

The background features a central area of marbled paper with a light cream base and intricate, flowing veins of grey and taupe. This central area is framed by horizontal borders at the top and bottom, which have a vertical wood-grain pattern in shades of tan and brown.

133W25

Everything Within Reach



AUTHENTIC BRICK FACADE,
BRAND NEW COMPLETED
ENTRANCE + LOBBY

PRIVATE, FULLY FURNISHED, BRAND NEW, MOVE-IN READY PRE-BUILTS

HALF AND FULL FLOORS

LANDLORD WILL CUSTOMIZE FOR QUALIFIED TENANT

PRIVATE FULL FLOOR OR HALF FLOOR
WITH ACCESS TO PRIVATE ROOF DECK

FULL BUILDING OPPORTUNITY

**44,319 RSF OF CONTIGUOUS SPACE
MOVE-IN READY**

**FLEXIBLE TERMS:
6 MONTHS TO 10+ YEARS**

**PARTIAL FLOORS & CONTIGUOUS BLOCKS
ALSO AVAILABLE**





ACTUAL PHOTO OF
FURNISHED SPACE



ACTUAL PHOTO OF
FURNISHED SPACE

COMPLETED **CAPITAL IMPROVEMENTS**
COMMON AREAS + WIDE PLANK OAK
FLOORS + **EXPOSED BRICK**
NEW BATHROOMS
24/7 DOORMAN + **ON-SITE** SUPER
BIKE STORAGE



UPDATED ELECTRIC
DEDICATED TELEDATA LINES
TENANT CONTROLLED HVAC
WIRED FOR FIOS
10'5" CEILING HEIGHTS





ACTUAL PHOTO OF
FURNISHED SPACE



PRIVATE ROOF DECK



ACTUAL PHOTO
OF 9TH FLOOR

PARTIAL ROOF DECK AVAILABLE
FOR THE **PARTIAL 9TH FLOOR**.
FULL FLOOR FEATURES
FULL PRIVATE ROOF

COLUMN-FREE SPACE

GLASS FRONT CONFERENCE ROOMS AND OFFICES

NEW DIRECT/INDIRECT **LIGHTING**

PERIMETER + FLOOR OUTLETS



VIRTUALLY
STAGED PHOTO





ACTUAL PHOTO OF
FURNISHED SPACE

NEW PANTRIES, STAINLESS STEEL
APPLIANCES FEATURING **FULL-SIZED**
REFRIGERATOR, MICROWAVE,
DISHWASHER + **WINE FRIDGE**

FLEXIBLE TERMS AVAILABLE:
6 MONTHS TO 10+ YEARS

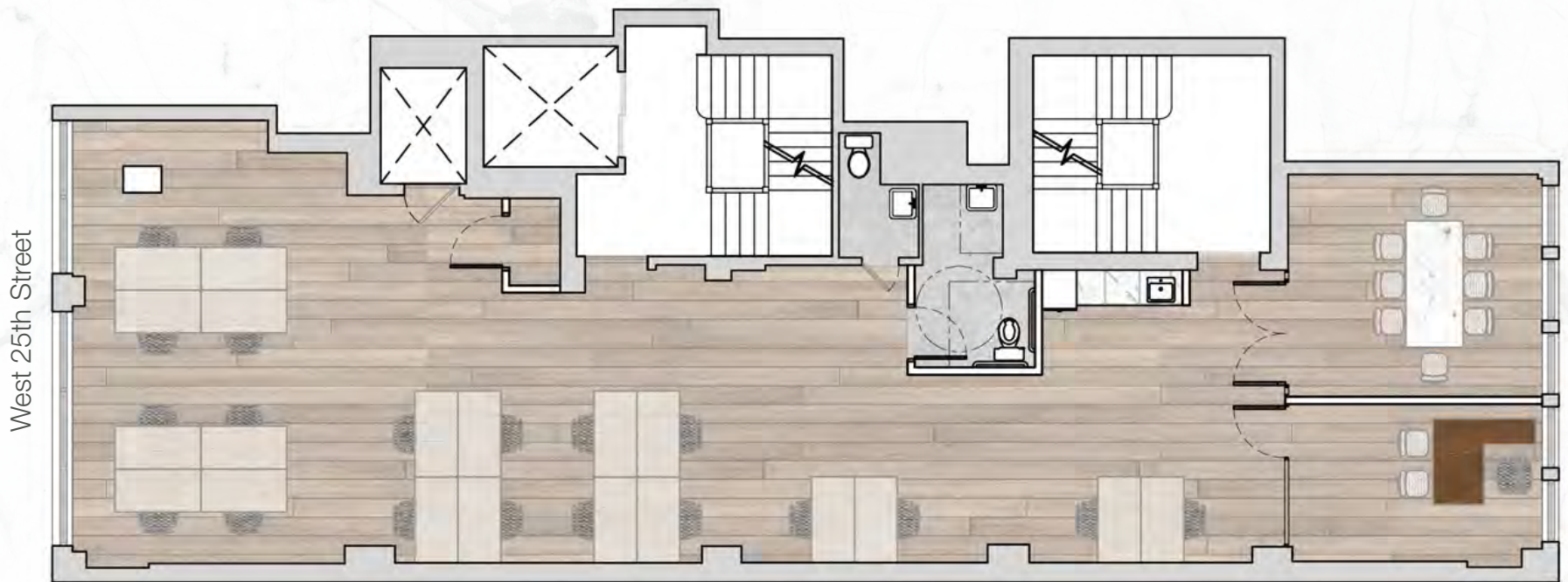
NEW BUILDING INSTALLATION (NBI) AVAILABLE

