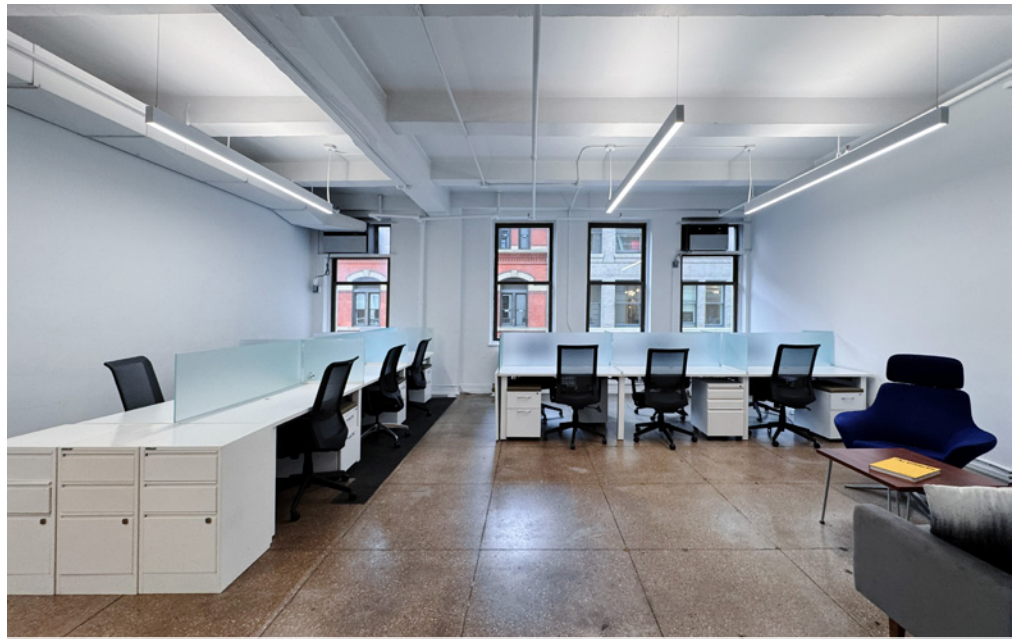




Suite 509



Suite 502

# 20 West 22nd Street

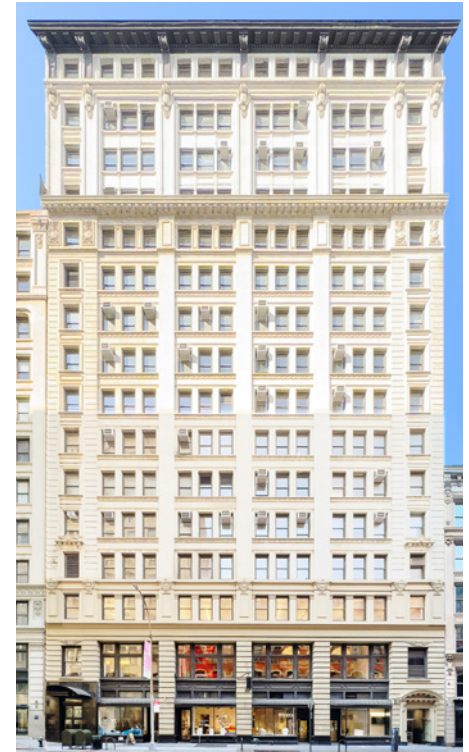
Between 5th & 6th Avenues

Fully Furnished Turnkey Office Spaces

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 1003 1,454 rsf	Immediate	Upon Request
<ul style="list-style-type: none"><li>- Recently renovated space with newly installed (2) private offices with high-end glass-front finishes</li><li>- Open area has 10 sit/stand workstations, full wet pantry with bar-height seating tables</li><li>- North exposure provides good natural light and Empire State Building views</li></ul>		

Suite 502: 1,871 rsf	Immediate	Upon Request
<ul style="list-style-type: none"><li>- Fully furnished space with polished concrete floors and good natural light</li><li>- Glass-front workspaces – (1) conference/meeting room and (1) office</li><li>- 12 sit/stand desks in the open area, full wet pantry with small eating area</li></ul>		

