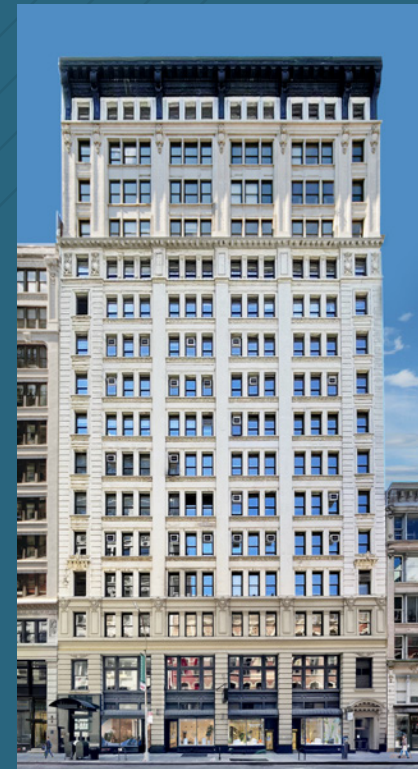


Existing Conditions

20 West 22nd Street

Between 5th & 6th Avenues

Fully Wired Move-In Ready Space
Tenant-Controlled HVAC Package
Units and Operable Windows



20 West 22nd Street


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

One of the nicest spaces in the Flatiron area with great northern views

Suite 1101: Size
5,974 rsf

- Bright fully furnished move-in ready space - direct elevator exposure
- Glass-front conference room, (2) office/meeting rooms
- Lounge area, reception area, full wet pantry with eating area, and open areas
- North exposure provides good natural light and Empire State Building views
- New carpet and paint