T.I. & TENANT CONCESSIONS AVAILABLE:
MORE INFORMATION

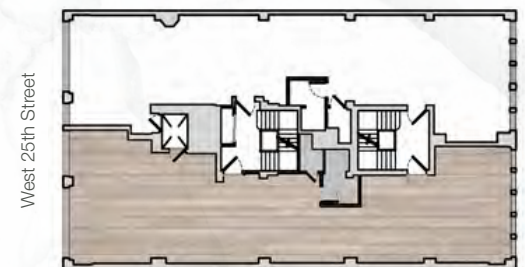
VIEW ADDITIONAL SUITE DETAILS:
OFFICE.ICONREALTYMGMT.COM

PRE-BUILT TEST FIT (HALF FLOOR)

2,770 RSF EACH

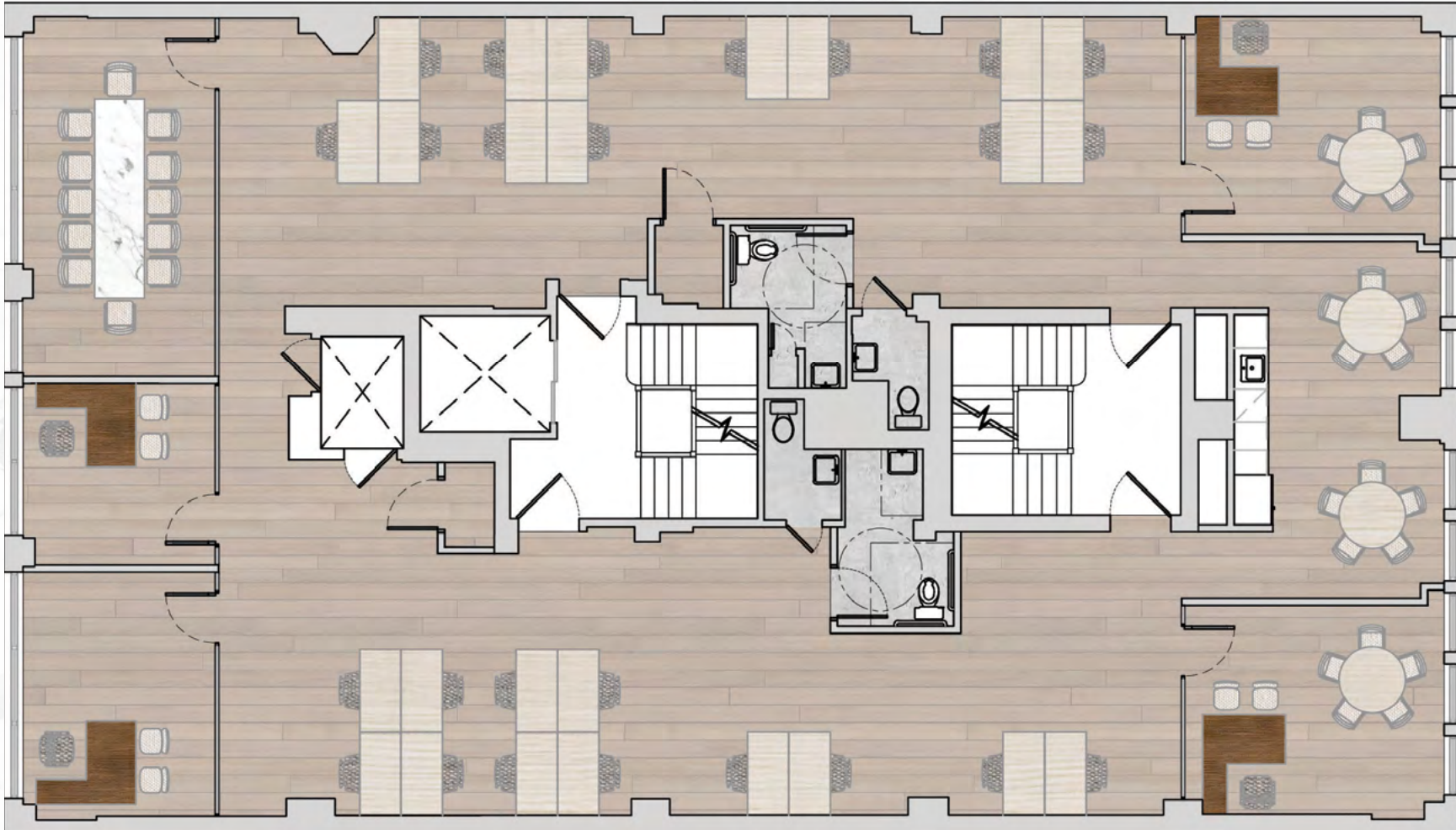


SUITE A: Workstations: 20 Private Offices:1 Conference Room: 1 Pantry: 1 **TOTAL: 21**



PRE-BUILT TEST FIT (OPEN FLOOR)

5,540 RSF



Workstations: 25 Private Offices: 4 Conference Room: 1 Pantry: 1 **TOTAL: 29**

BUILDING SPECIFICATIONS:

OWNER:	ICON REALTY MANAGEMENT
YEAR COMPLETED:	1908
RENTABLE AREA:	44,319 RSF
NUMBER OF FLOORS:	9
TYPICAL FLOOR SIZE:	5,540 RSF
TYPICAL SLAB HEIGHT:	10'5"
WINDOWS:	BRAND NEW CASEMENT WINDOWS
HVAC:	TENANT CONTROLLED
AIR CONDITIONING:	BRAND NEW SPLIT SYSTEM STAINLESS STEEL DUCTS
FIRE SAFETY SYSTEM:	WET PIPE SPRINKLER SYSTEM AND ELECTRIC FIRE PUMP
SECURITY:	24/7 DOORMAN WITH SECURITY CAMERAS IN LOBBY

