

## FLATIRON OFFICE CONDOMINIUM

# 936 BROADWAY

*Southeast Corner of East 22nd Street*



### AVAILABLE FOR SALE

Entire 2nd Floor: 14,000 RSF

Partial 3rd Floor: 4,500 RSF

**Total:** 18,500 RSF

### Asking Price:

\$14,000,000 (\$757/RSF)

### Estimated Annual Common Charges:

\$186,331 (\$10.07/RSF)

### Estimated Annual Real Estate Taxes:

\$256,734 (\$13.88/RSF)

### Unit Highlights:

- Located Between Madison Square Park & Union Square in the heart of Flatiron.
- Distinct architectural design featuring brick arches, high ceilings, and large windows flooded with natural light and views.
- High-end installation with an interconnecting staircase, private offices, meeting rooms, two conference rooms, a kitchen, pantry, and owner-controlled HVAC.
- Ideal for non-profits, medical groups, educational institutions, and professional offices.
- Attended lobby with signage potential.
- Up to 90% financing available for qualified purchasers.

### Neighborhood Features:

- The Flatiron District is evolving as one of Manhattan's most dynamic neighborhoods, with the recent office-to-residential conversion of the iconic Flatiron Building marking a new era and further enhancing its desirability and value.
- Home to top tech, media, and creative firms.
- Steps from five major subway lines (F,M,R,W,6) and PATH trains and a short walk to the L,N,Q,4,5 trains at 14th Street Union Square.
- Surrounded by dining, boutique fitness studios, and luxury residential developments, making it an attractive place to work and invest.
- With rising lease rates, office condominium ownership offers long-term stability and appreciation compared to traditional leasing.





