

## 120E23R3

## An Exclusive Building-within-a-Building Opportunity

BOASTING 108,000 SF READY FOR TENANT INSTALLATION + PRE-BUILT, MOVE-IN CONDITION SPACE WITH ANOTHER 22,000 SF ON THE GROUND AND LOWER LEVEL







YOUR SPACE - YOUR WAY

## Availability

RAW FLOORS READY FOR CUSTOM
FINISHING OR TURNKEY PREBUILT FLOORS
READY FOR OCCUPANCY

Space to breathe

Room to expand with contiguous floors

Ceiling heights to let your thoughts wander

Beams of light flood picturesque windows

Inviting and comfortable for easy work

Your future – lies here.



FLOOR 12 21,600 RSF

> FLOOR 10 21,600 RSF

FLOOR 11

FLOOR 9 21,600 RSF

**FLOOR 8** 21,600 RSF

FLOOR 7 21,600 RSF

FLOOR 6 • 21,600 RSF

FLOOR 5 0 21,600 RSF

FLOOR 4 • 21,600 RSF

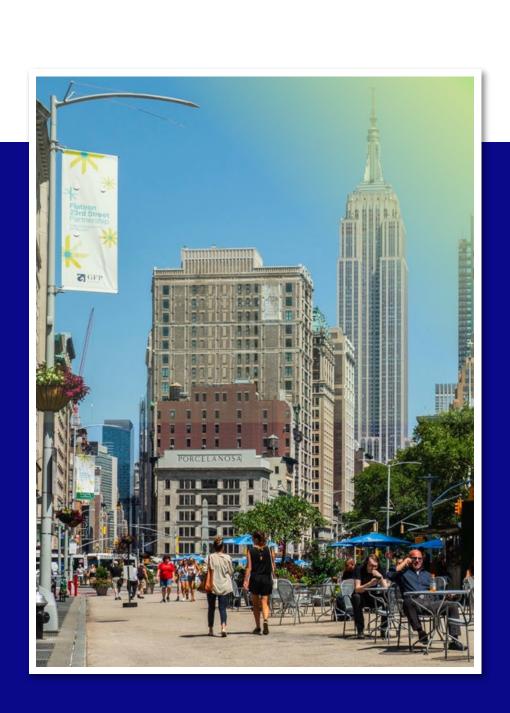
FLOOR 3

21,600 RSF FLOOR 2 •

**GROUND** • 14,360 SF

21,600 RSF

**LL** 7,845 SF



FLATIRON DISTRICT

## A Neighborhood Unparalled

120 East 23rd is right in the center of it all.





Union Square Park



