

AVAILABLE IMMEDIATELY

30E23
FLATIRON

RARE FULL FLOOR
AVAILABILITY IN
HIGHLY SOUGHT
AFTER BUILDING!

MOVE IN READY. NEWLY BUILT.
FULLY WIRED. PLUG & PLAY

FULLY FURNISHED



actual photo of space

4 SIDES OF WINDOWS &
MADISON SQUARE PARK VIEWS

FLEXIBLE TERMS AVAILABLE:
3 TO 5+ YEARS



NEWLY COMPLETED **CAPITAL IMPROVEMENT PROGRAM:**

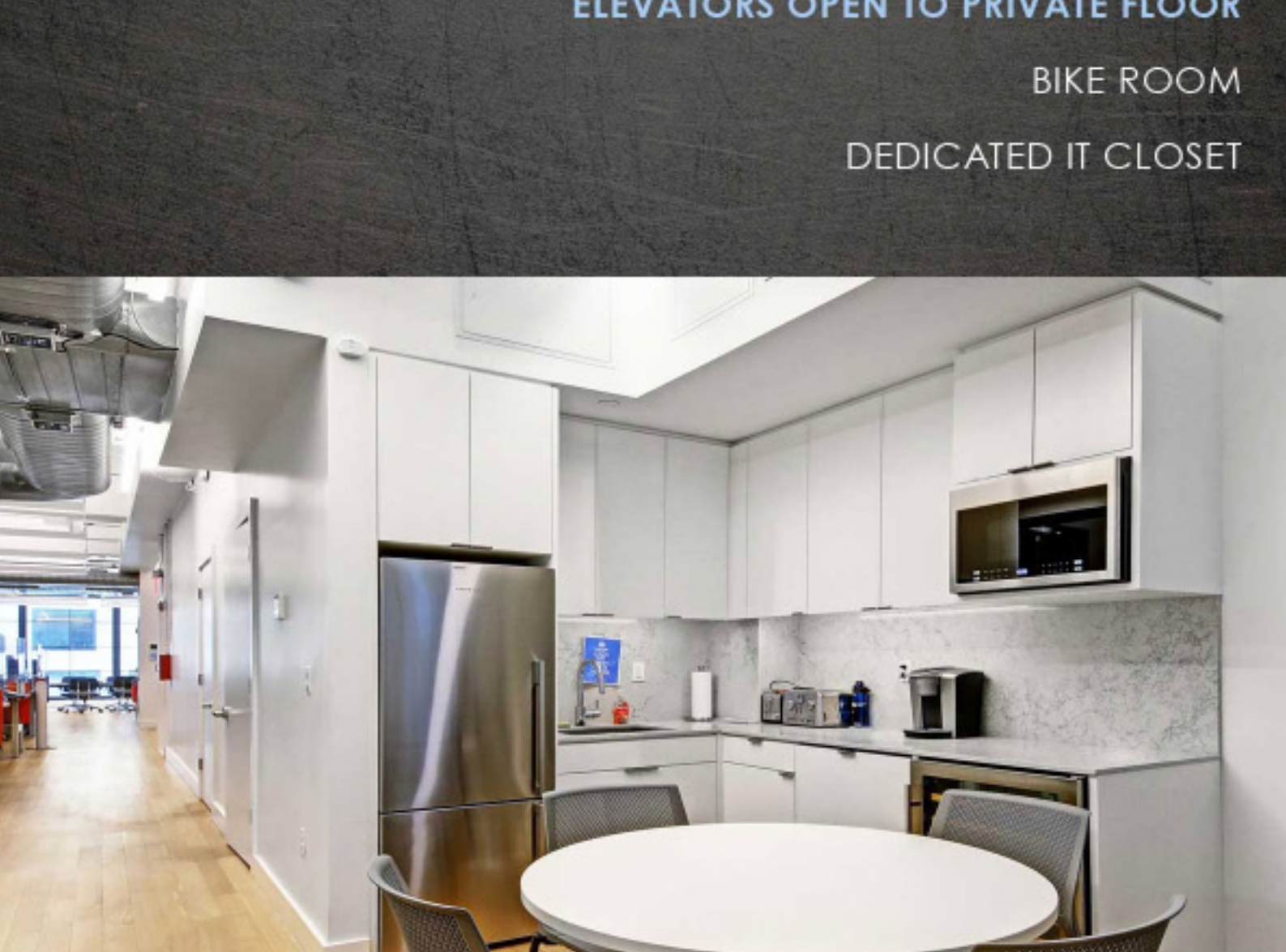
COMPLETE RENOVATION BY DXA STUDIOS

NEW FAÇADE, ENTRANCE, LOBBY,
WINDOWS & ELEVATORS

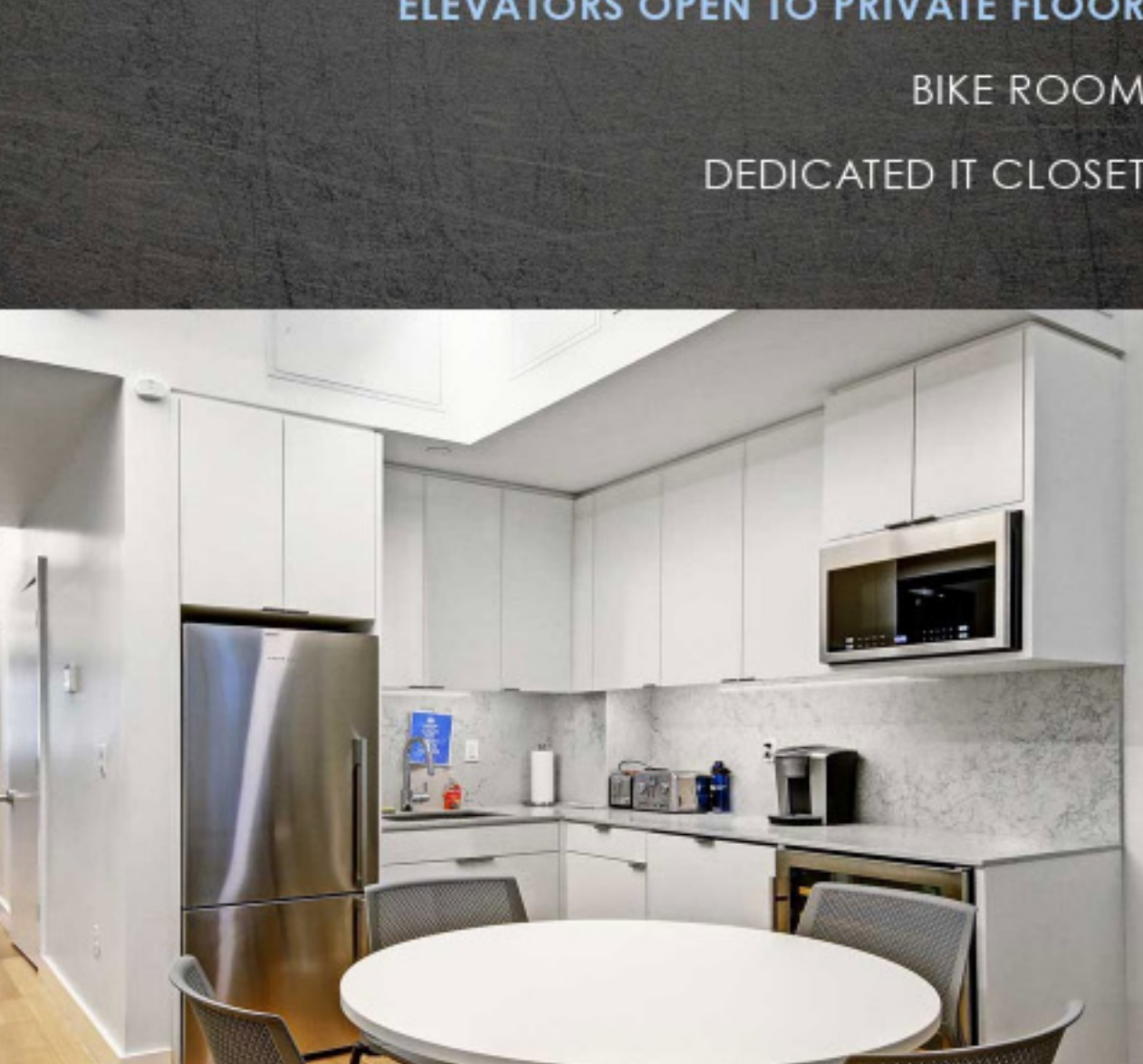
24/7 ATTENDED LOBBY & STATE-OF-THE-ART SECURITY

