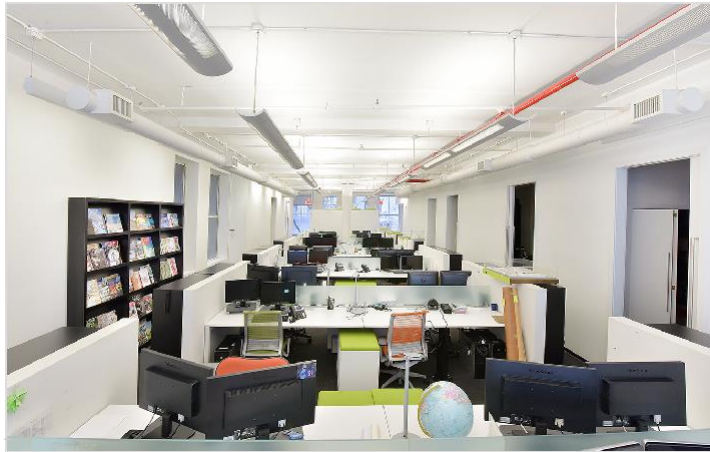


# 23 - 25 East 21st street

## Commercial Condo

*Between Broadway & Park South*



### 25 East 21st Street Flatiron

**SIZE: 4,400 RSF**

**FLOOR: Entire 3rd**

**PRICE: \$4,400,000**

**POSSESSION: Immediate**

**COMMON CHARGE: \$9.57 ft / \$42,127 yr**

**TAXES: \$7.70 per ft. / \$33,922 yr.**

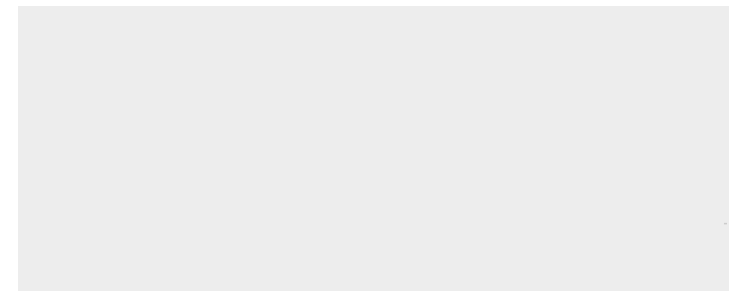
One of a kind Commercial Condo with As of Right Residential C of O.

44 feet wide of mostly column free floor plate.  
Nicest Quality Condo Building in Flatiron / Union Square District.

Modern Open Creative Office Installation  
Beautifully Built in Move in Condition

- (4) Windowed Offices Southern Exposure
- (3) Conference Rooms
- Large Bull Pen Area to seat 30 + people
- Modern Pantry Stainless Steel Appliances / Two New Bathrooms
- Extra storage rooms / IT room
- Entire floor with direct elevator access
- Soaring 12 ft. ceiling height with fine plastered finish
- Large Picture Windows Facing South
- Lobby attendant / lobby was recently renovated
- Efficient Flexible Floor Plate
- Office furniture available

Become part of this vibrant neighborhood and explore top restaurant options at your door step. Located on a lovely, quiet tree lined block in the heart of Flatiron, this is a wonderful and unique offering.