Large windows with incredible natural light



Multiple private offices





High ceilings and large windows overlooking the Flatiron Building



Interconnecting staircase between 2nd and 3rd floors





Distinct architecture featuring brick arches



Kitchen and café seating





Large boardroom



Hardwood floors and efficient layout



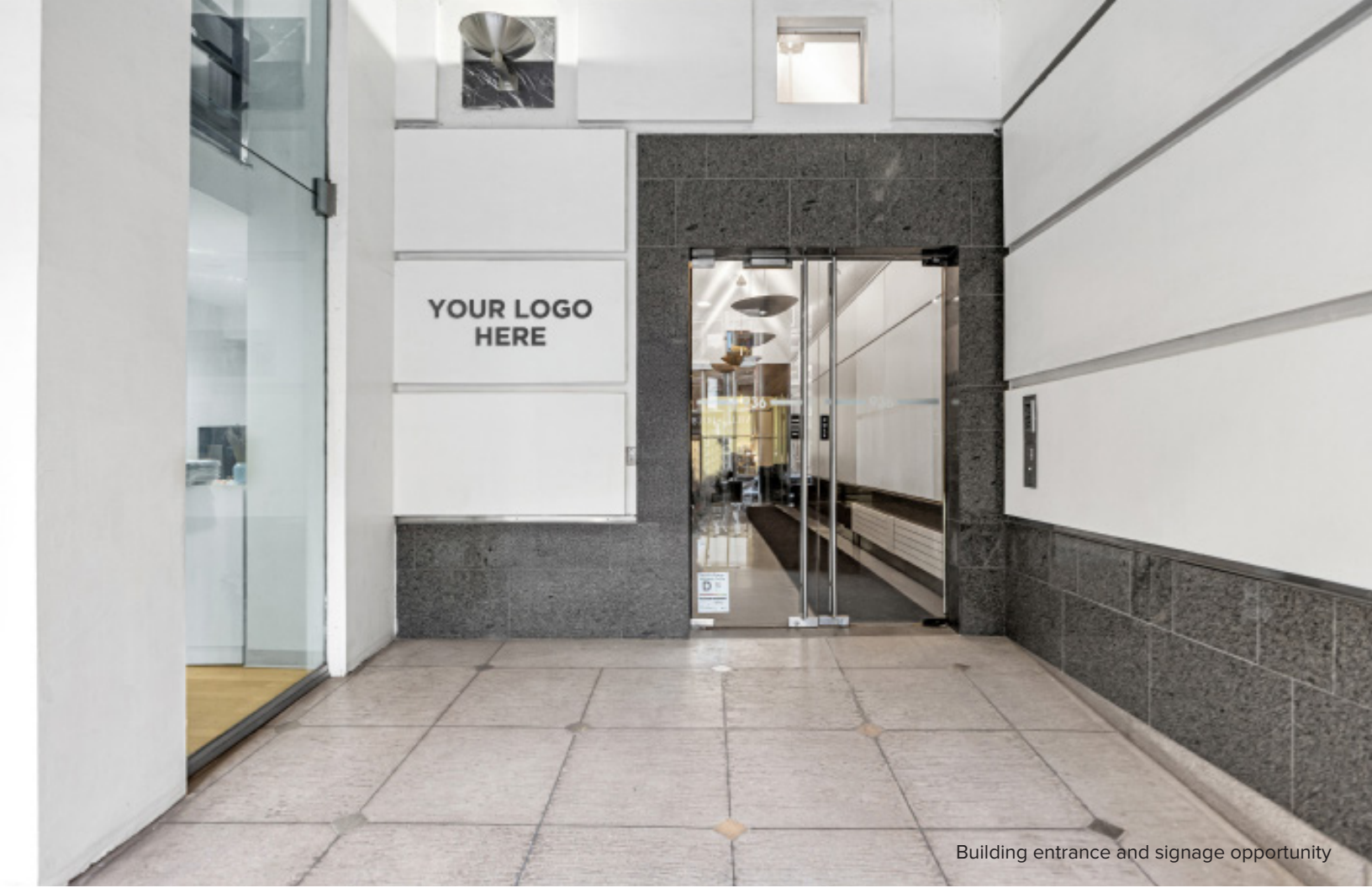


Reception



Building lobby