ROBUST TELEDATA RISERS & DEDICATED LINES

WIRED FOR HIGH-SPEED CARRIERS



actual photo of space



actual photo

RE
IMAG
INED

4 EXPOSURES, NATURAL LIGHT & PARK VIEWS

11FT+ CEILINGS

FULL FLOOR IDENTITY & DIRECT ELEVATOR ACCESS

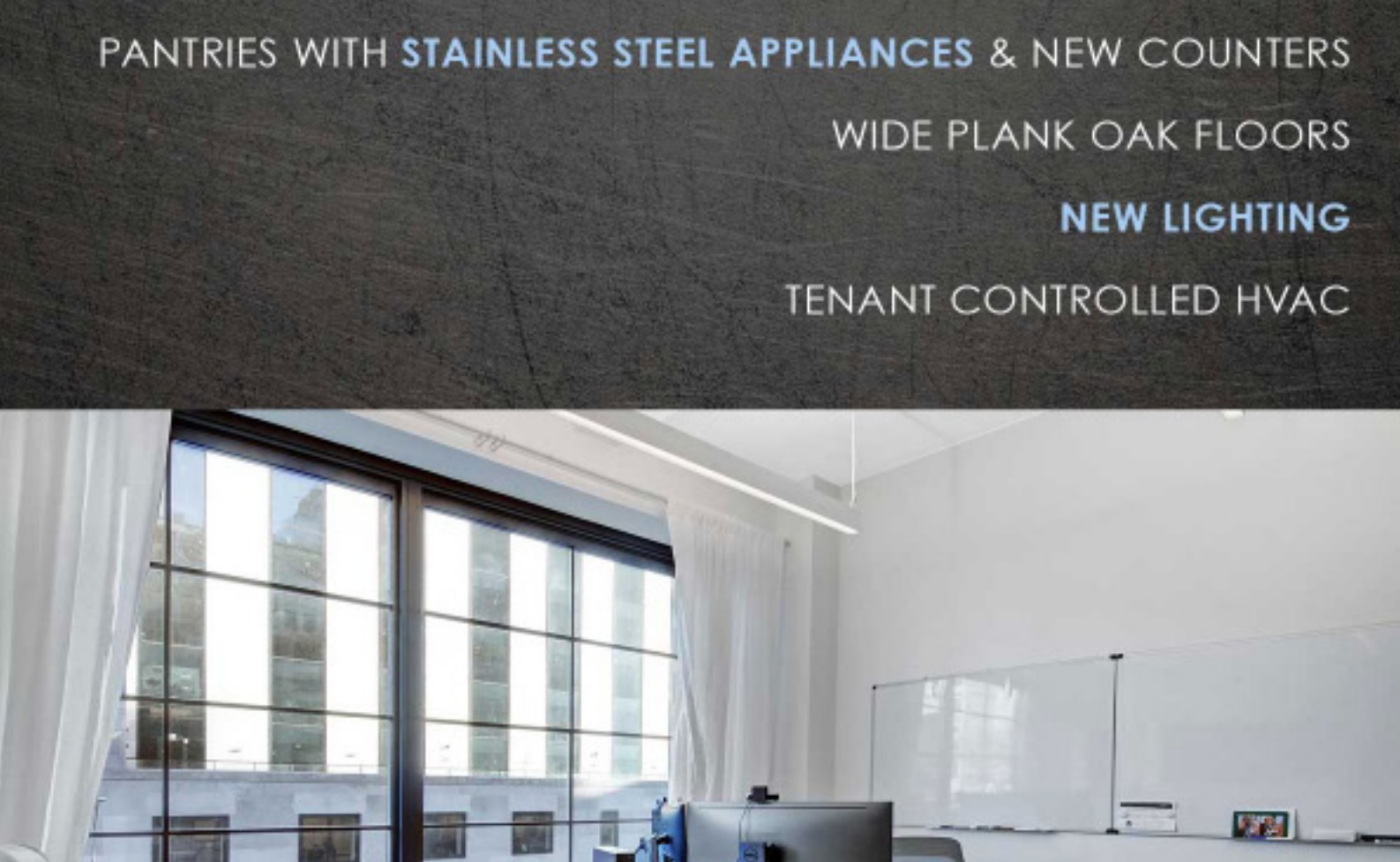