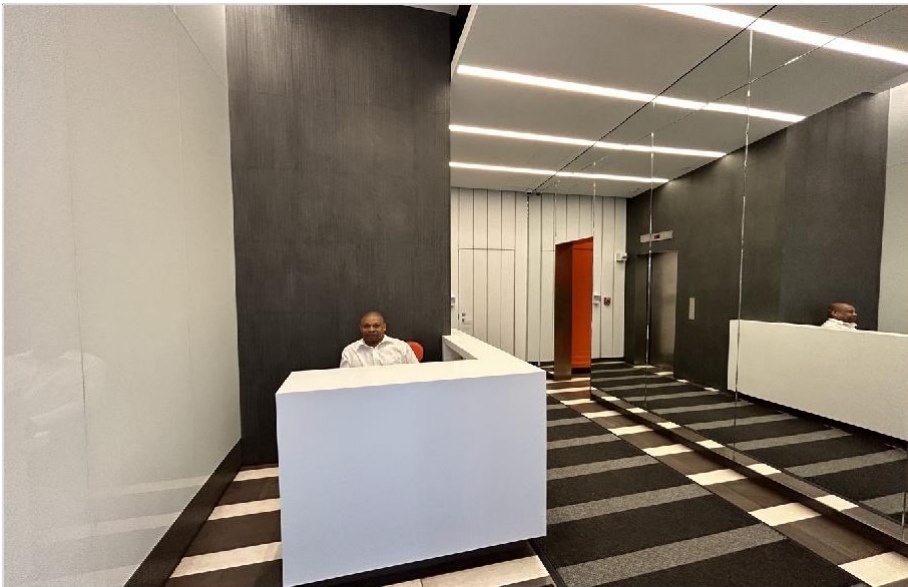




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## Commercial Condo

*Between Broadway & Park South*





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## Commercial Condo

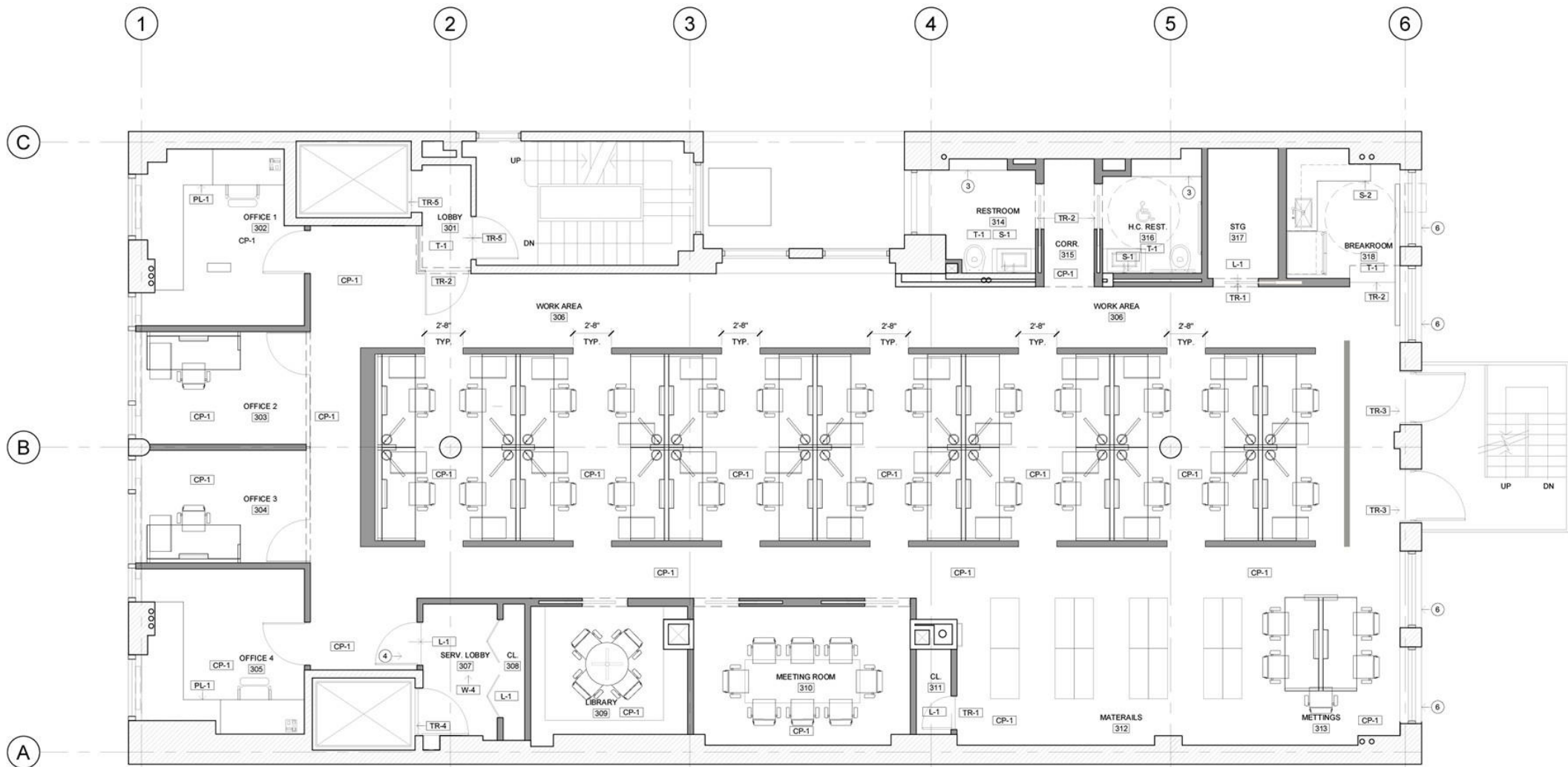
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01 FURNITURE PLAN

1/4"=1'-0"

GRAPHIC SCALE  
0 2'-0" 5'-0" 10'-0"



ROOM FINISH SCHEDULE



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