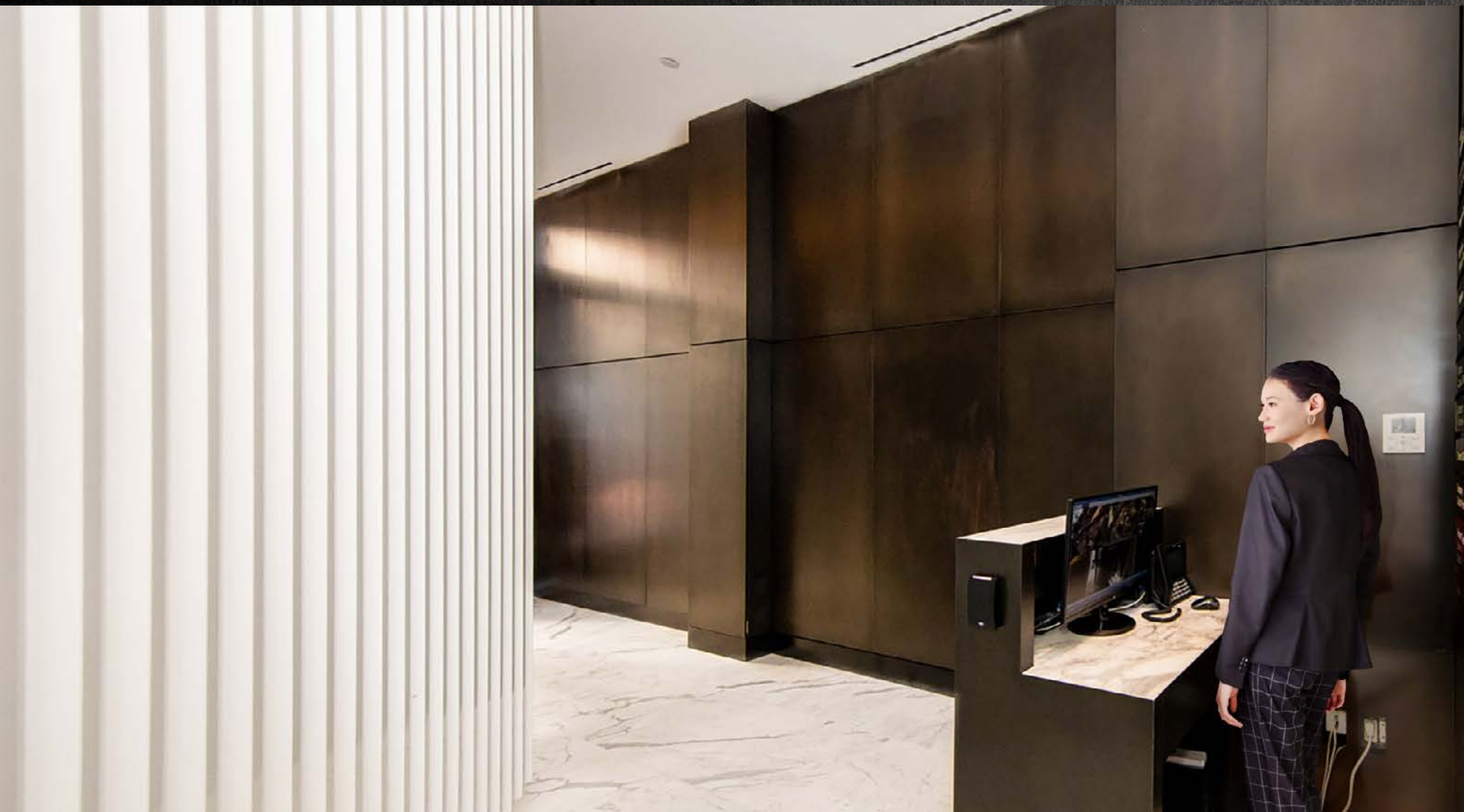


30E23
FLATIRON



**MOVE IN READY, NEWLY BUILT, FULLY WIRED,
PLUG & PLAY FULL FLOOR AVAILABLE IMMEDIATELY**

LIMITED
AVAILABILITY IN
HIGHLY SOUGHT
AFTER BUILDING!