Suite 509: 2,056 rsf	Immediate	Upon Request
<ul style="list-style-type: none"><li>- Fully furnished open plan space with (1) glass-front office/meeting room and phone room</li><li>- Wet pantry with bar-height seating island, lounge area and 18 sit/stand desk in the open area</li></ul>		

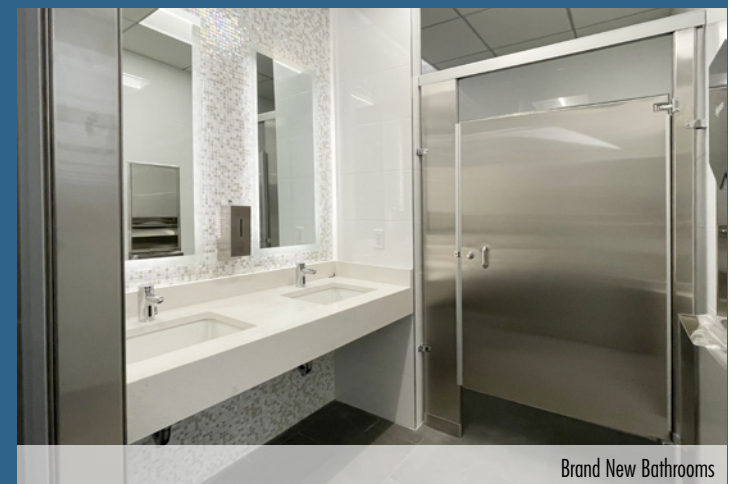
- Lobbies with central HVAC, 4-passenger elevators
- Operable windows, upgraded common hallways and brand new bathrooms
- 24 hour access with attended lobby and card-key access elevators
- Planned New East Lobby plus elevator upgraded computerized mechanicals already underway
- Building energy code of 92. Connectivity with (3) providers
- Close to Madison Square Park & Union Square
- Nearby transportation 
- **Medical or medical-related uses not permitted**



Lobby

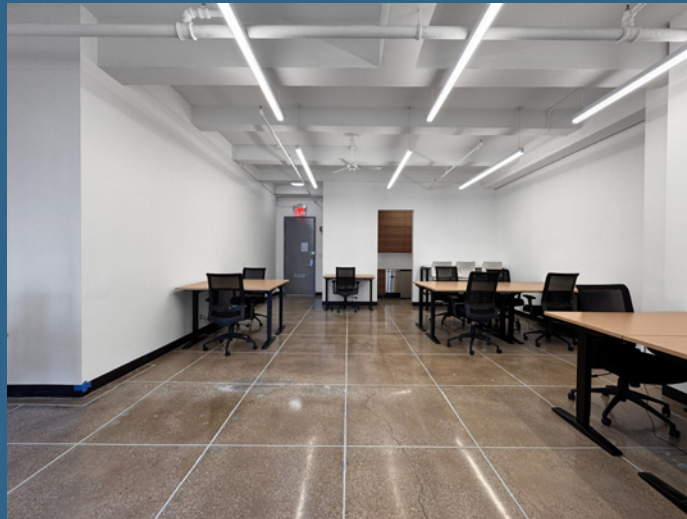
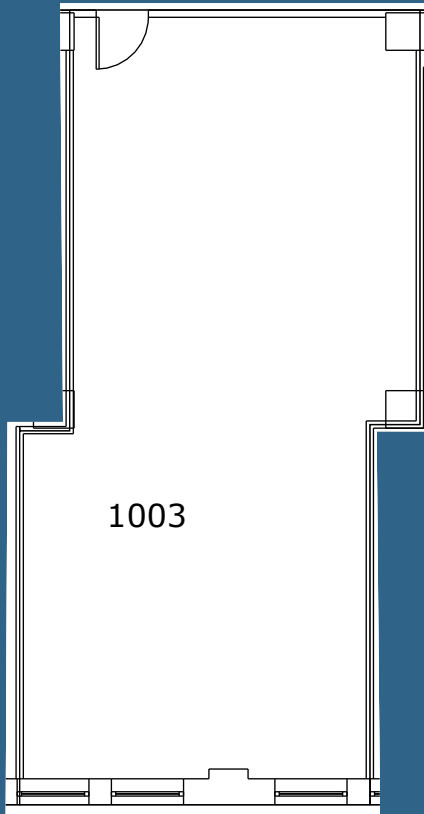