Building entrance and signage opportunity



Views overlooking Flatiron





The Flatiron Building



Madison Square Park



The Harry Potter Exhibit



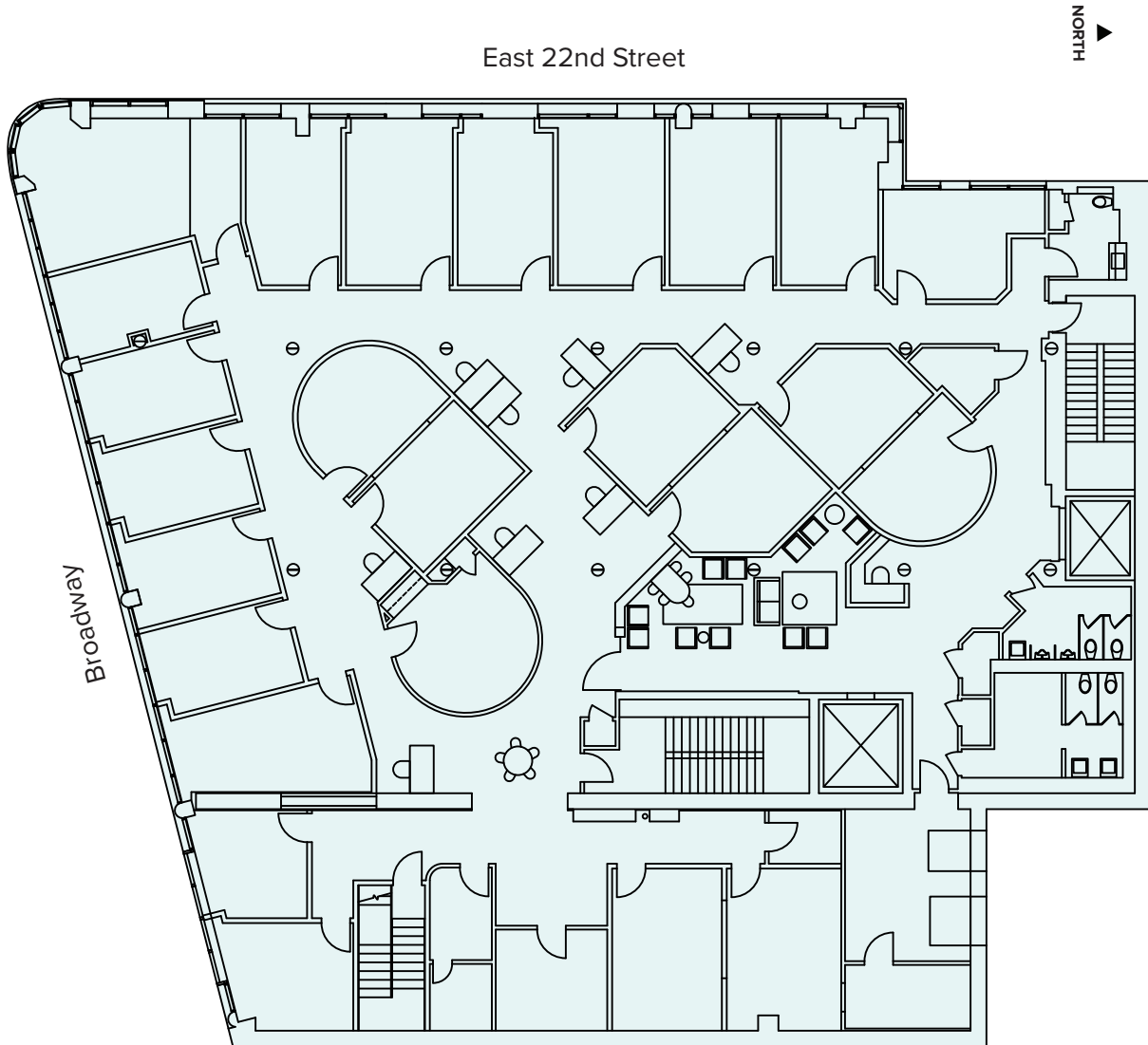
Lower Fifth Avenue shopping corridor



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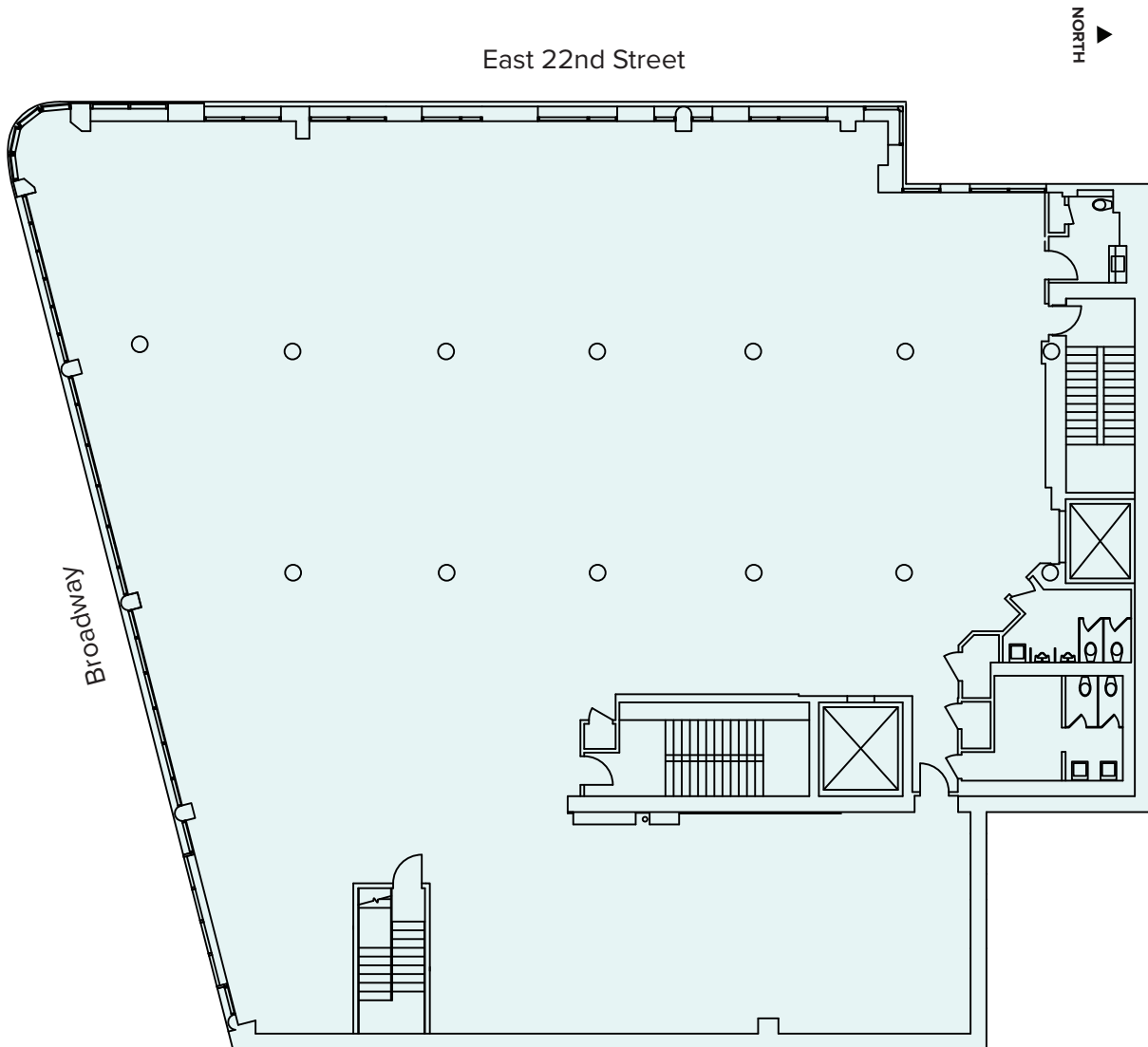
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Current Condition