FLEXIBLE TERMS AVAILABLE: 3 TO 5+ YEARS

PRIVACY, PRESENCE AND MADISON SQUARE PARK VIEWS

REIMAGINED





NEWLY **COMPLETED CAPITAL**
IMPROVEMENT PROGRAM:
COMPLETE RENOVATION BY DXA STUDIOS
NEW FAÇADE, ENTRANCE, LOBBY,
WINDOWS & ELEVATORS

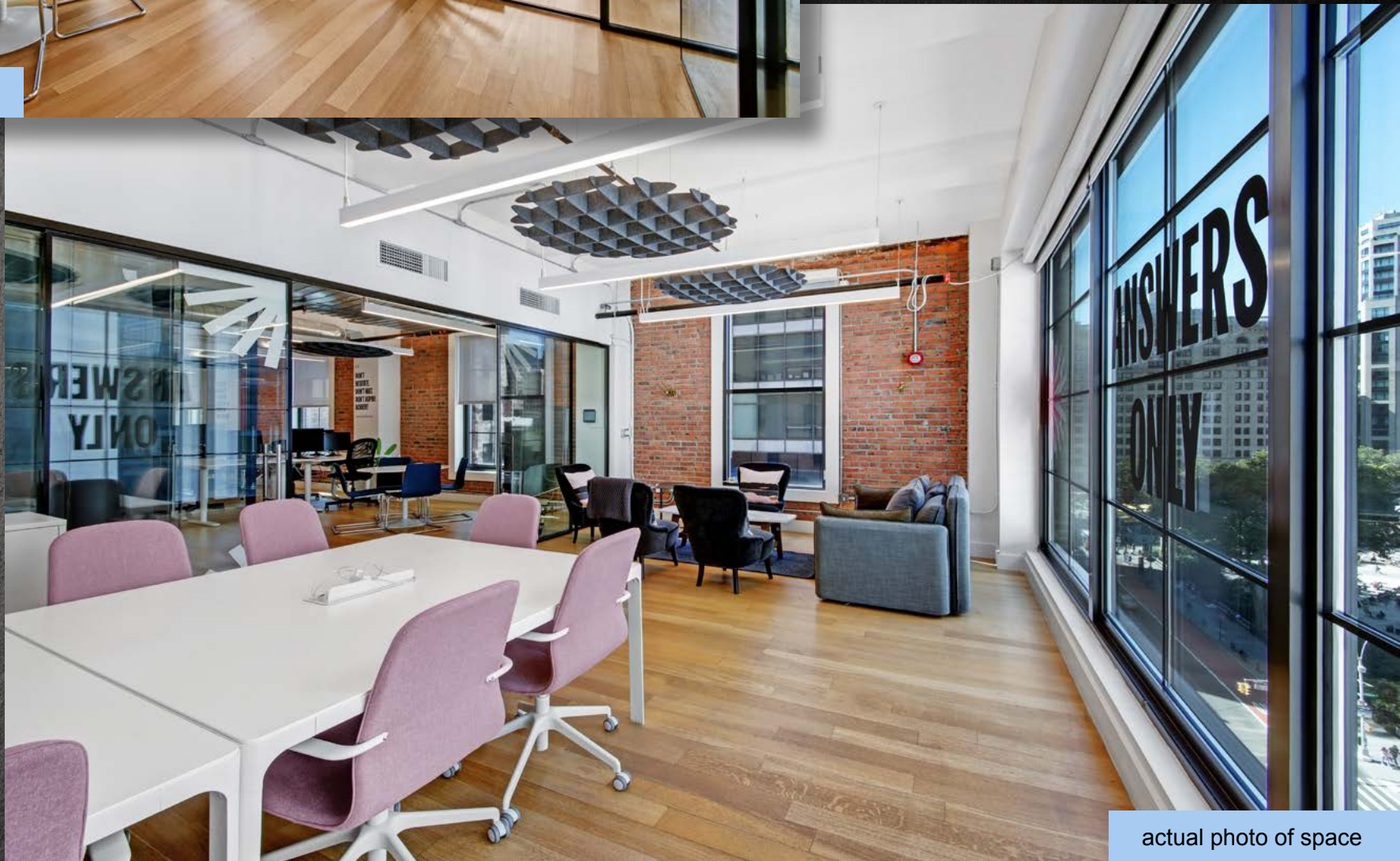
24/7 ATTENDED LOBBY &
STATE-OF-THE-ART SECURITY