Artist's rendering for concept only of planned New East Lobby. Final design subject to change

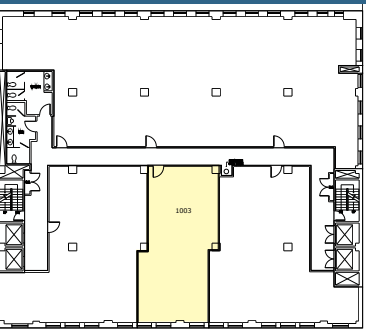


Brand New Bathrooms

SUITE 1003 - 1,454 RSF  
(BASE PLAN)



North view of Empire State Building

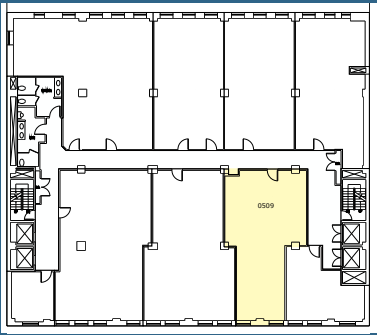
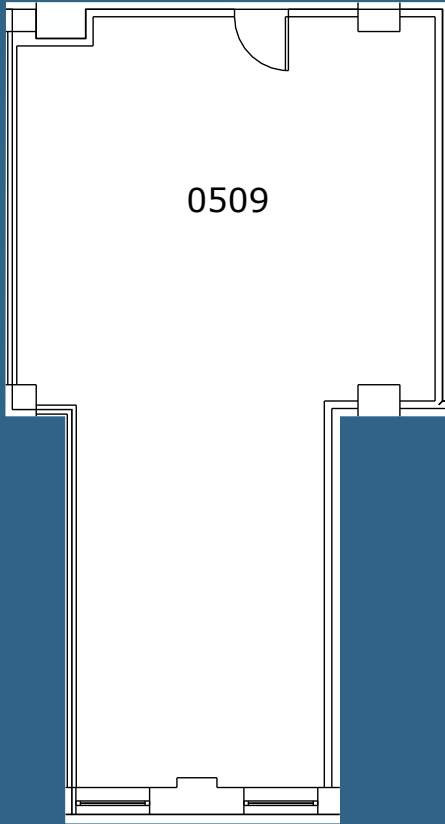


WEST 22ND STREET

Floor Plan not to scale, for display purposes only.

SUITE 509 - 2,056 RSF  
(BASE PLAN)

[Click to View Virtual Tour](#)

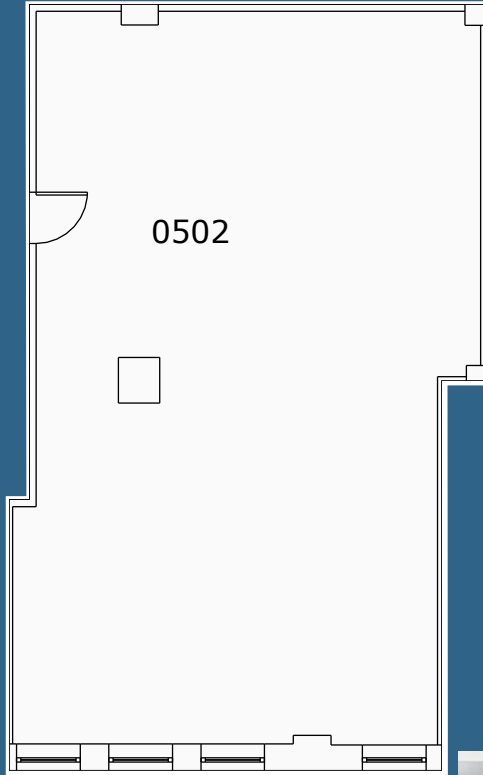


WEST 22ND STREET

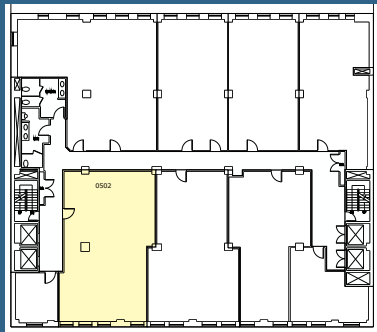


Floor Plan not to scale, for display purposes only.