W 34th

B D F M
N Q R W

EMPIRE
STATE
BUILDING

PENN STATION
A C E 1 2 3
AMTRACK



6

7th AVENUE

6th AVENUE

BROADWAY

5th AVENUE

MADISON AVENUE

PARK AVENUE

W 28th

133W25

R W

6

W 25th



MADISON
SQUARE
PARK

W 23rd

C E

1



F M

R W

6

FLATIRON BUILDING

**NOMAD, CHELSEA +
MIDTOWN SOUTH**

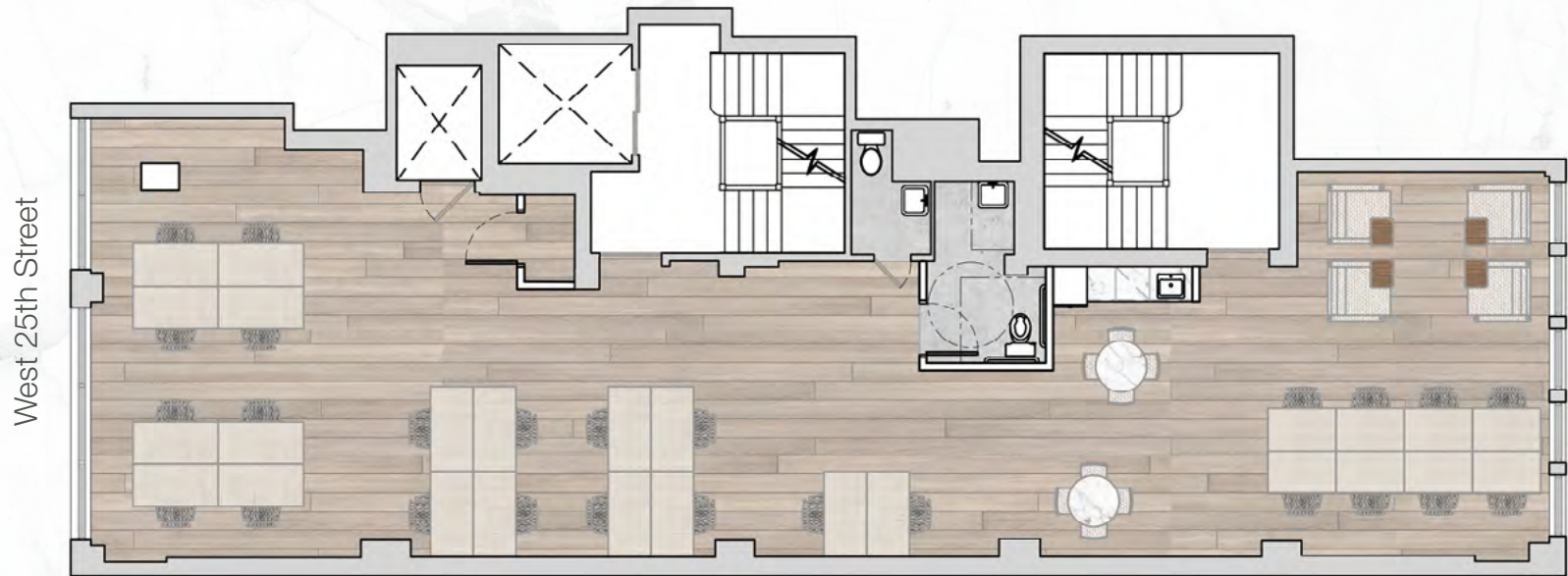
**EASY ACCESS
TO TRANSIT &
LOCAL AMENITIES**