ROBUST TELEDATA RISERS & DEDICATED LINES
WIRED FOR HIGH-SPEED CARRIERS





actual photo of space



actual photo of space



actual photo of space



“
THE FUTURE
BELONGS TO
THOSE WHO
BELIEVE IN THE
BEAUTY OF
THEIR DREAMS

Eleanor Roosevelt

“
DON'T
HESITATE.
DON'T WAIT.
DON'T ASPIRE.
ACHIEVE!

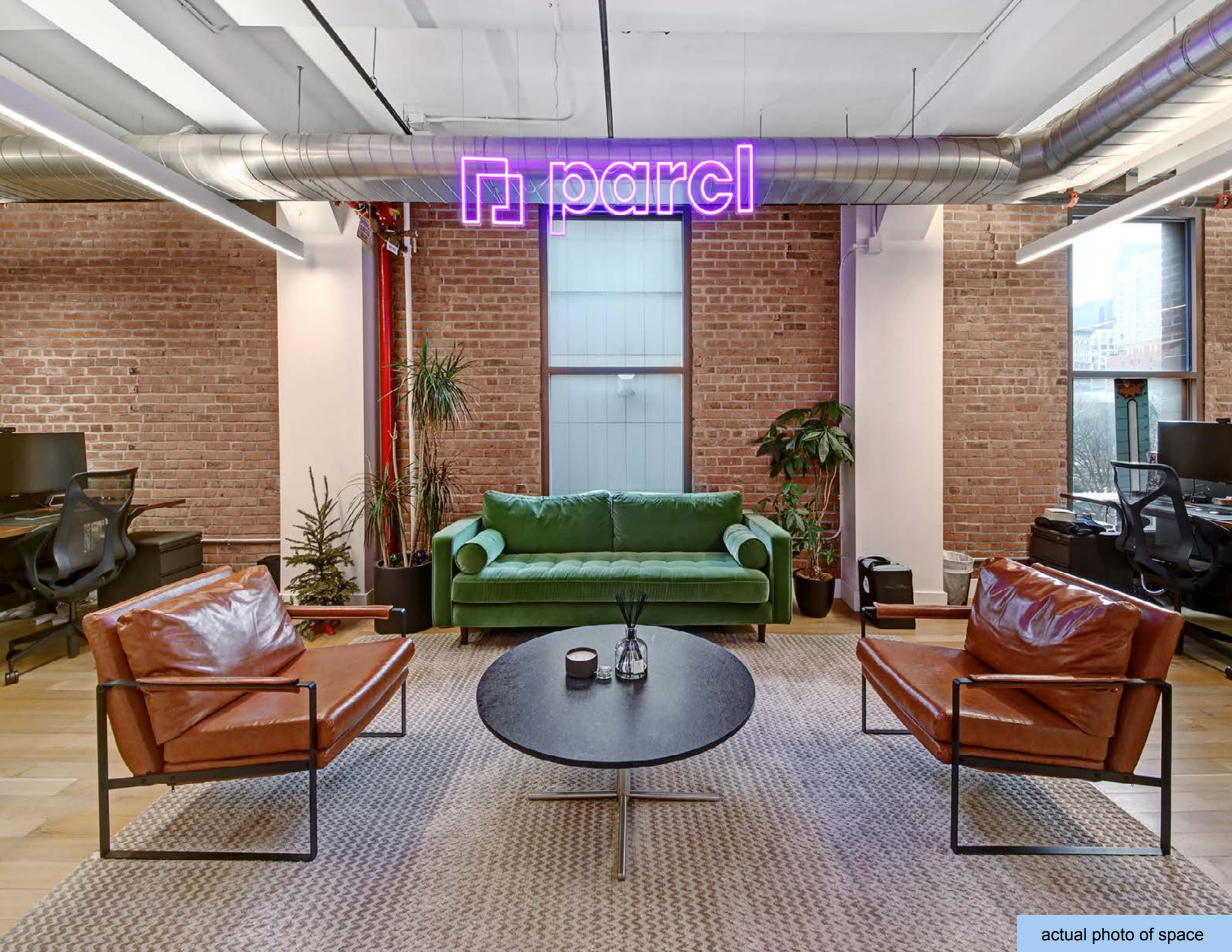
Amanda Gorman



actual photo of space



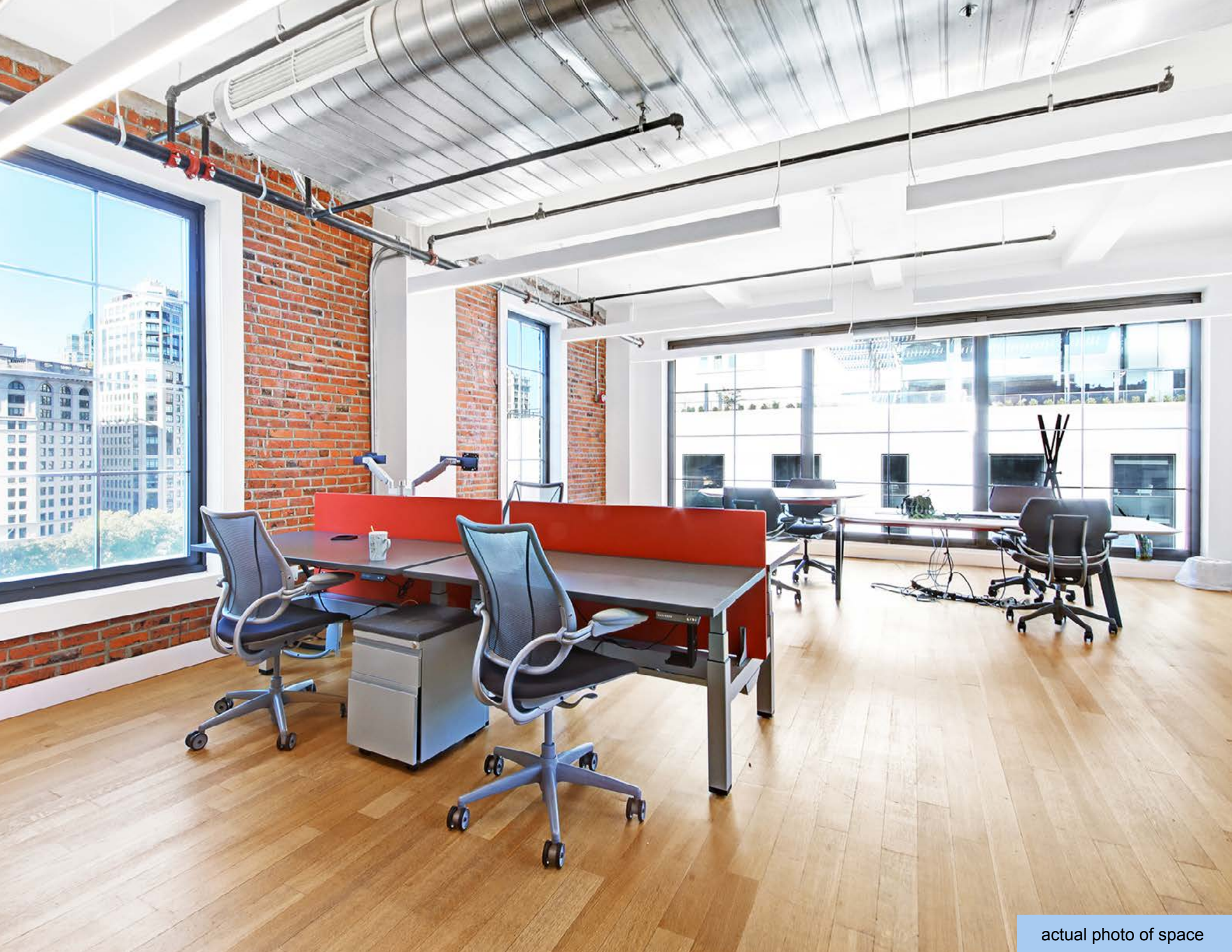
actual photo of space



actual photo of space



actual photo of space



actual photo of space