OPEN & **COLUMN FREE** FLOORPLATES

GLASS-FRONTED CONFERENCE ROOMS

ELEVATORS OPEN TO PRIVATE FLOOR

BIKE ROOM

DEDICATED IT CLOSET



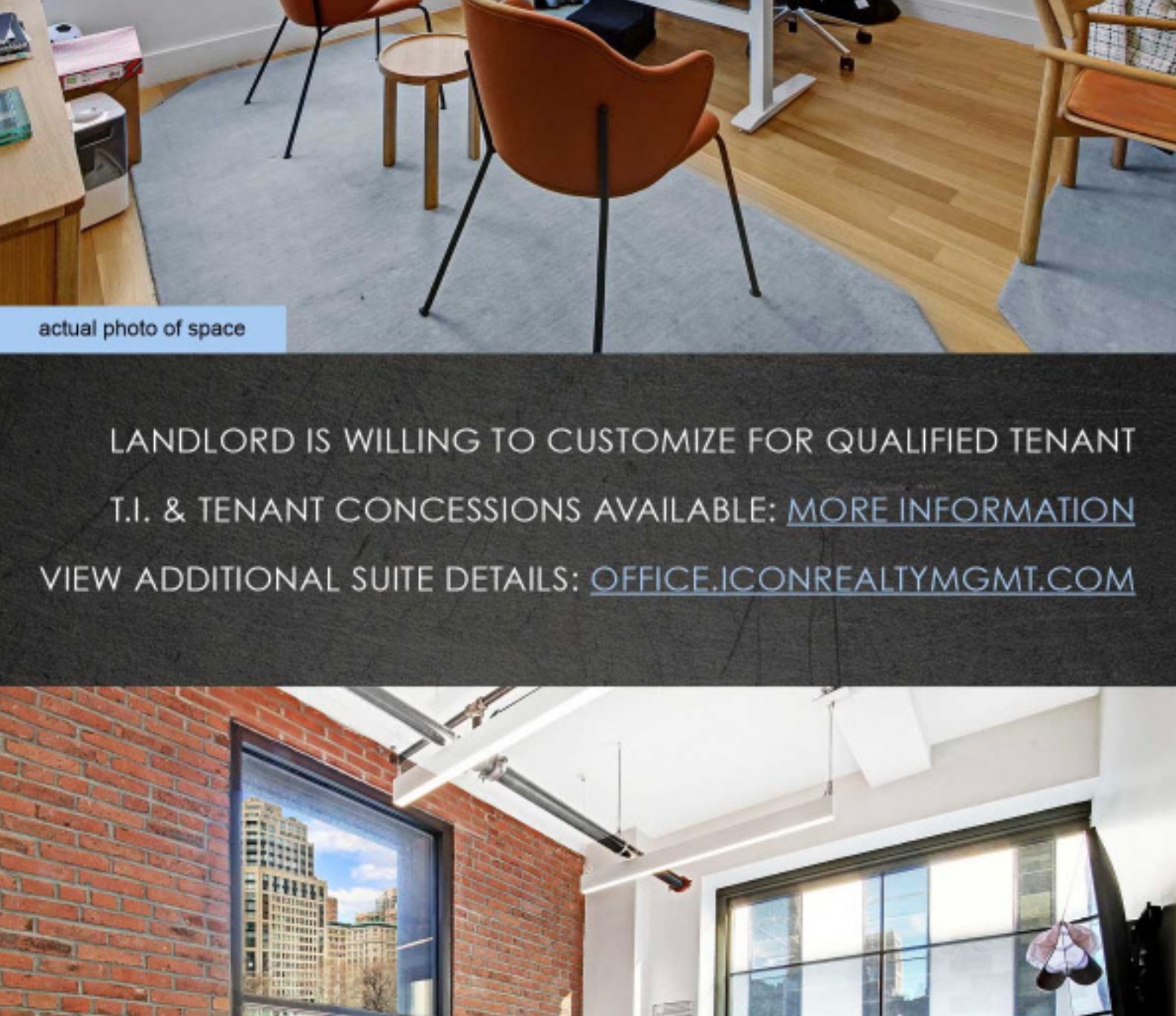
actual photo of space

PANTRIES WITH **STAINLESS STEEL APPLIANCES** & NEW COUNTERS

