



Suite 511 - Existing Conditions



Suite 1412 - Existing Conditions

20 West 22nd Street

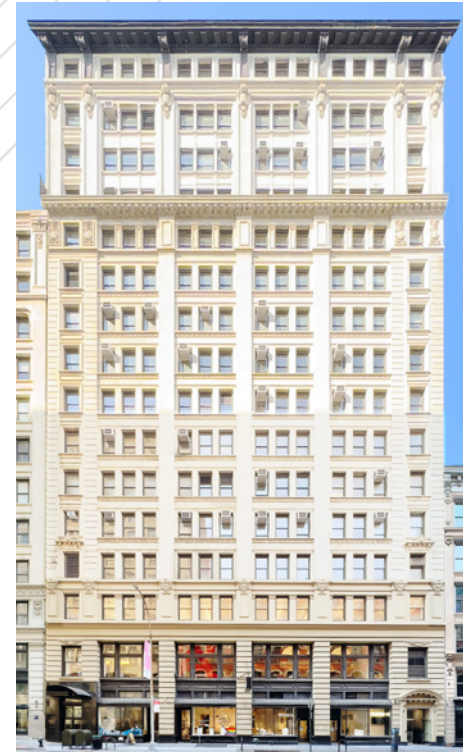
Between 5th & 6th Avenues

Flexible Small Space Opportunities

Great Flatiron/NoMad Location

Brand New Lobby, Elevators

and Operable Windows




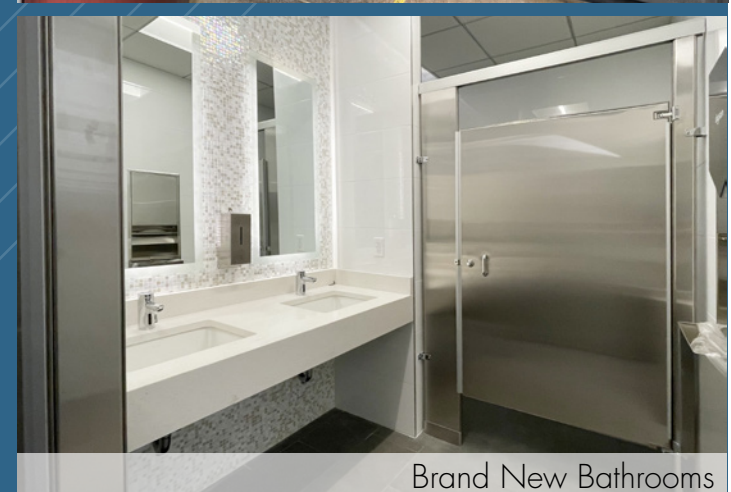
20 West 22nd Street

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

Current Availabilities

| | Size | Possession | Asking Rent |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------|
| Suite 912: | 778 rsf - Move-in ready space with south and east exposure - Flexible open layout with pantry sink | Immediate | \$42.00 psf |
| Suite 1412: | 1,181 rsf - Furnished move-in ready bright corner space with south exposure providing abundant natural light - Open layout space, windowed pantry room with seating | Immediate | \$55.00 psf |
| Suite 511: | 1,399 rsf - Furnished move-in condition space with glass-front conference room, open area, wet pantry, 6-person bar-height table for eating or collaborating, (4) workstations | Immediate | \$42.00 psf |

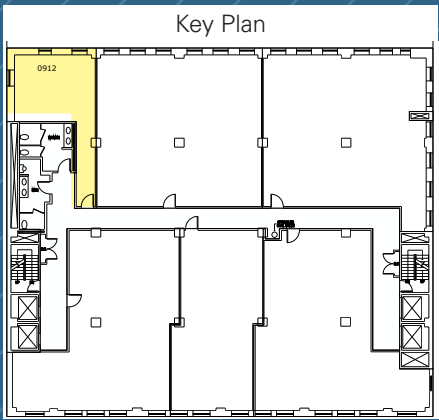
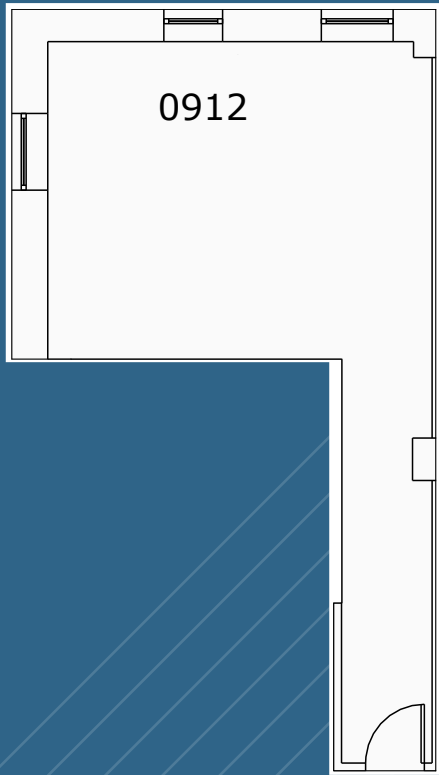
- New: Lobbies with central HVAC, 4-passenger elevators
- New operable windows, upgraded common hallways and brand new bathrooms
- 24 hour access with attended lobby and card-key access elevators
- Close to Madison Square Park & Union Square
- Nearby transportation 
- **Medical or medical-related uses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



