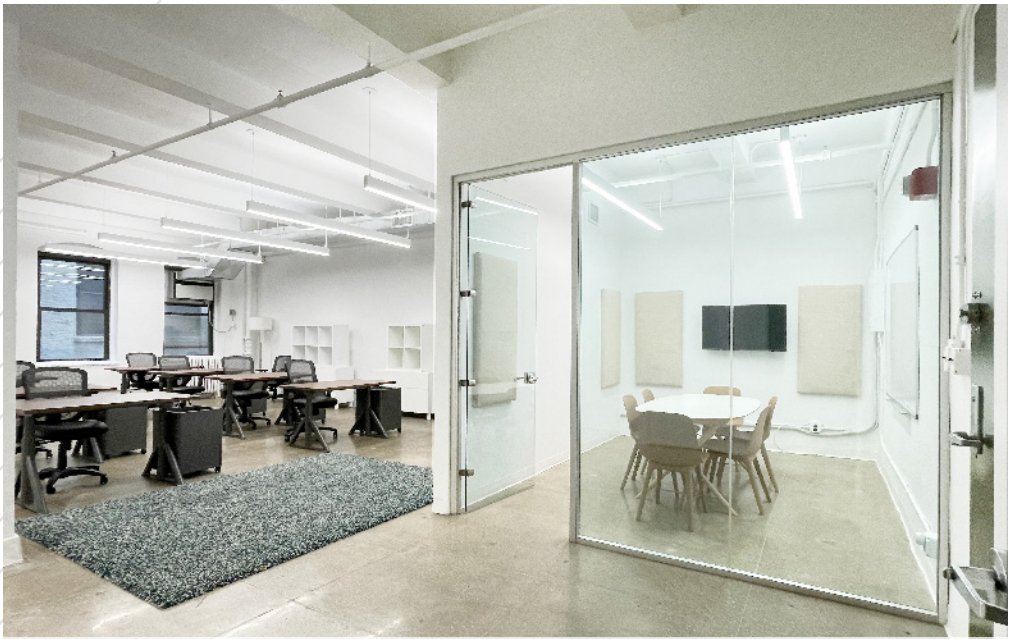




Suite 505 - Existing Conditions



Suite 816 - Existing Conditions

# 20 West 22nd Street

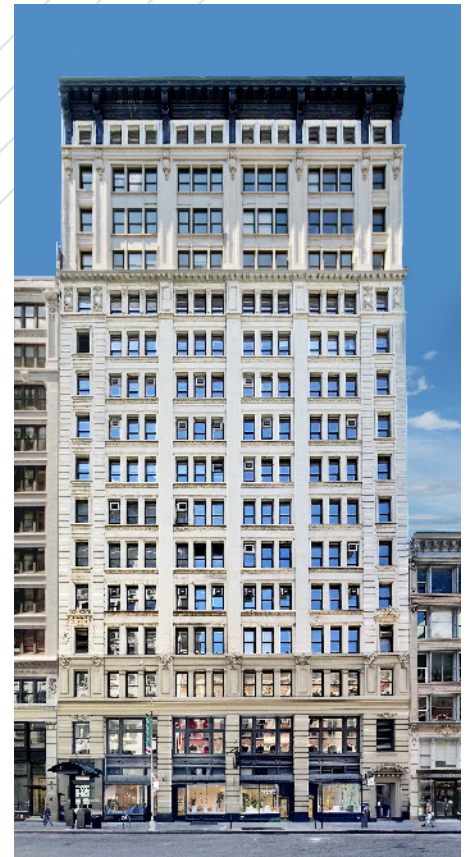
Between 5th & 6th Avenues

Flexible Small Space Opportunities

Great Flatiron/NoMad Location

Brand New Lobby, Elevators

and Operable Windows



# 20 West 22nd Street

Suite 505: 1,705 rsf Immediate \$65.00 psf  
- Bright move-in ready furnished space with open layout  
- Glass-enclosed conference room, wet pantry, open area accommodates 15 people

- 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
- **Medical or medical-related uses not permitted**