WIDE PLANK OAK FLOORS

NEW LIGHTING

TENANT CONTROLLED HVAC

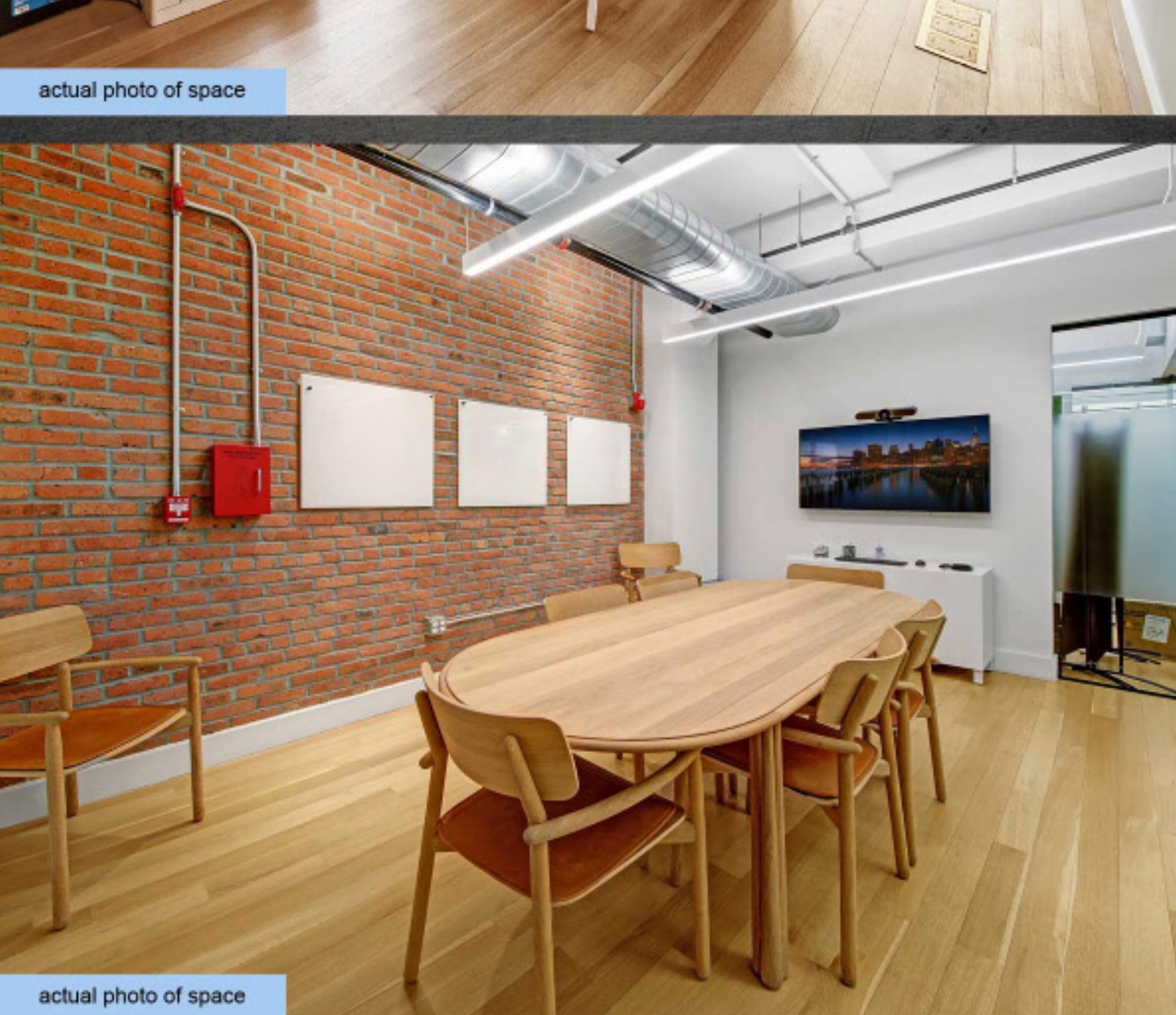


actual photo of space

LANDLORD IS WILLING TO CUSTOMIZE FOR QUALIFIED TENANT

T.I. & TENANT CONCESSIONS AVAILABLE: [MORE INFORMATION](#)