**TRANSPORT,
PENN STATION,
PATH TRAINS &
HERALD SQUARE**

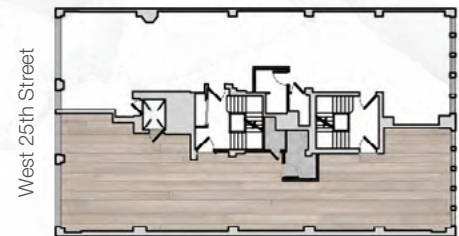


SAMPLE PRE-BUILT TEST FIT

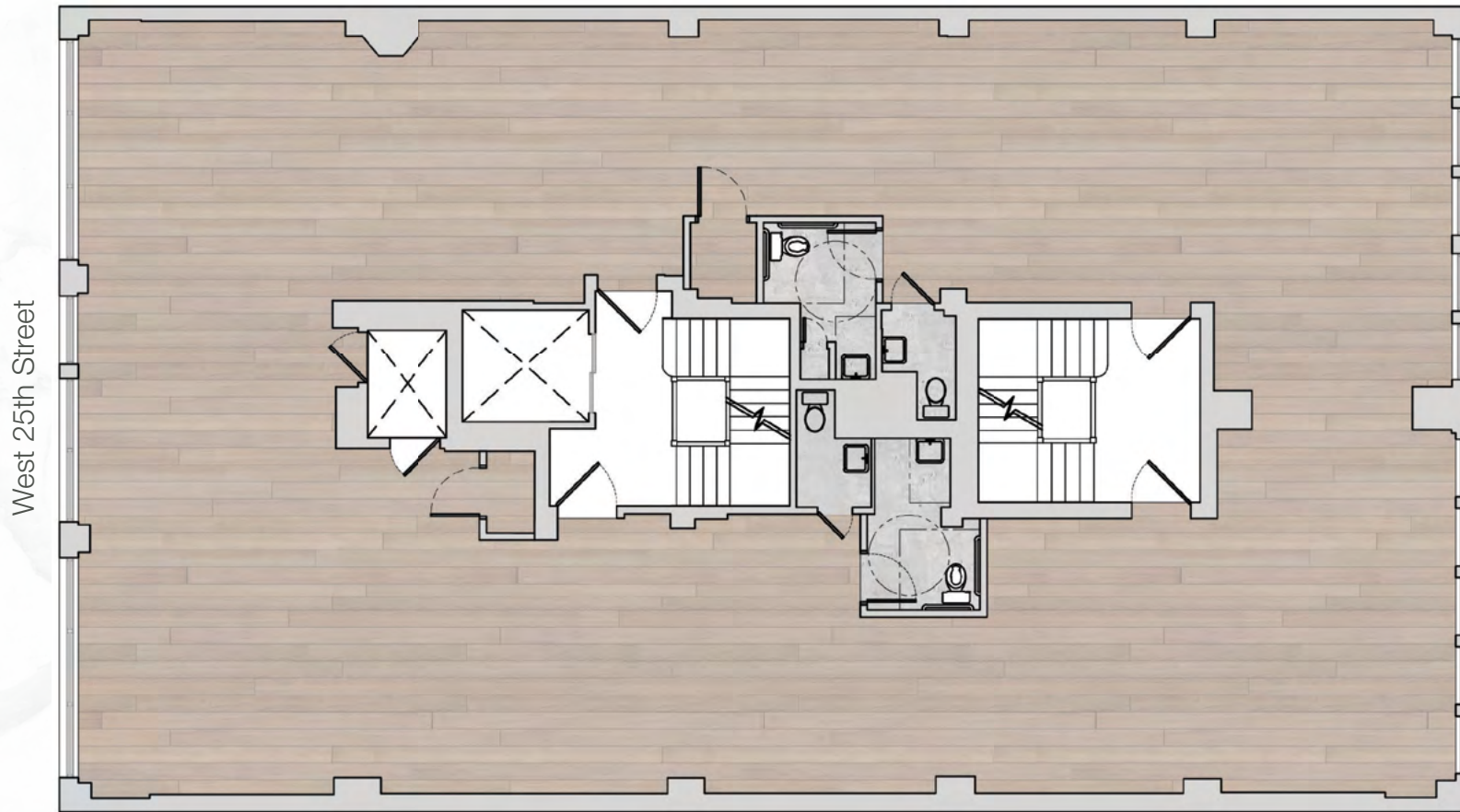
HALF FLOOR OPEN OFFICE | **2,770 RSF**