Brand New Bathrooms

SUITE 912 - 778 RSF
(CORE PLAN)

[Click to View Virtual Tour](#)

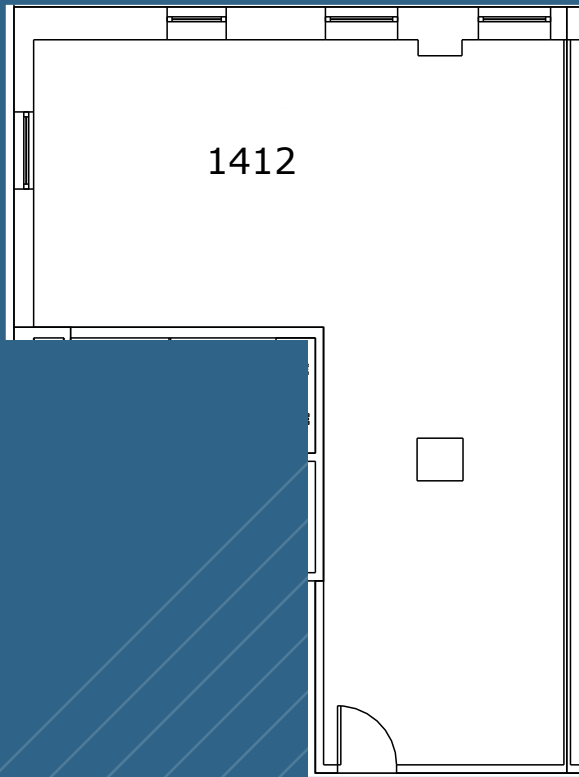


WEST 22ND STREET

Not to scale, for display purposes only



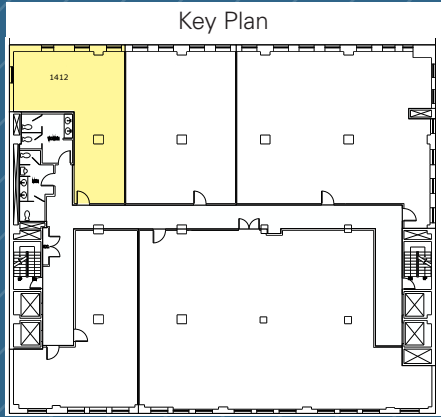
SUITE 1412 - 1,193 RSF
(CORE PLAN)



[Click to View Virtual Tour](#)



Current Conditions

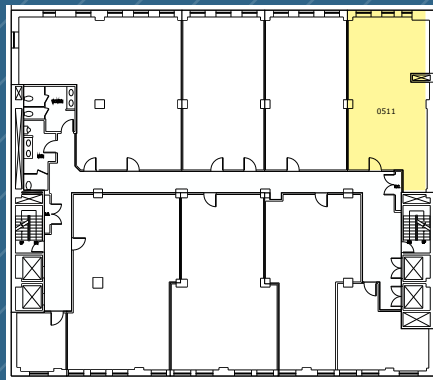
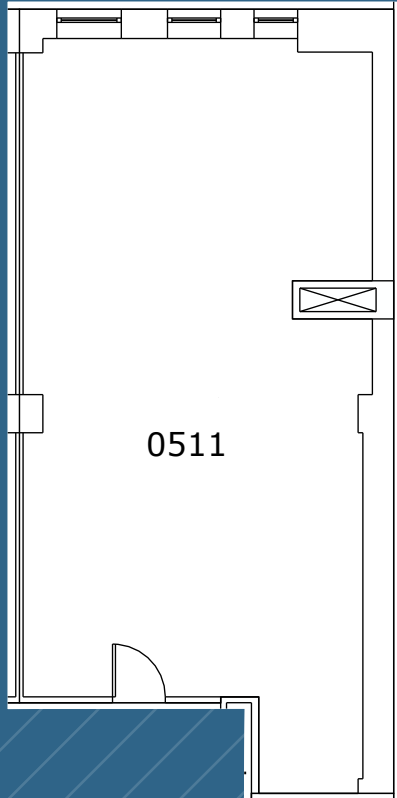