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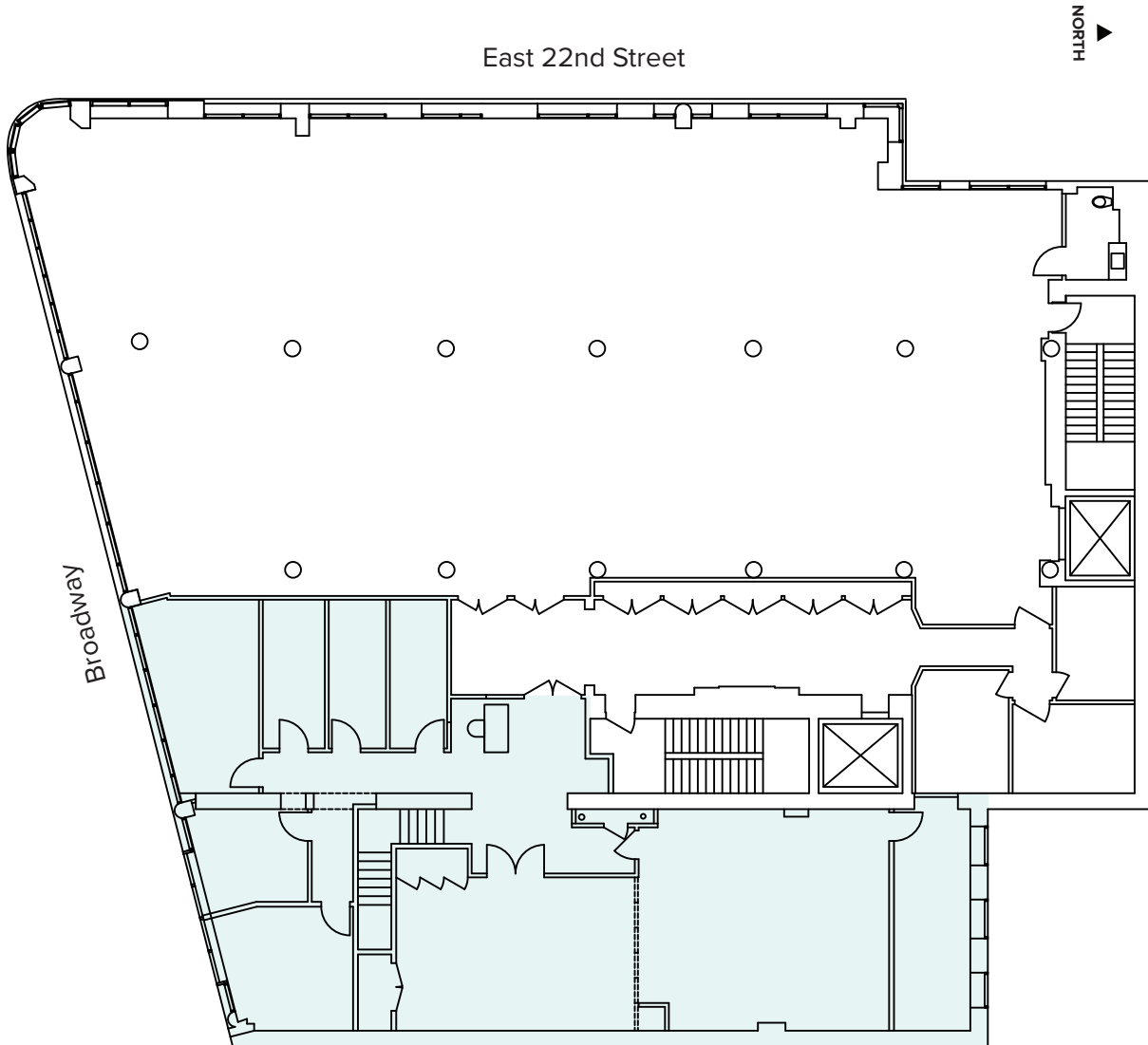
Core Plan



