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WEST 23



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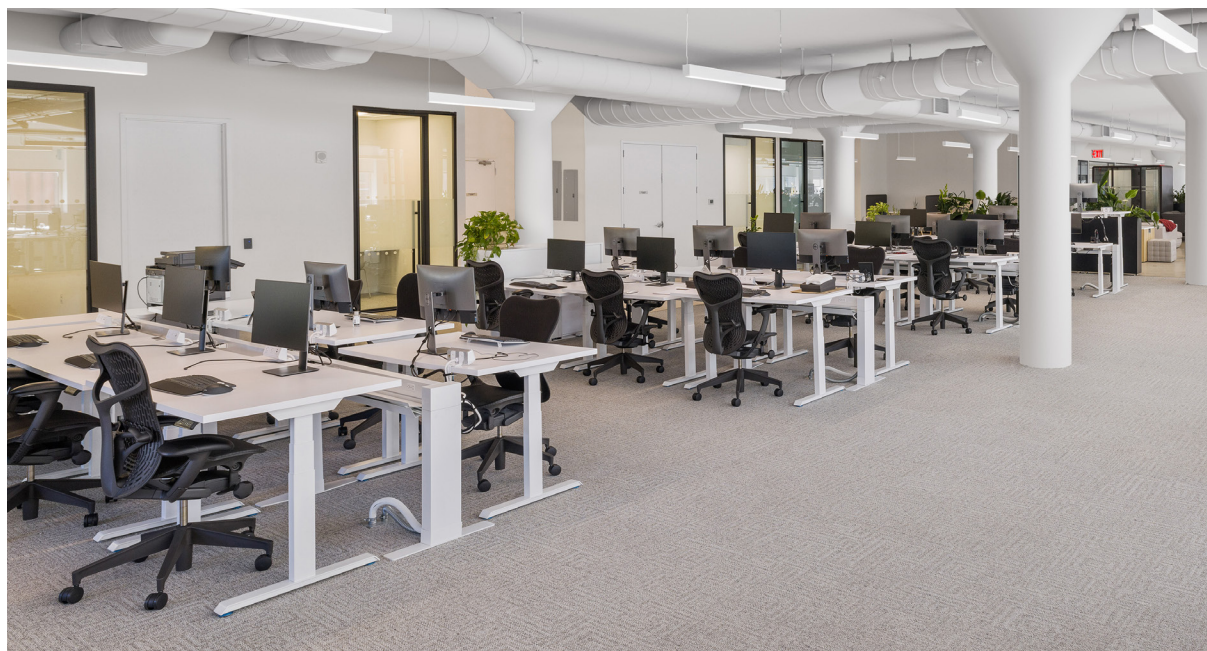
# SPACE THAT WORKS FOR YOU

In the center of Manhattan's Flatiron district is Two Trees' Beaux-Arts cast-iron building at 50 West 23<sup>rd</sup> Street. It offers the best of the modern office; with numerous transportation options, access to nearby Madison Square Park and some of the city's most popular retail destinations and restaurants.

The landmark building has been fully modernized with new heating and cooling systems, a renovated lobby, new elevators and a rooftop garden with work and event areas.

Fully customizable, open floor plans mean that each office can be as unique as your company and meet your needs now and in the years to come.

Our family-run business provides attentive service and building management. We offer what you want to be, where you want to be and our goal is always to help your company thrive and grow.









# THE MODERN OFFICE

Our signature roof gardens are a unique benefit of working in a Two Trees office. Designed by Field Operations, the same landscape architects as Domino Park and the High Line, the custom space features trees and seasonal plantings, options for sun and shade and multiple seating areas – all with some of the best views in the city. Fully outfitted with highspeed WiFi and power outlets, it is the new definition of the “outside office.”