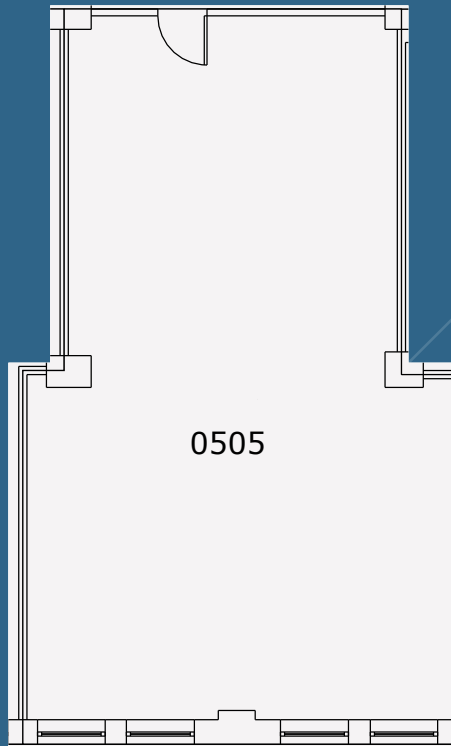


Lobby

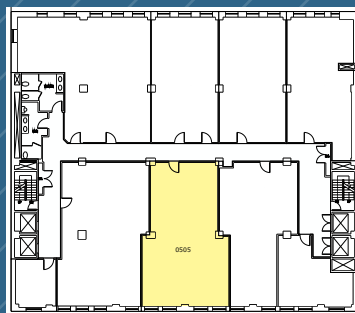




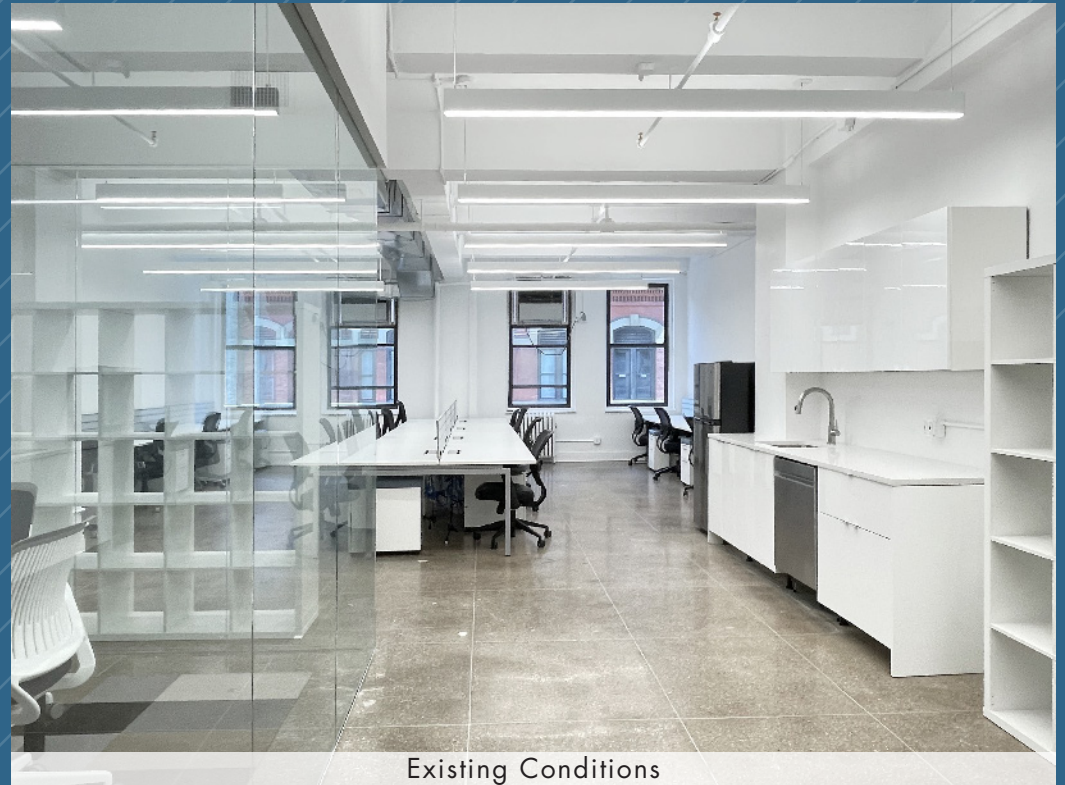
SUITE 505 - 1,705 RSF  
(CORE PLAN)



Not to scale, for display purposes only



WEST 22ND STREET



Existing Conditions



