



Suite 1409 - Existing Conditions

20 West 22nd Street

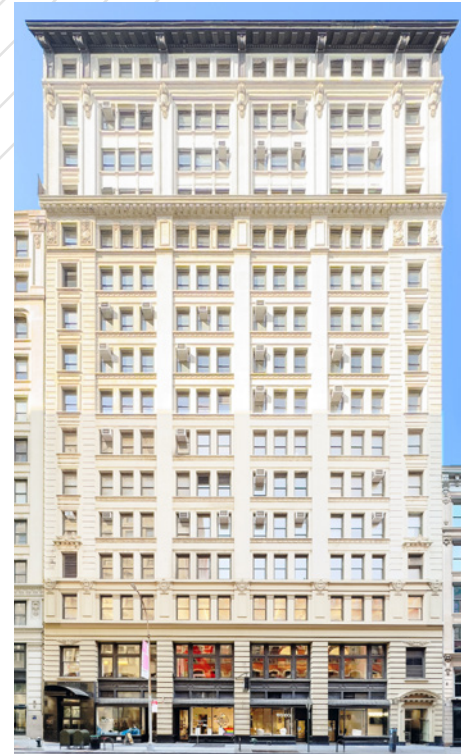
Between 5th & 6th Avenues

Flexible Small Space Opportunities

Great Flatiron/NoMad Location

Brand New Lobby, Elevators

and Operable Windows



20 West 22nd Street

Current Availabilities

Suite 1409: 3,052 rsf Immediate Upon Request

- Bright corner space offering south and west exposure
- Abundant natural light and views of Hudson Yards
- Glass enclosed furnished conference room, (1) large office/meeting room plus (2) additional office, full wet pantry with seating area, reception area and open area

- 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**

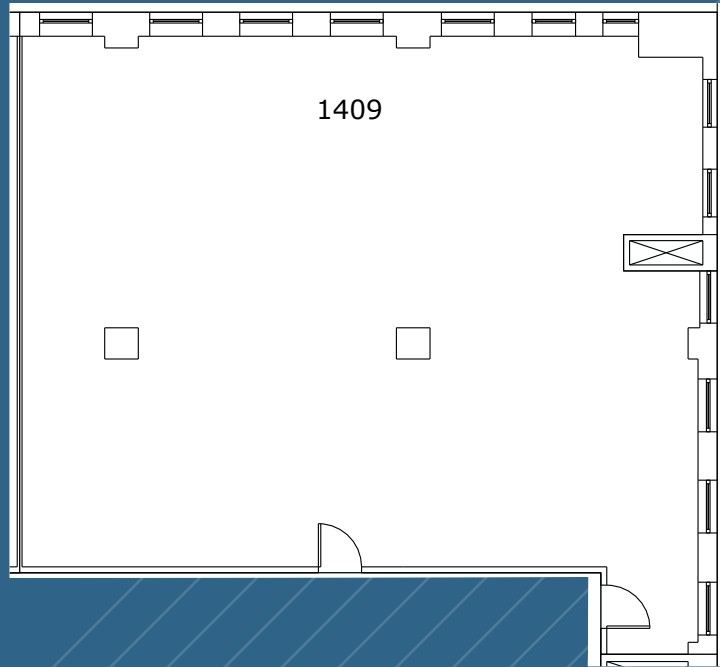


Lobby

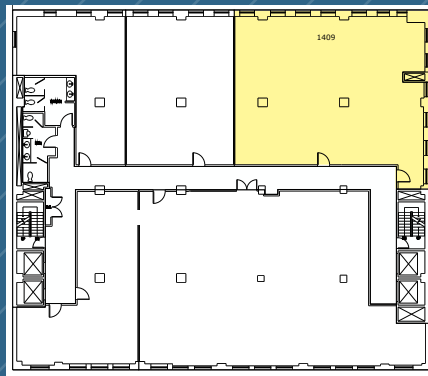


Brand New Bathrooms

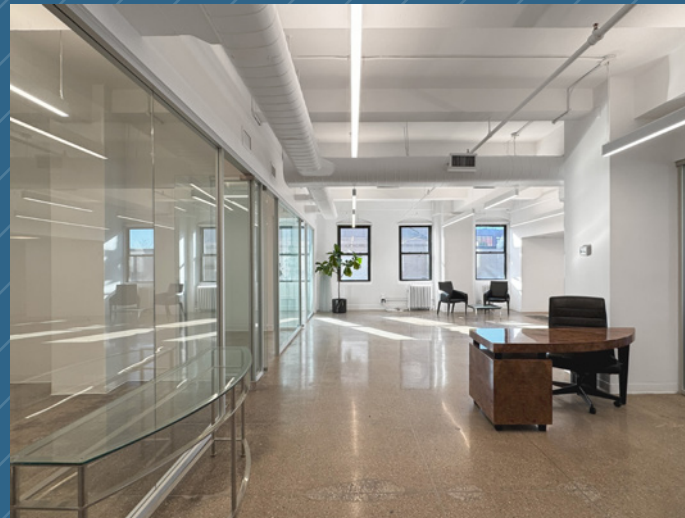
SUITE 1409 - 3,052 RSF
(CORE PLAN)



Current Conditions



WEST 22ND STREET



Not to scale, for display purposes only

