

Suite 1409 - Existing Conditions

20 West 22nd Street

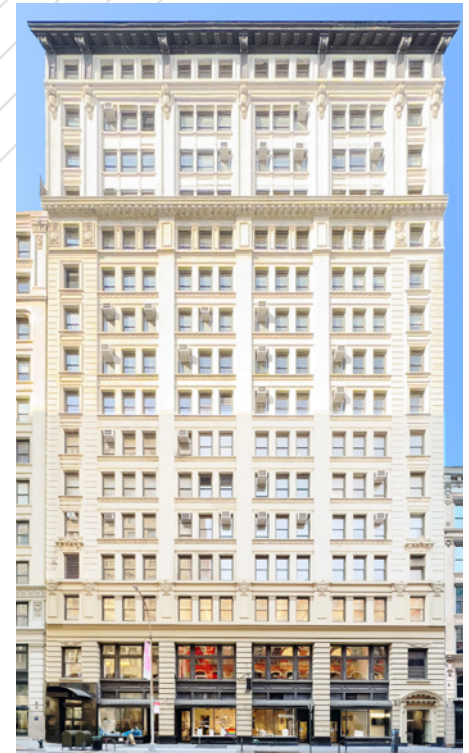
Between 5th & 6th Avenues

Flexible Small Space Opportunities

Great Flatiron/NoMad Location

Brand New Lobby, Elevators

and Operable Windows



20 West 22nd Street

Current Availabilities

Suite 509: 2,056 rsf Immediate Upon Request

- Open plan layout with (1) glass-front office and phone room, full wet pantry with seating space
- Furniture shown for layout concept only

- 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 1 F M N R W L 6 PATH
- **Medical or medical-related uses not permitted**

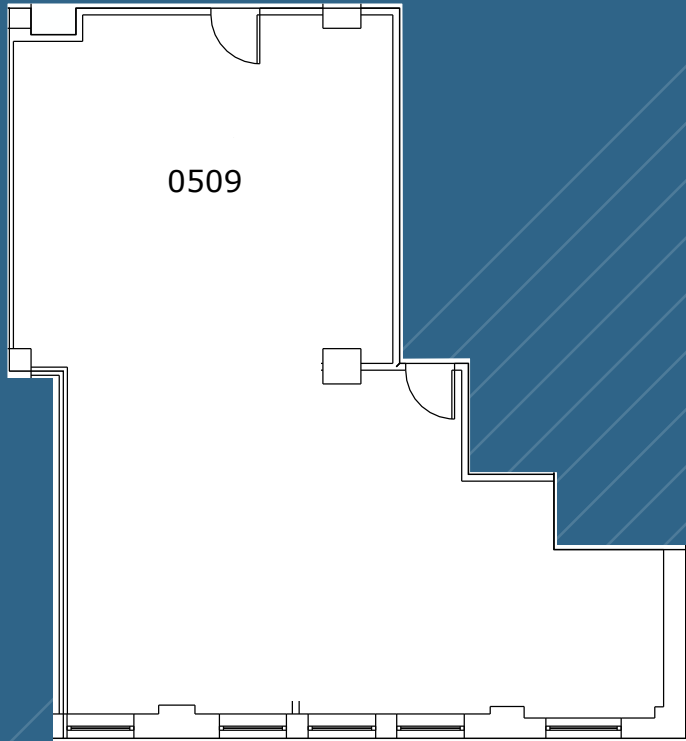


Lobby

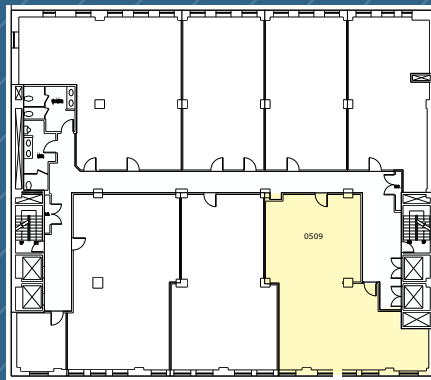


Brand New Bathrooms

SUITE 509 - 2,056 RSF
(CORE PLAN)



Furniture shown for layout concept only



WEST 22ND STREET