Workstations: 20 Private Offices: 1 Conference Room: 1 Pantry: 1 **TOTAL: 21**

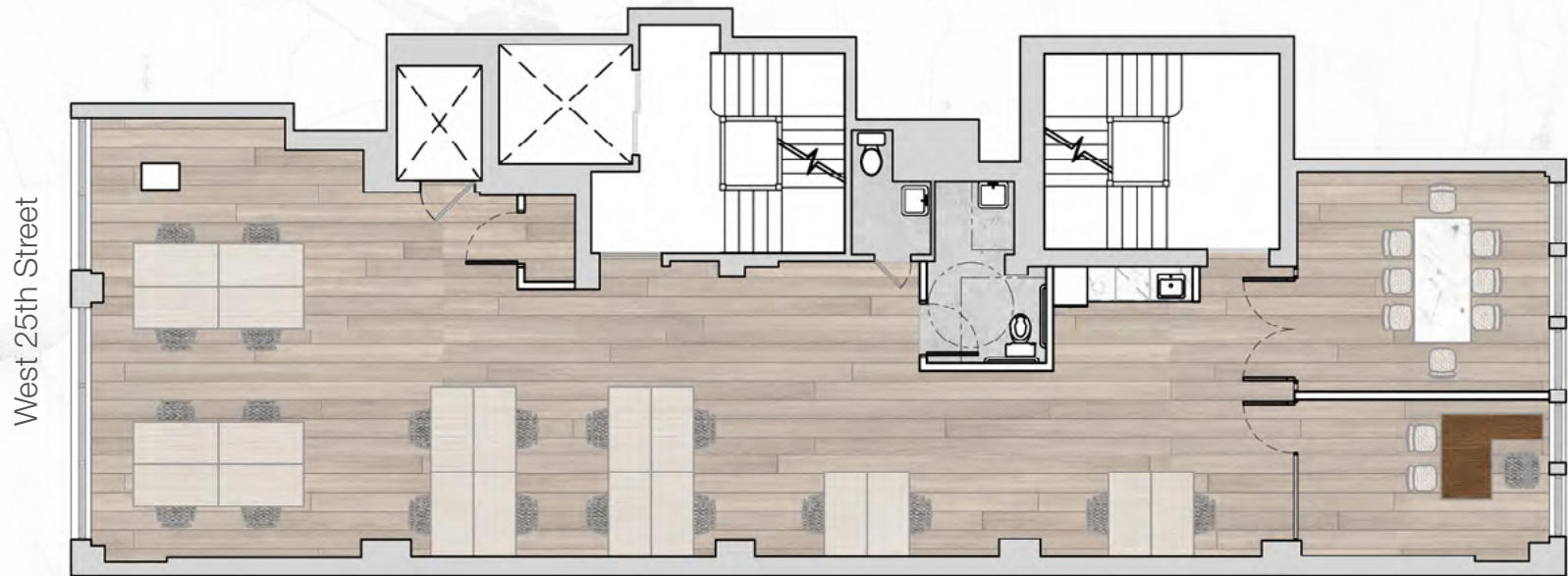


FULL FLOOR CORE & SHELL | **5,540 RSF**

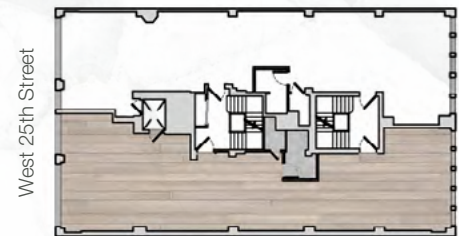