SUITE 502 - 1,871 RSF  
(BASE PLAN)



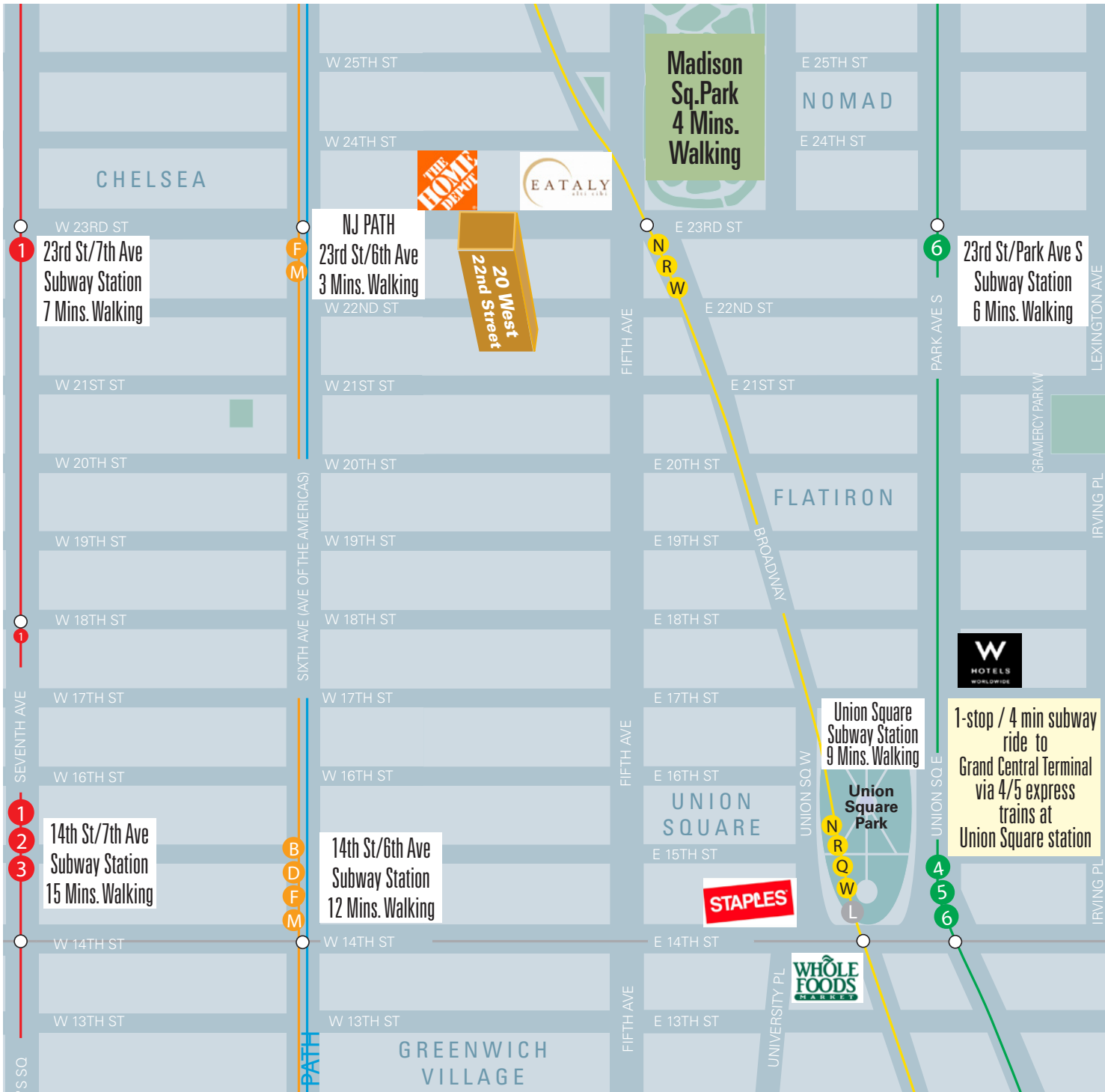
[Click to View Virtual Tour](#)



WEST 22ND STREET



Floor Plan not to scale, for display purposes only.



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