



30 WEST 21ST STREET

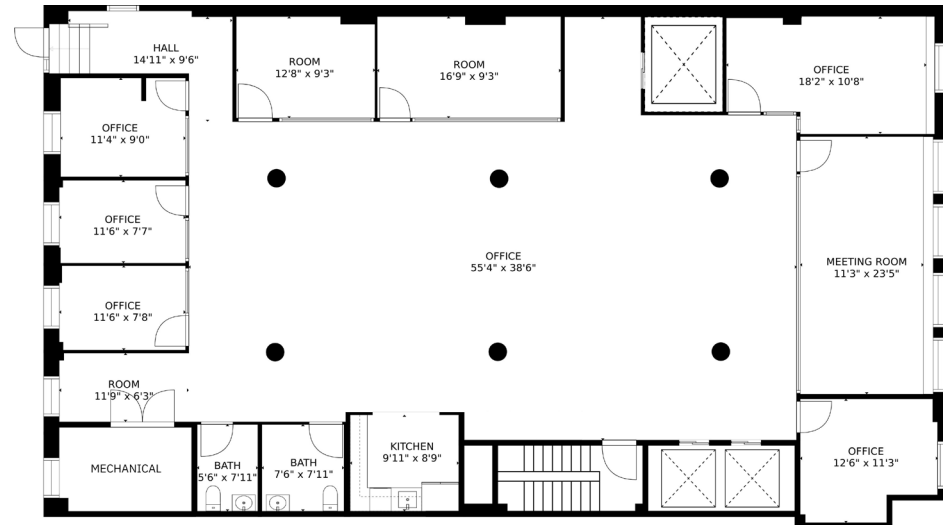
Full-floor, built installations in the
heart of the Flatiron District.



30 WEST 21ST STREET

30 West 21st Street is a great opportunity in the heart of Flatiron with full-floor, nicely built installations, term flexibility (3-10 years), and attractive economics.

Possession: **Immediate**



ENTIRE
3rd Floor
 5,281 RSF

- **Possession: Immediate**
- Recently built creative installation with 4 glass-fronted offices, 3 glass-fronted break-out rooms and 1 glass-fronted conference room
- Hardwood floor, exposed ceiling open pantry with stainless steel appliances
- Ownership will consider reasonable modifications and upgrades to the existing installations
- Oversized windows with good natural light
- Full floor identity; efficient side-core floorplate; tenant controlled HVAC
- Recently upgraded lobby, elevators and building systems

PROPOSED DIVISION

3rd Floor

NORTH SUITE

3,170 RSF

SOUTH SUITE

2,110 RSF



- **Possession: Immediate**
- Divided floor ideal for boutique tenant.
- These spaces can be leased separately or together (5,281 RSF)
- Glass fronted offices/meeting rooms with hardwood floor and exposed ceilings.
- Building ideally located in the Flatiron neighborhood.



30 WEST 21ST
STREET