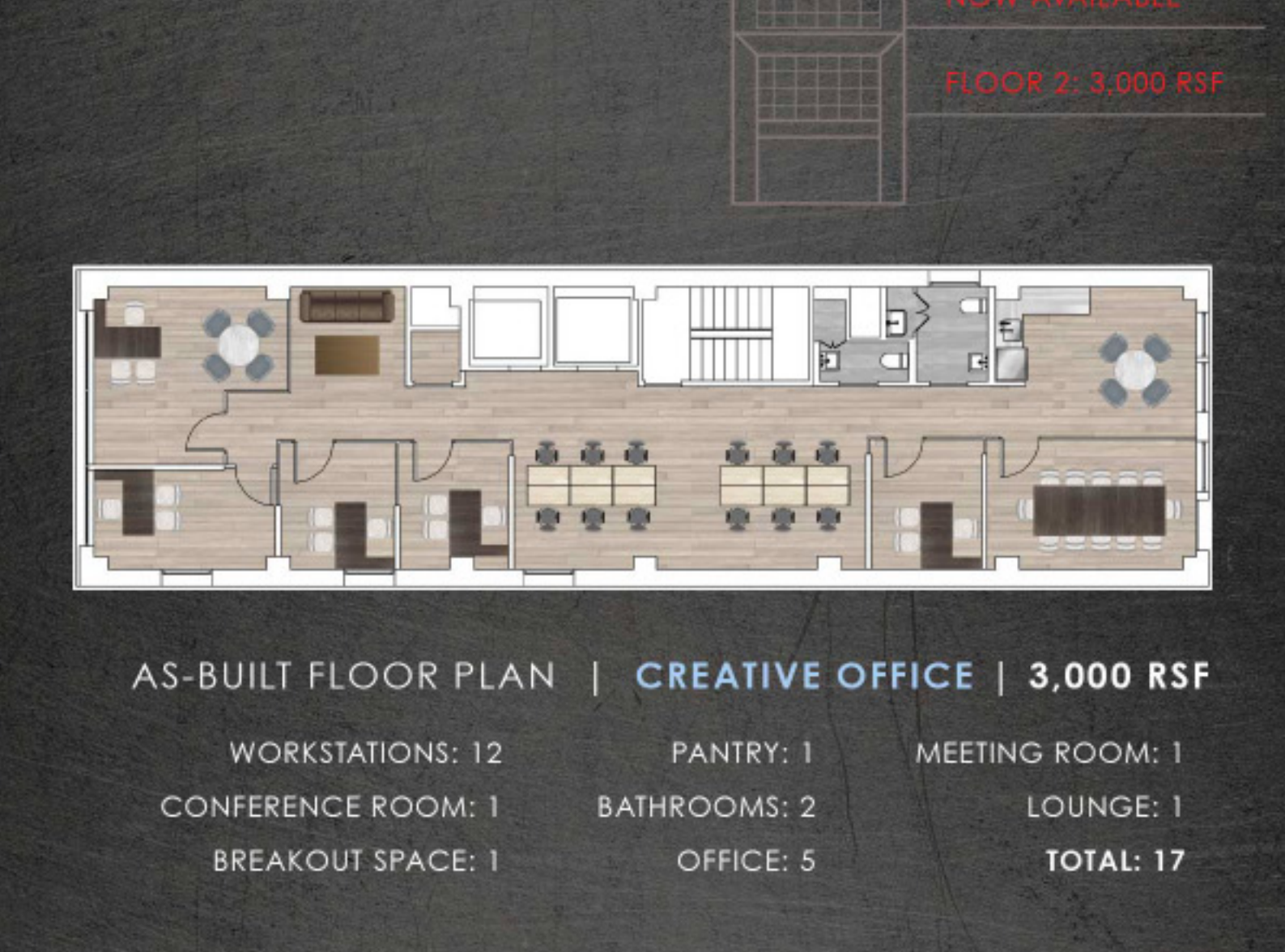
VIEW ADDITIONAL SUITE DETAILS: [OFFICE.JCONREALTYMGMT.COM](#)