WEST 22ND STREET

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SUITE 511 - 1,399 RSF
(CORE PLAN)



WEST 22ND STREET

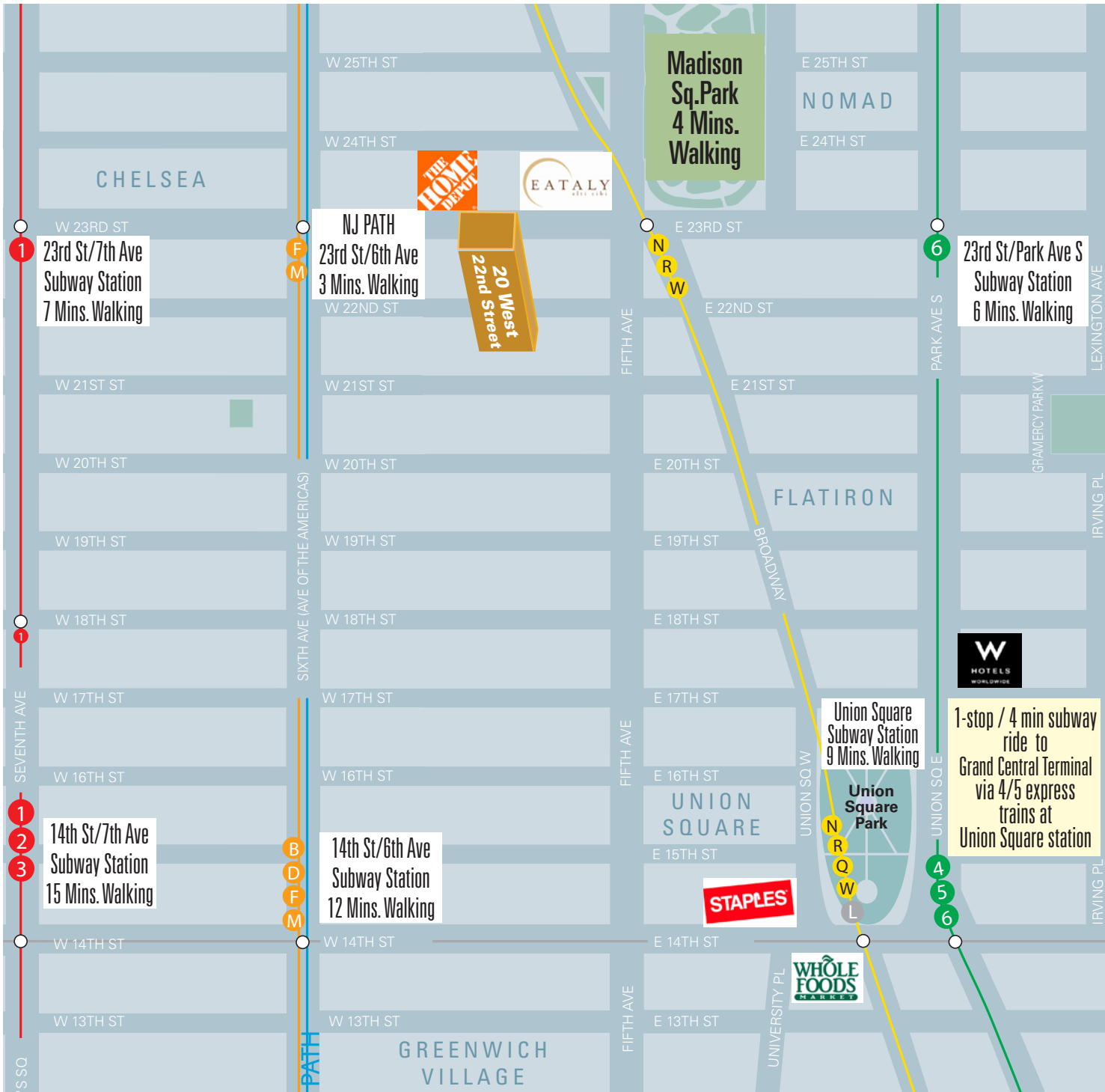
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Current Conditions





1
23rd St/7th Ave
Subway Station
7 Mins. Walking

F M
NJ PATH
23rd St/6th Ave
Subway Station
3 Mins. Walking

**20 West
22nd Street**

**Madison
Sq. Park
4 Mins.
Walking**

6
23rd St/Park Ave S
Subway Station
6 Mins. Walking

**1
2
3**
14th St/7th Ave
Subway Station
15 Mins. Walking

B D N M
14th St/6th Ave
Subway Station
12 Mins. Walking

Union Square
Subway Station
9 Mins. Walking

**1-stop / 4 min subway
ride to
Grand Central Terminal
via 4/5 express
trains at
Union Square station**

For further information and/or inspection,
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