actual photo of space



actual photo of space



actual photo of space



NEIGH BOR HOOD

ACROSS FROM **MADISON SQUARE PARK**

WHERE **FLATIRON** MEETS **NOMAD & CHELSEA**

EASY ACCESS TO AM COFFEE, EASY LUNCH,
& AFTER WORK BARS + DINING

DINE

230 FIFTH ROOFTOP BAR
ABC KITCHEN
AI FIORI
AYZA WINE &
CHOCOLATE BAR
BEAN & BEAN COFFEE
BO'S KITCHEN AND
BAR ROOM
THE BRESLIN
BROOKLYN BAGEL &
COFFEE COMPANY
COSME
DELMONICO'S KITCHEN
EATALY NYC
ELEVEN MADISON PARK
FLATIRON HALL
THE FLATIRON ROOM
FRIEDMAN'S
GRAMERCY TAVERN
HANGAWI
HANJAN
HILLSTONE
ILILI
KEENS STEAKHOUSE

KOBEYAKI
L'AMICO
LA PECORA BIANCA
LE COQ RICO
THE LITTLE BEET TABLE
MAIALINO
MAISON KAYSER
MULBERRY & VINE
OBICÀ
OOTOYA
O YA
PERIYALI
RAYMI
ROUGE TOMATE CHELSEA
STARBUCKS
STATE GRILL AND BAR
STATLER GRILL
SWEETGREEN
TERRI
UNION SQUARE CAFE
UPLAND NYC
VEZZO THIN CRUST PIZZA

STAY

ACE HOTEL NEW YORK
ARLO NOMAD
GANSEVOORT
PARK AVENUE NYC
GRAMERCY PARK HOTEL
KIMPTON HOTEL EVENTI
THE AVALON HOTEL
THE NEW YORK EDITION
THE NEW YORKER
THE NOMAD HOTEL
THE PAUL