actual photo of space



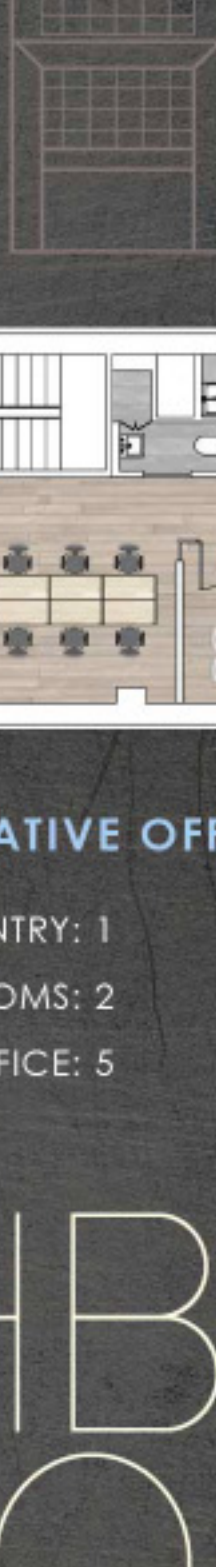
actual photo of space



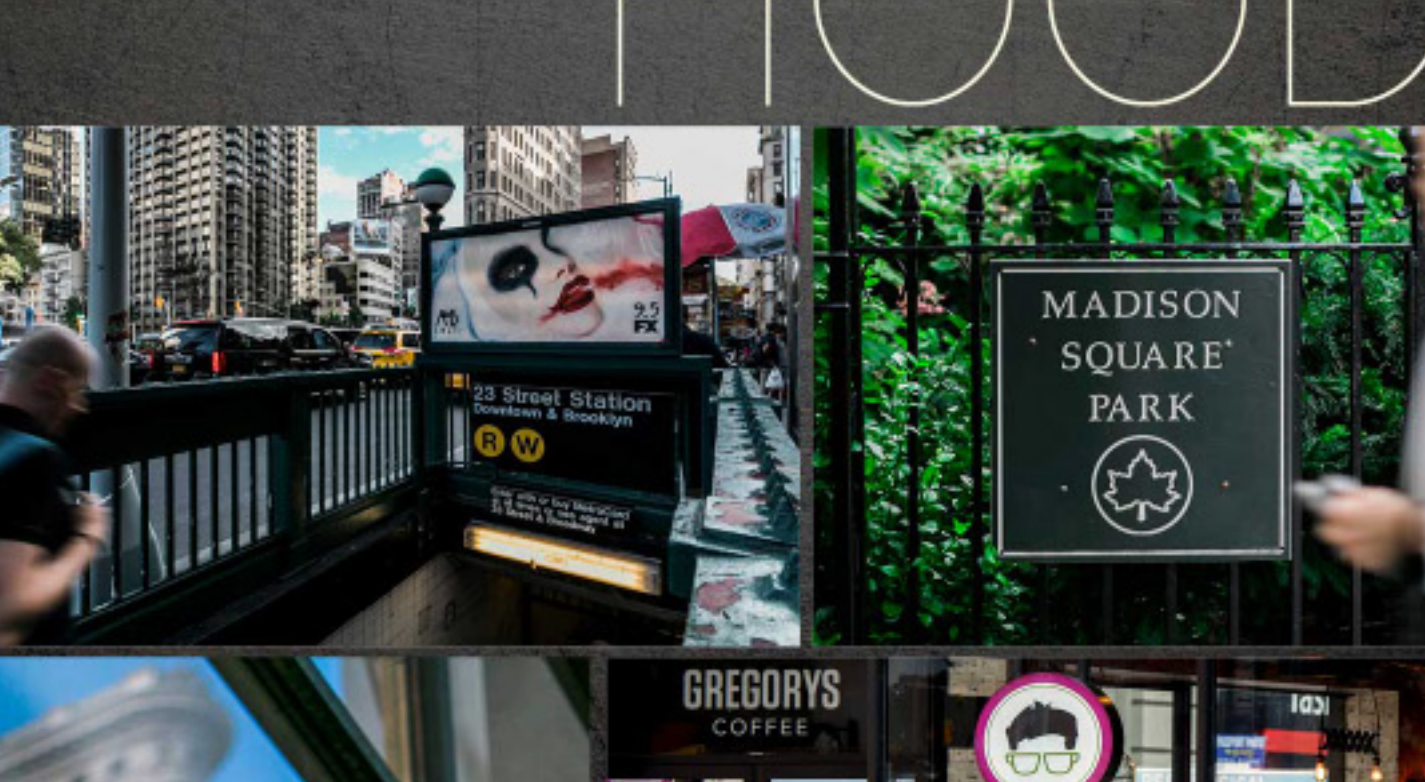
actual photo of space

AVAIL
ABILITIES

E-BROCHURE & FLOOR PLANS



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



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

WORKSTATIONS: 12

PANTRY: 1

MEETING ROOM: 1

CONFERENCE ROOM: 1

BATHROOMS: 2

LOUNGE: 1

BREAKOUT SPACE: 1

OFFICE: 5

TOTAL: 17

NEIGHBORHOOD



ACROSS FROM **MADISON SQUARE PARK**
WHERE **FLATIRON** MEETS **NOMAD & CHELSEA**
EASY ACCESS TO AM COFFEE, EASY LUNCH,
& AFTER WORK BARS + DINING