



3-7

WEST 22ND

FULL FLOOR OFFICE OPPORTUNITIES

FLATIRON DISTRICT
BETWEEN 5TH AVENUE AND 6TH AVENUE



BUILDING OVERVIEW

- Iconic Spinning Wheel Building, 10-story office building in the heart of Flatiron
- Steps from Fifth Avenue and Madison Square Park
- Renovated attended lobby and elevator cabs
- New double-glazed insulated windows throughout
- Upgraded building-wide electrical service
 - Up to 400 amps, 120/280V available
- Individual tenant-controlled air conditioning units
- New central boiler steam boiler providing heating throughout
- Fully sprinklered throughout and in compliance with Local Law 26/04
- Immediate neighbors include Eataly, Ralph's Coffee, and NYC landmark the Flatiron Building

➤➤ AVAILABILITY

Entire 5th Floor: 8,993 RSF
Entire 2nd Floor: 8,993 RSF

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SIZE

8,993 RSF each

ASKING PRICE

Upon request

POSSESSION

Immediate

HIGHLIGHTS

- Brand new high-end prebuilds underway
- **5th Floor** | Being built as an office designed by Vocon (test fit on next page) with original hardwood floors and exposed loft-style ceilings
- **2nd Floor** | Base work underway, space is ideal for design and fashion showroom users with great street exposure, oversized windows, exposed concrete columns and 16' ceiling heights
- All floors delivered with new HVAC systems



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TEST FIT

PREBUILD INCLUDES:

- 1 Large boardroom
- 4 Private office/meeting rooms
- 2 Phone rooms
- 1 Wellness room
- IT/Storage closet
- Employee lounge
- Large open area for workstations
- Brand new pantry
- Brand new private restrooms with ADA accessibility