SEE

GILSEY HOUSE INC
MUSEUM OF SEX
THE JOYCE THEATER
THE MUSEUM AT FIT

PENN STATION
A C E AMTRAK
1 2 3

7th AVENUE
1

6th AVENUE

BROADWAY

RW

5th AVENUE

MADISON AVENUE

PARK AVENUE
6

LEXINGTON AVENUE

THIRD AVENUE

SECOND AVENUE

W 27th

MADISON
SQUARE
PARK

C E

1



F M

RW

6

W 23rd

FLATIRON BUILDING

30 E 23

F M

GRAMERCY
PARK

1

W 18th

UNION
SQ
PARK

4 5 6 L
N Q R W

W 14th

A C E L

1 2 3

F M L

L



actual photo of space

SPECS

OWNER: ICON REALTY MANAGEMENT

YEAR BUILT: 2019

RENTABLE AREA: 34,400 RSF

FLOORS: 12

TYPICAL FLOOR SIZE: 3,000 RSF

TYPICAL SLAB HEIGHT: 11'+

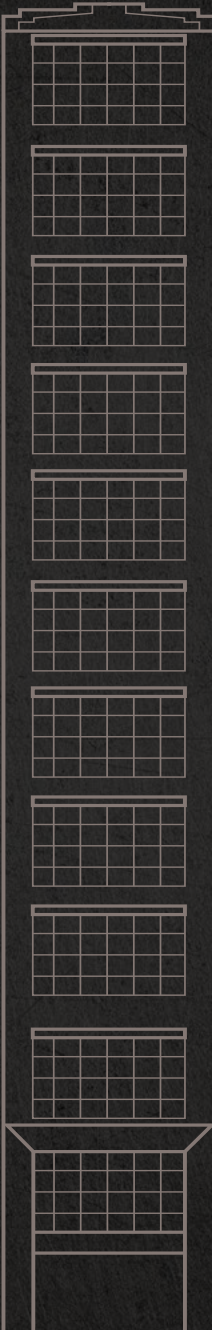
SECURITY: STATE-OF-THE-ART WITH
PROXIMITY CARD READERS & CAMERAS.
24/7 ATTENDED LOBBY

TELECOM: PRE-BUILT SERVER ROOMS,
ROBUST TELECOM RISERS & DEDICATED
LINES. WIRED FOR FIBER

WINDOWS: BRAND NEW DOUBLE-HUNG

HVAC: TENANT CONTROLLED

AVAIL ABILITIES



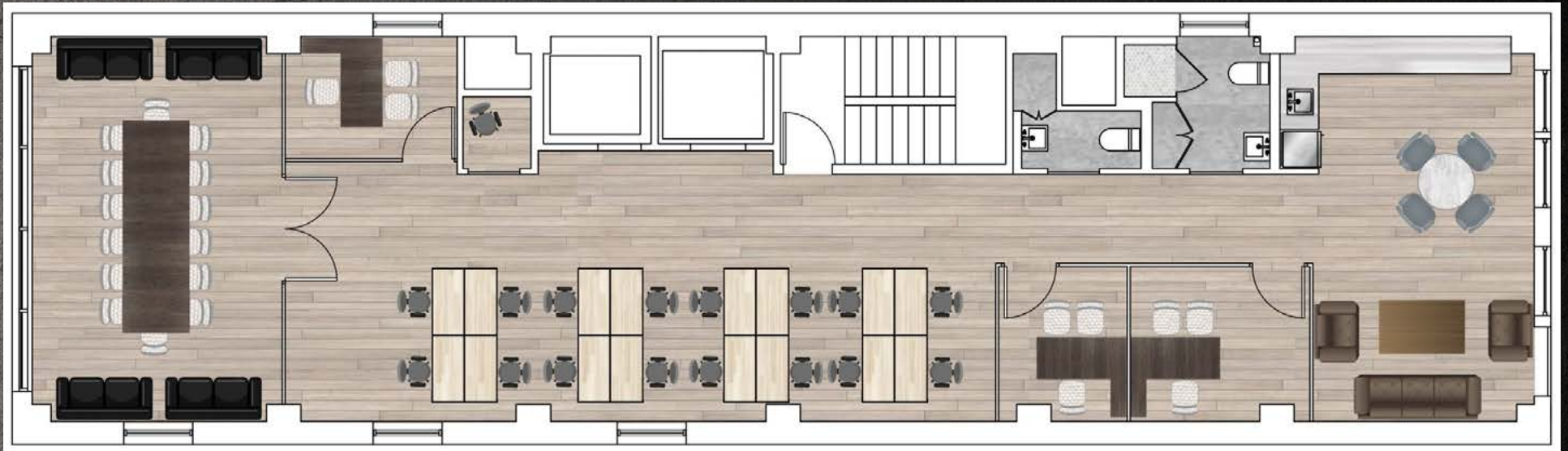
FLOOR 12: LEASED
FLOOR 11: LEASED
FLOOR 10: 3,000 RSF
FLOOR 9: LEASED
FLOOR 8: 3,000 RSF
FLOOR 7: LEASED
FLOOR 6: LEASED
FLOOR 5: LEASED
FLOOR 4: LEASED
FLOOR 3: LEASED
FLOOR 2: 3,000 RSF