SAMPLE PRE-BUILT TEST FIT

HALF FLOOR OPEN OFFICE | **2,770 RSF**

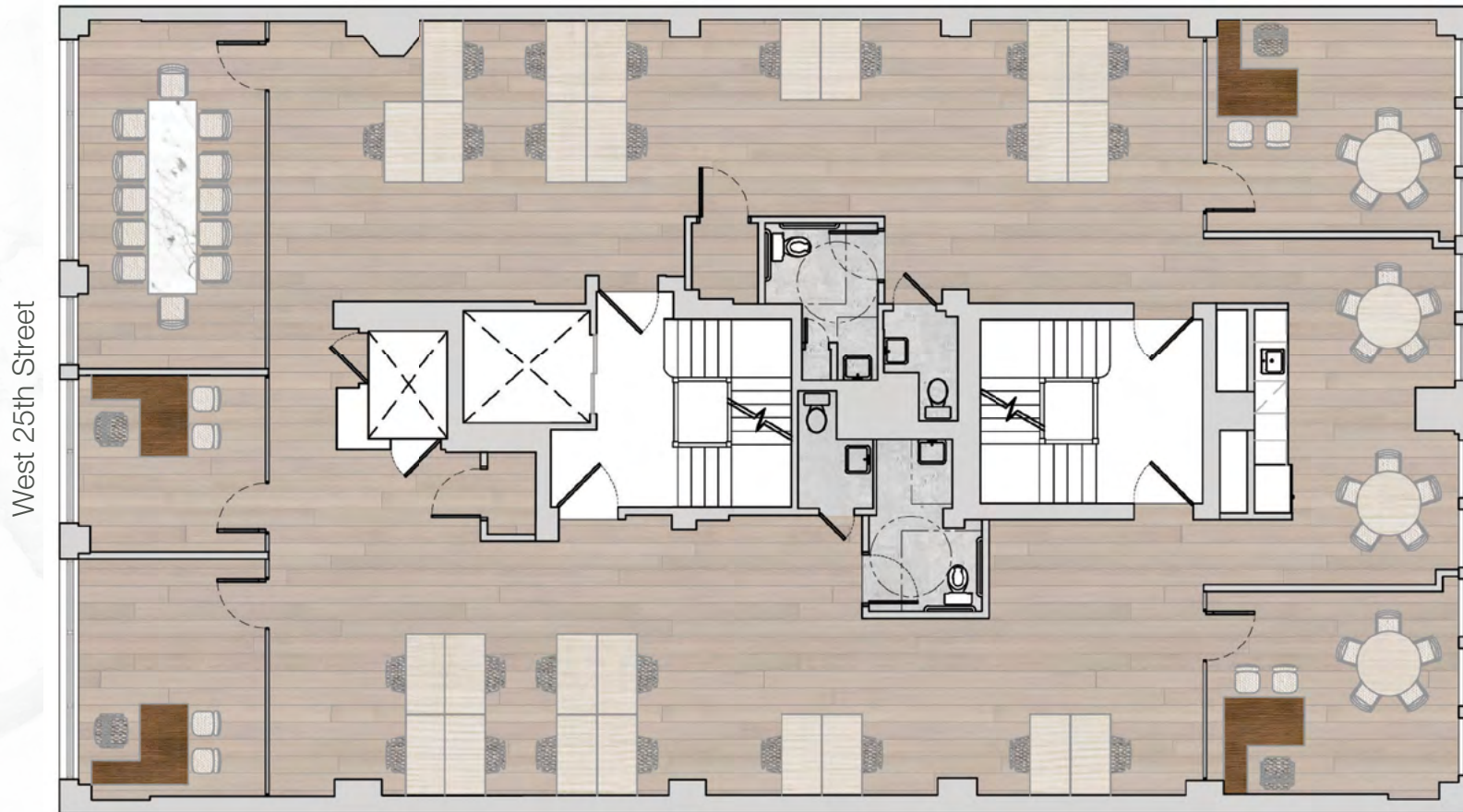


Workstations: 18 Private Offices: 1 Conference Room: 1 Pantry: 1 **TOTAL: 19**



SAMPLE PRE-BUILT TEST FIT