Possession: Immediate
Rent: \$58 psf

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



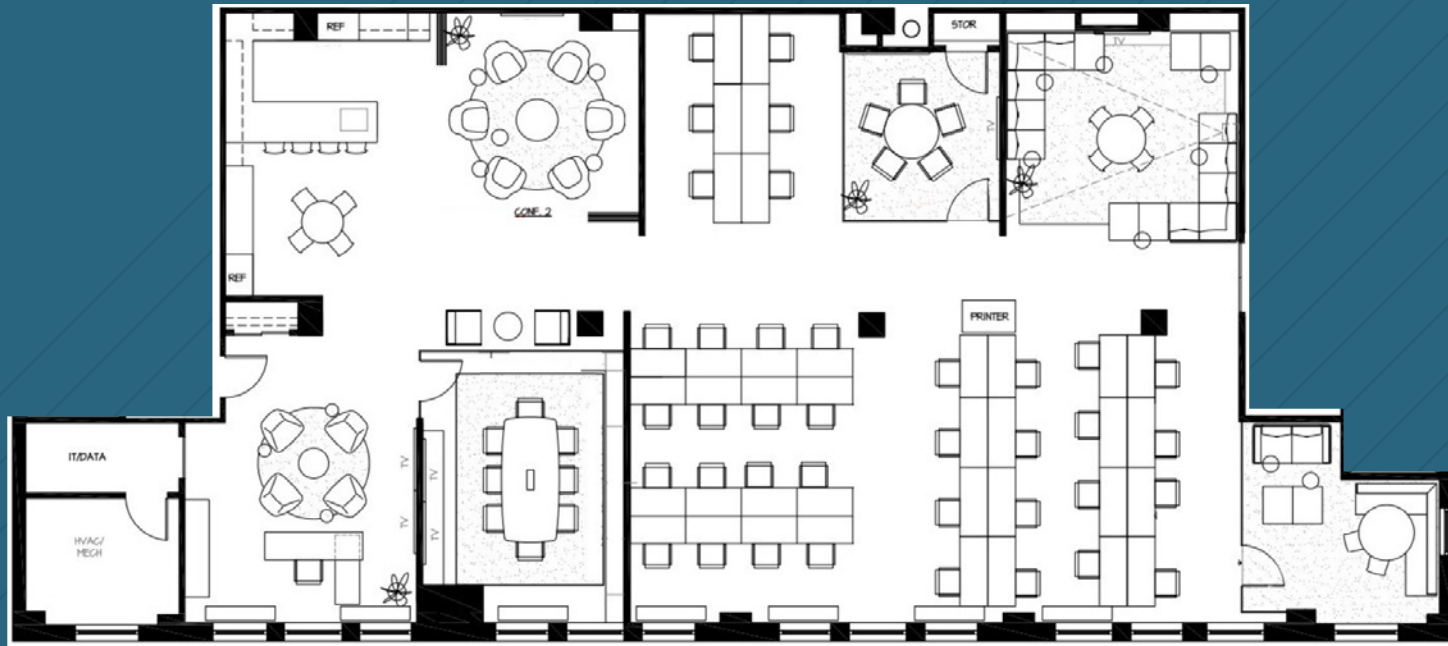
Lobby



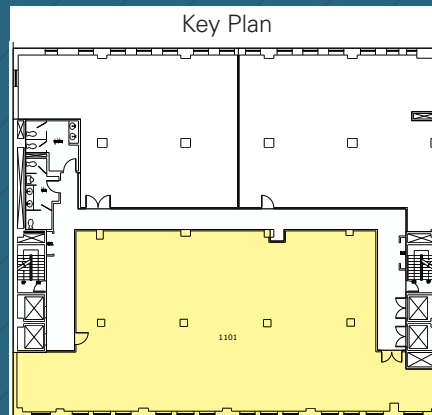
Brand New Bathrooms

SUITE 1101 - 5,974 RSF
(AS-BUILT PLAN)

[Click to View Virtual Tour](#)

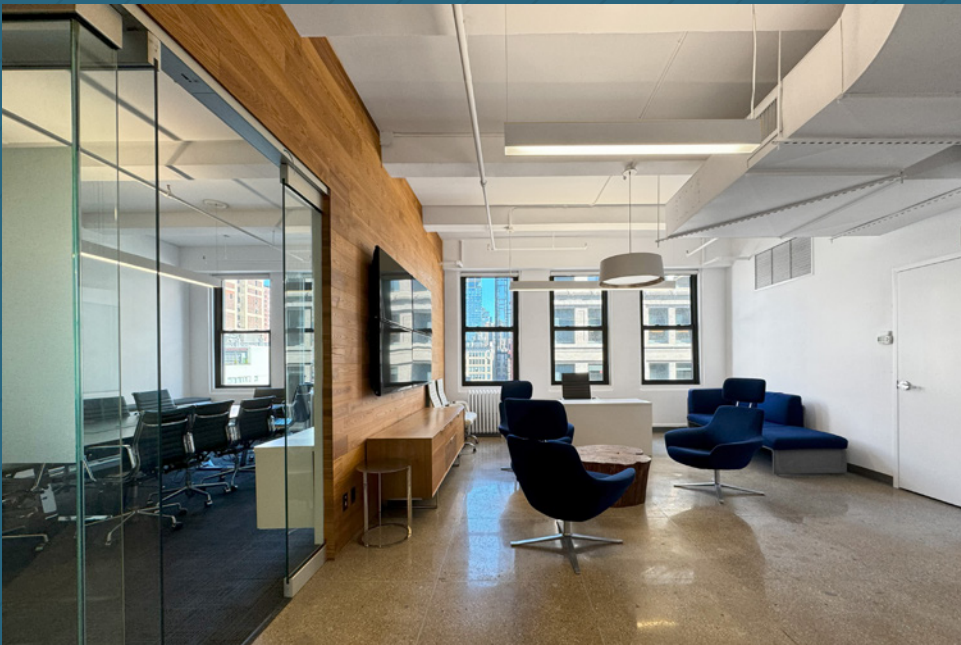


WEST 22ND STREET



Floor plan not to scale and may reflect some variations from current floor buildout – for display purposes only
Furniture shown for layout concept only

SUITE 1101 - 5,974 RSF



Existing Conditions

SUITE 1101 - 5,974 RSF



Existing Conditions



For further information and/or inspection, please contact:

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