actual photo of space



CORE + SHELL | 3,000 RSF



AS-BUILT FLOOR PLAN | CREATIVE OFFICE | 3,000 RSF

WORKSTATIONS: 16

RECEPTION: 1

PANTRY: 1

OFFICE: 3

MEETING ROOM/
ADDITIONAL OFFICE: 1

BREAKOUT ROOM: 1

LOUNGE: 1

CONFERENCE ROOM: 1

BATHROOMS: 2

TOTAL: 21



AS-BUILT FLOOR PLAN | CREATIVE OFFICE | 3,000 RSF

WORKSTATIONS: 12

BREAKOUT SPACE: 1

OFFICE: 3

RECEPTION: 1

PANTRY: 1

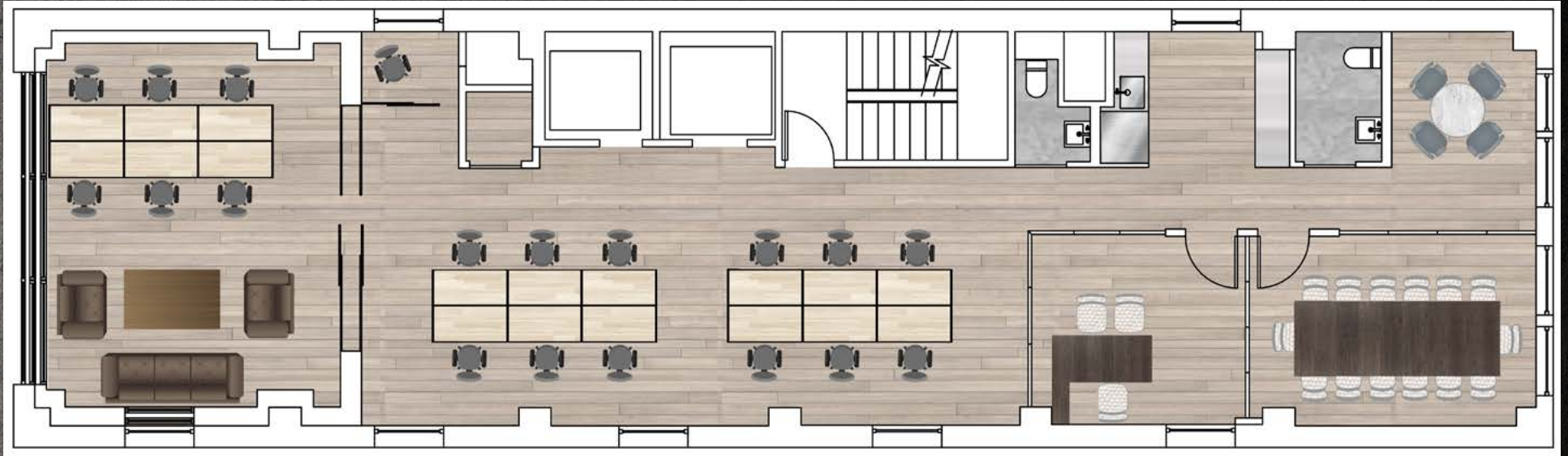
MEETING ROOM: 1

CONFERENCE ROOM: 1

BATHROOMS: 2

LOUNGE: 1

TOTAL: 18



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