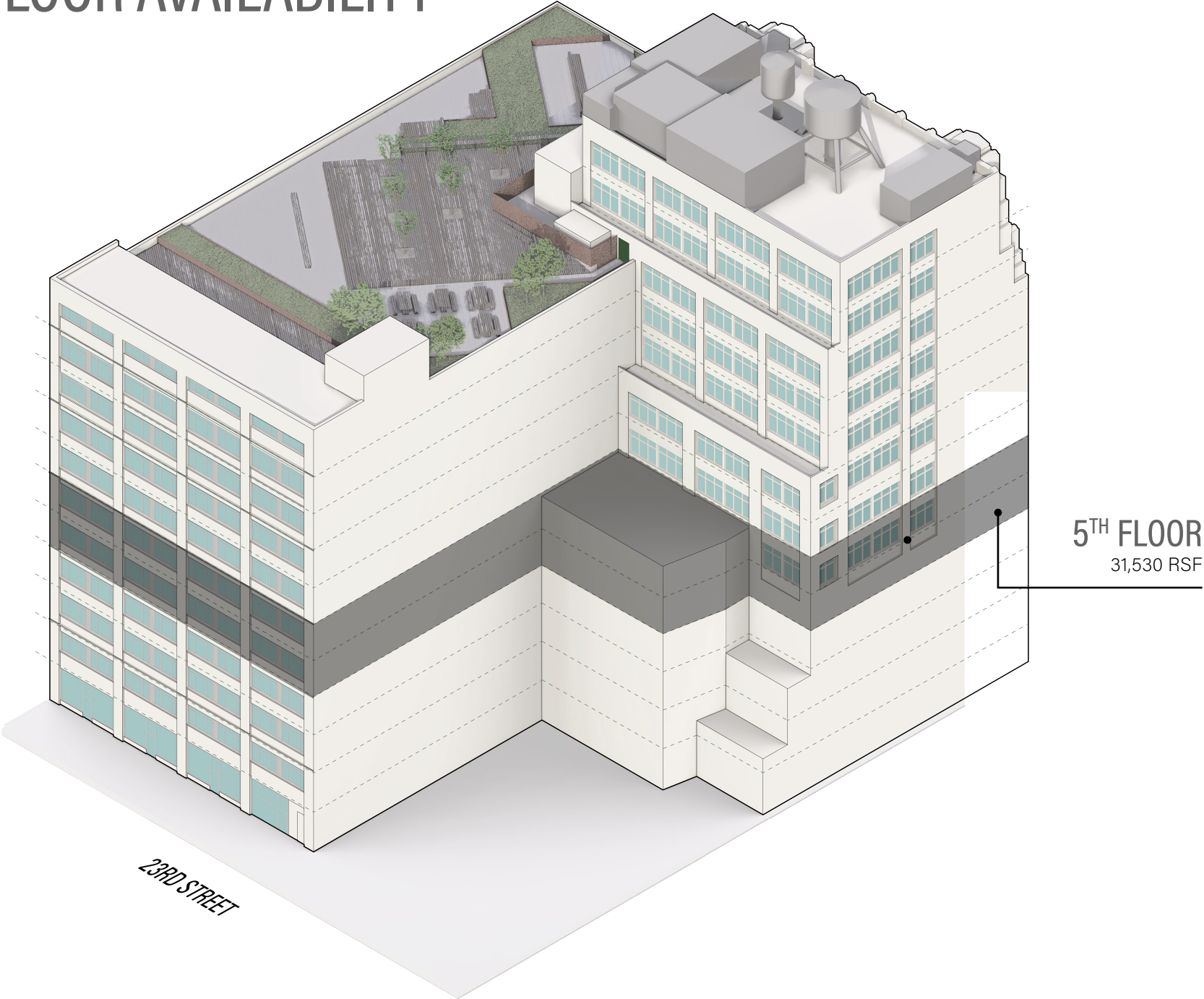
## Building amenities:

- Large landscaped roof deck with WiFi
- Bike parking
- 24/7 lobby attendant and building access
- Storage available





# FULL FLOOR AVAILABILITY





# FULL FLOOR

## 5<sup>TH</sup> FLOOR: 31,530 RSF

### Features:

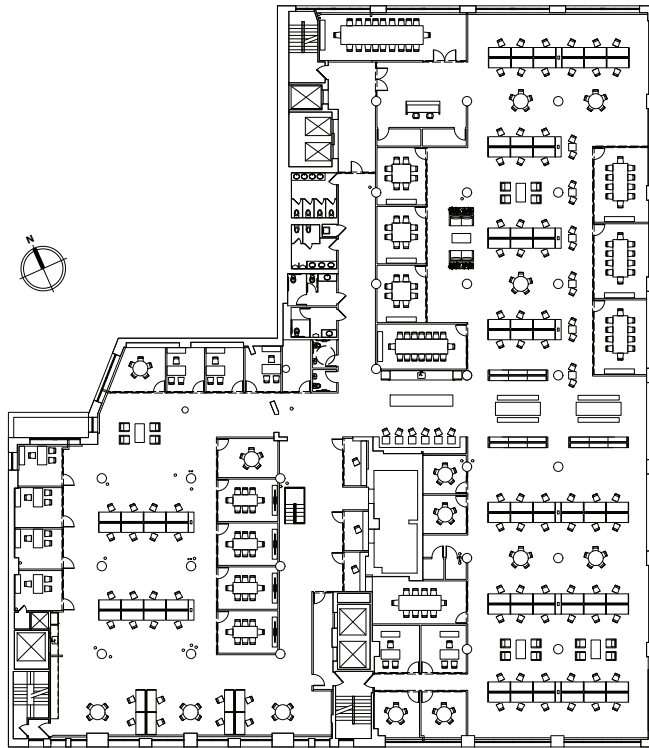
- Large floorplates with generous column spacing
- Fully demolished and ready for tenant build-out
- Delivered with exposed ceilings, concrete floors
- Landlord to build out to a cap using building standard finishes
- Private restrooms
- Tenant controlled AC
- Secure access control from passenger elevators
- Rare big block availability
- Floors can be leased together or separately