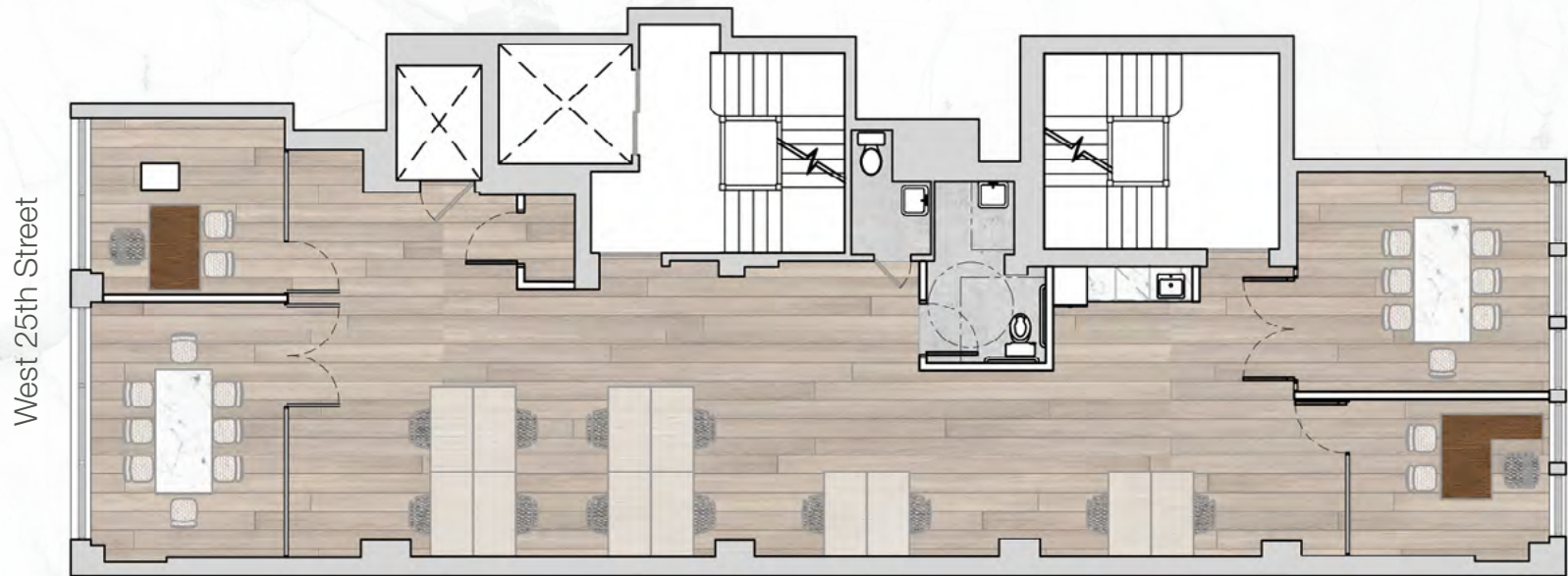
FULL FLOOR OPEN OFFICE | **5,540 RSF**



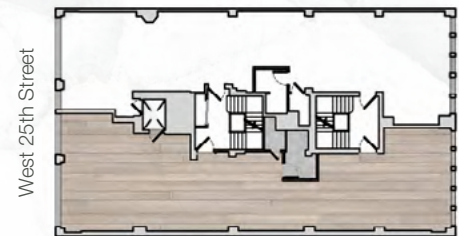
Workstations: 25 Private Offices: 4 Conference Room: 1 Pantry: 1 **TOTAL: 29**