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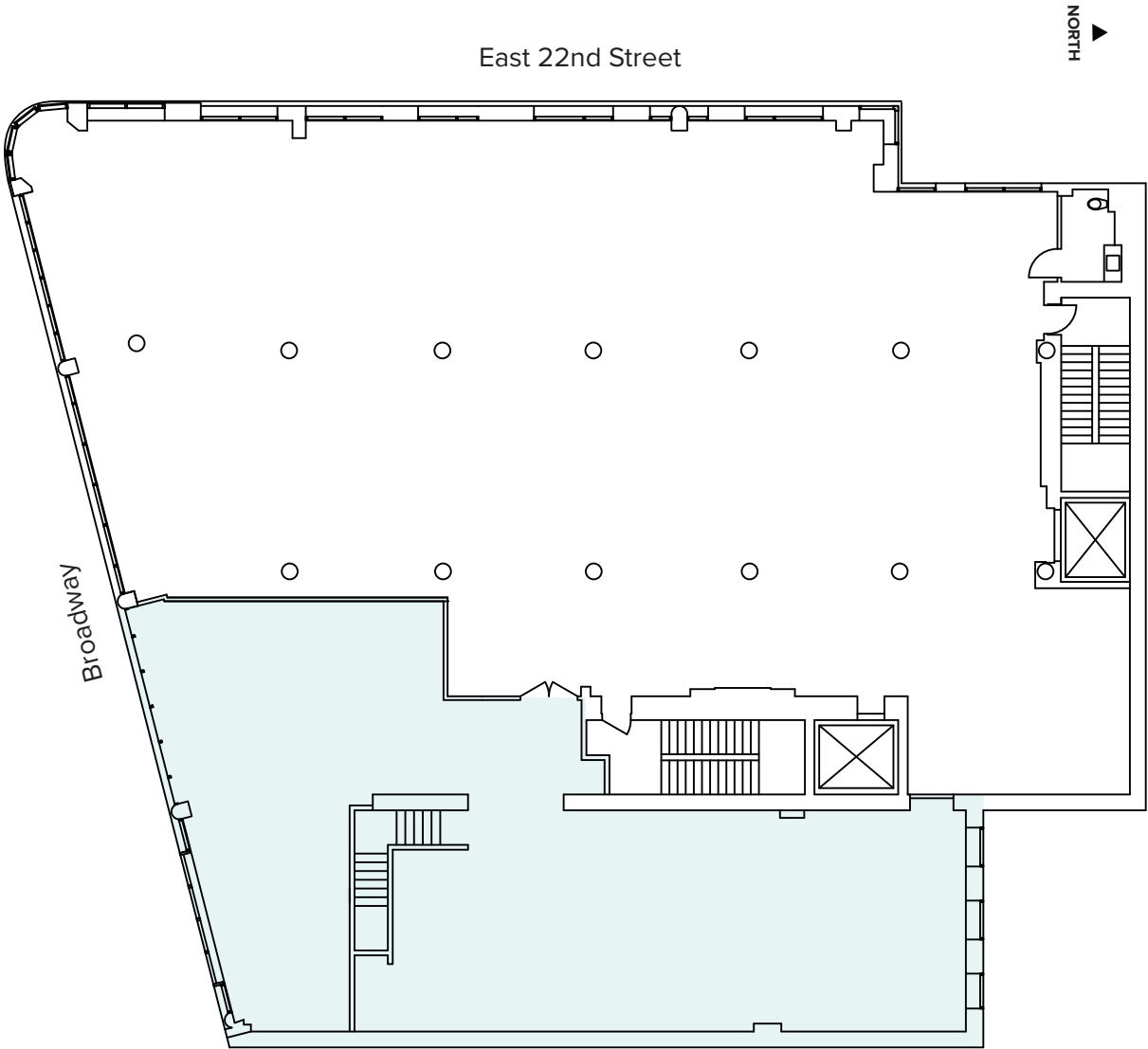
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