# TEST FITS

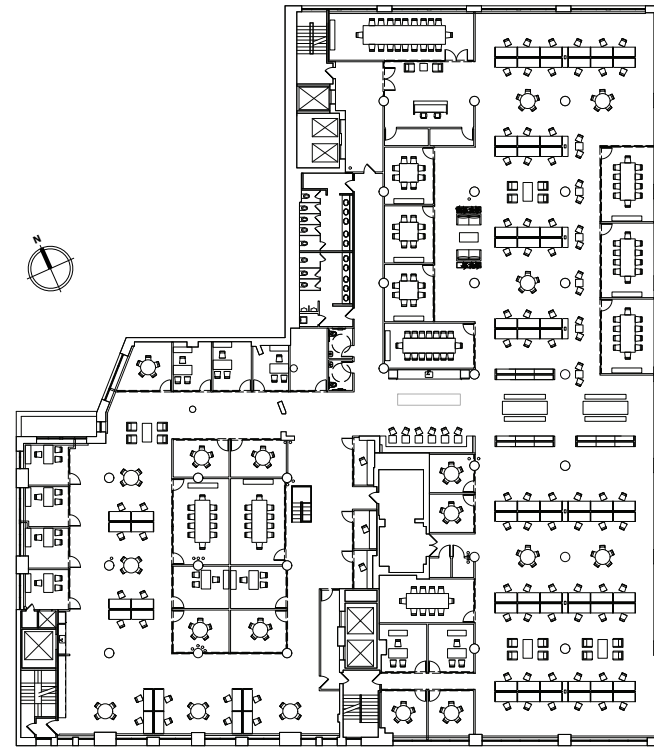
## 5<sup>TH</sup> FLOOR 31,530 RSF



West 22<sup>nd</sup> Street

Open Area Workstations	90
Private Offices	9
Conference Rooms	5
Huddle Rooms	13
Phone Booths	3
Pantry	1

## 6<sup>TH</sup> FLOOR 31,210 RSF



West 22<sup>nd</sup> Street

Open Area Workstations	82
Private Offices	11
Conference Rooms	8
Huddle Rooms	12
Phone Booths	3
Pantry	1











# WHERE YOU WANT TO BE

The Flatiron District's unique location, history and tenants make it one of the most desirable office destinations in New York City.

Acclaimed for its tech and innovation community, culinary culture and retail destinations some of the neighborhood's tenants include Netflix, Credit Suisse, Eataly and Life Time Fitness.

Madison Square Park offers a peaceful respite, with curated arts programming and open-air markets.

A range of public transportation offers multiple options from anywhere in the tri-state area, while the central location makes walking and biking to and from numerous neighborhoods appealing.









# IDEAL LOCATION

50 West 23<sup>rd</sup> Street is ideally situated, making for a seamless commute from mostly anywhere in and around New York City.

