

Suite 1409 - Existing Conditions

20 West 22nd Street

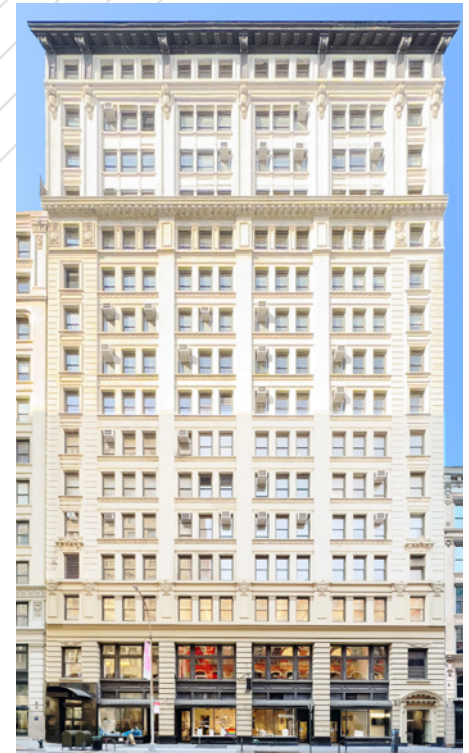
Between 5th & 6th Avenues

Flexible Small Space Opportunities

Great Flatiron/NoMad Location

Brand New Lobby, Elevators


and Operable Windows



20 West 22nd Street

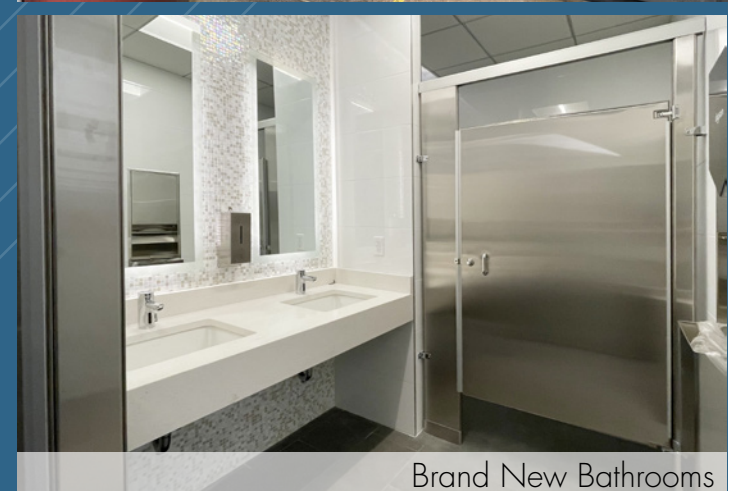
Current Availabilities

	Size Possession	Asking Rent	
Suite 1411:	1,675 rsf	Immediate	\$59 psf
	- Furnished turnkey space - open layout, glass-enclosed conference room, wet pantry and polished concrete floor		

- 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**

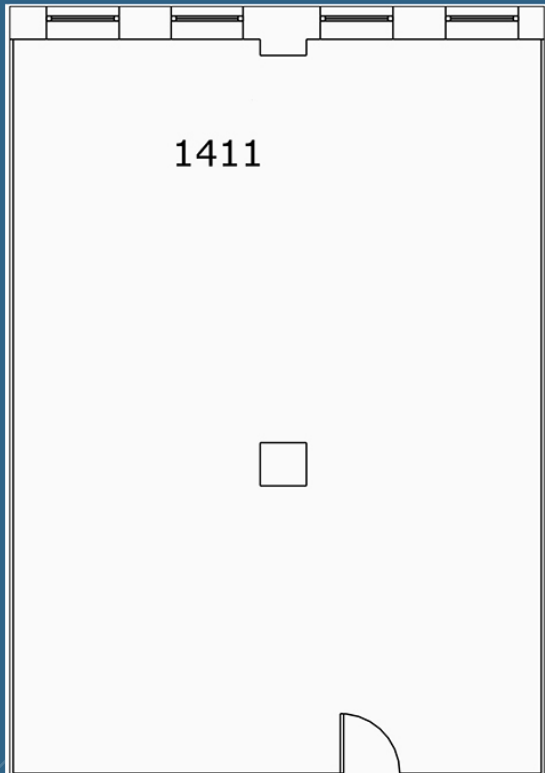


Lobby

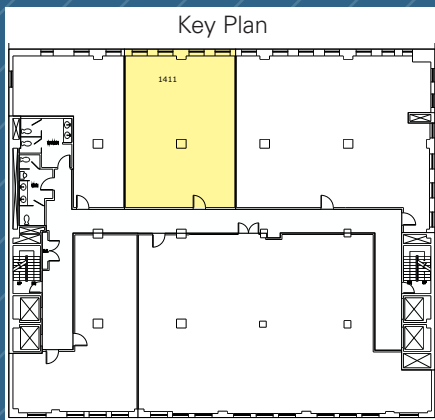


Brand New Bathrooms

SUITE 1411 - 1,675 RSF
(CORE PLAN)



Furniture shown may differ from existing conditions



WEST 22ND STREET

Not to scale, for display purposes only