SAMPLE PRE-BUILT TEST FIT

HALF FLOOR OPEN OFFICE | **2,770 RSF**



Workstations: 12 Private Offices: 2 Conference Room: 2 Pantry: 1 **TOTAL: 14**



SAMPLE PRE-BUILT TEST FIT

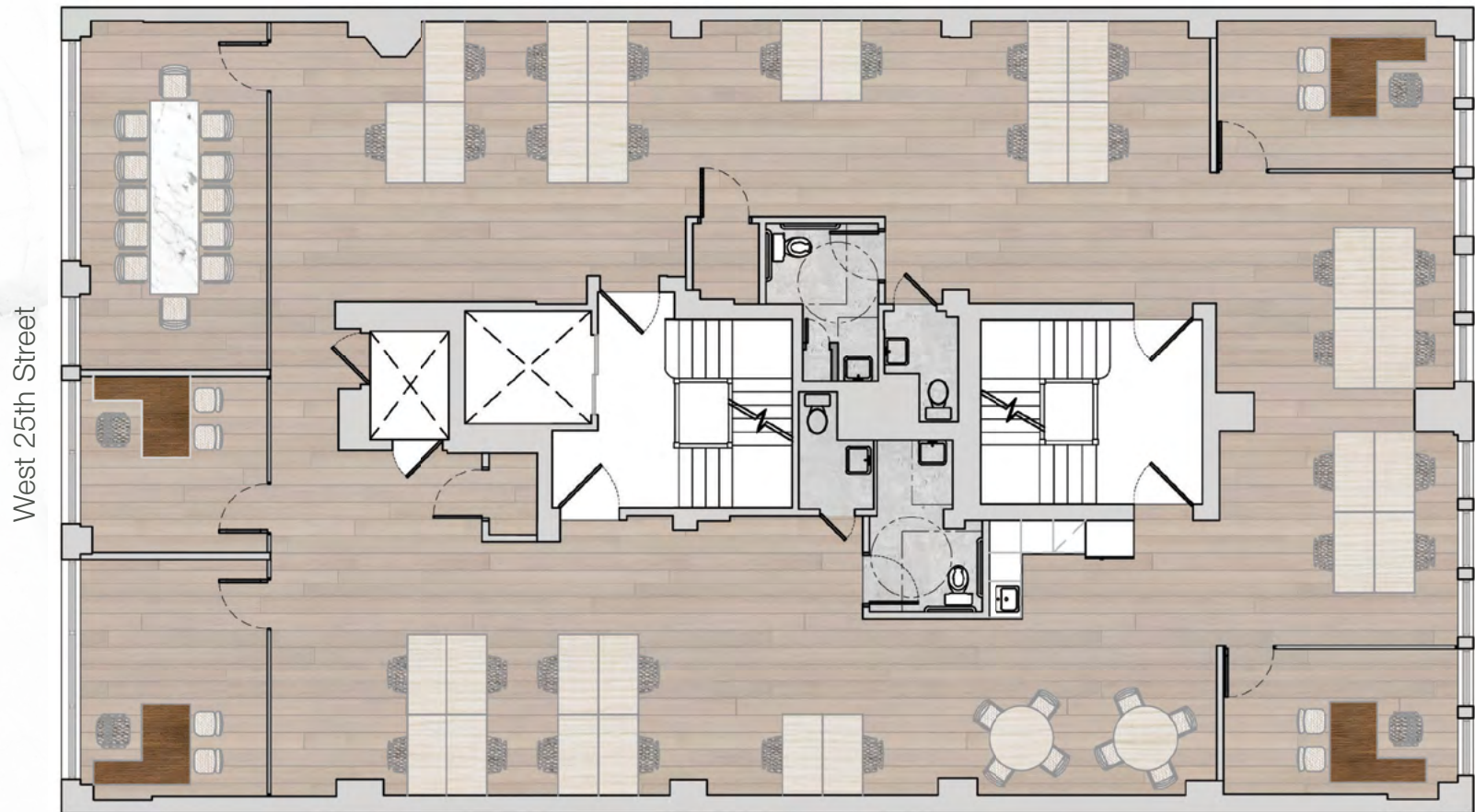
FULL FLOOR OPEN OFFICE | **5,540 RSF**



Workstations: 13 Private Offices: 10 Conference Room: 1 Pantry: 1 **TOTAL: 23**

SAMPLE PRE-BUILT TEST FIT

FULL FLOOR OPEN OFFICE | **5,540 RSF**



Workstations: 31 Private Offices: 4 Conference Room: 1 Pantry: 1 **TOTAL: 35**

SAMPLE PRE-BUILT TEST FIT

FULL FLOOR OPEN INTENSIVE | **5,540 RSF**



Workstations: 15 Private Offices: 10 Conference Room: 1 Pantry: 1 **TOTAL: 25**