## SUBWAY

**C E F M R W 1 6**

PATH Train to New Jersey

## BUS

M1, M2, M3, M7,  
M20, M23, M55

## BIKE

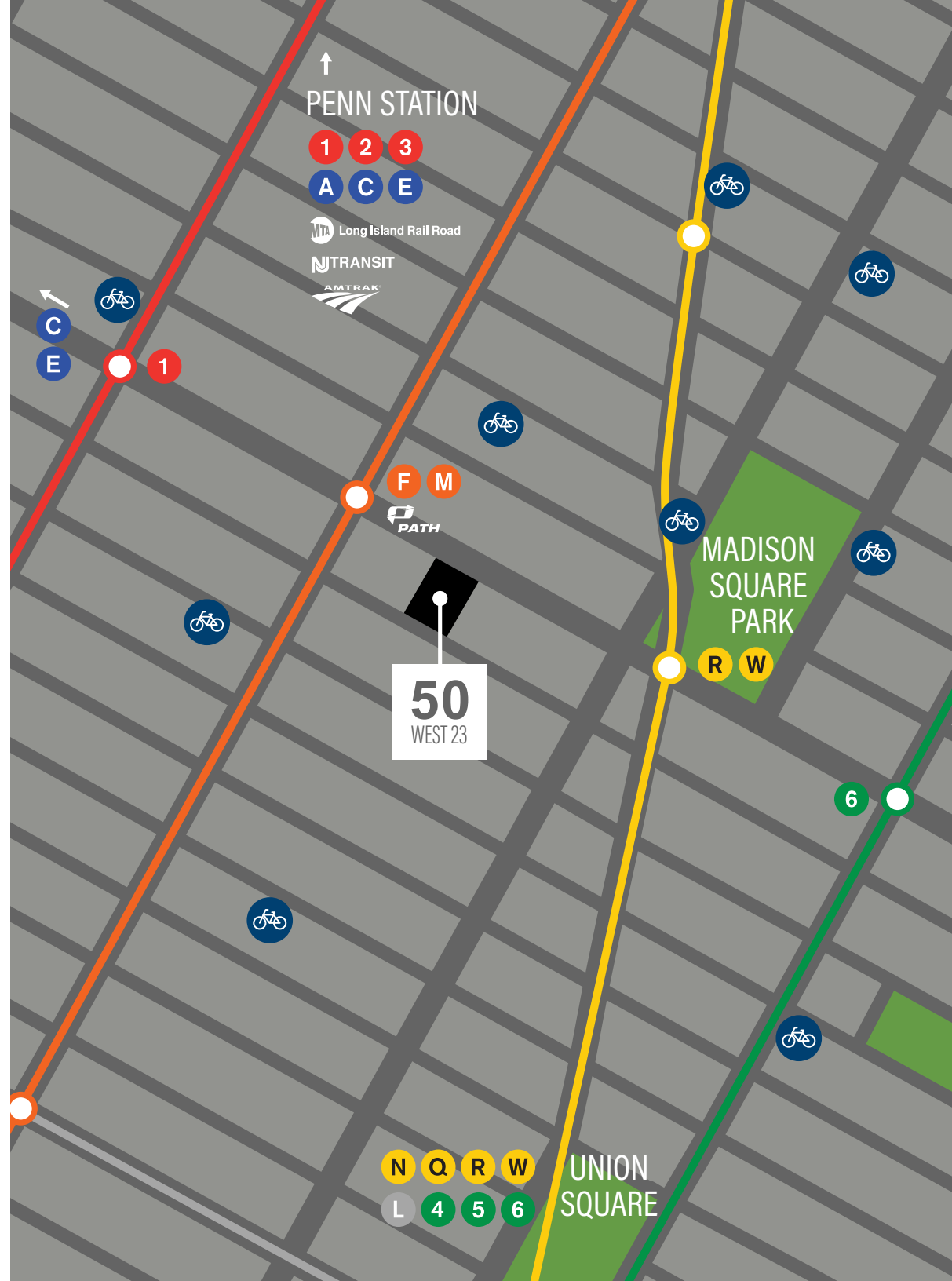
Dedicated bicycle lanes and multiple Citi Bike stations nearby.

## PARKING

Multiple parking garages nearby.

## BY FOOT

Walkable from Penn Station, Midtown, the Garment District, Chelsea and Union Square.







EXIT

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CG retail

EVEN



# BUILDING SPECIFICATIONS

**Year built:** 1925

**Year renovated:** 2014

**Total RSF:** 340,634 RSF

**Number of floors:** 14

**Hours of operation:** 24/7 concierge and access

**Construction:** reinforced concrete

**Design loads:** 200 PSF

**Ceiling heights:** Average of 11'3"

**Elevators:** 4 passenger cars, 1 freight car

**HVAC:** 24/7 tenant controlled temperature

**Fire protection:** fire alarm and sprinkler system

**Security:** remote access system

**Additional lobby entrance & loading dock:** West 22<sup>nd</sup> Street

**Internet providers:** Verizon Fios, Spectrum, Atlantic Metro







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50 WEST 23RD STREET  
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CESAR



