



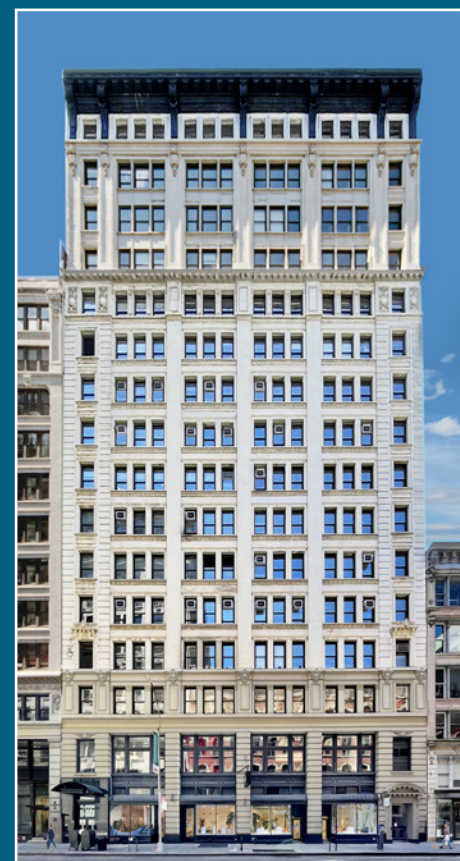
Existing Conditions

20 West 22nd Street

Between 5th & 6th Avenues

2,126 RSF Sublease - Great Light
Fully Furnished and Fully Wired

Tenant-Controlled HVAC Package
Units and Operable Windows



20 West 22nd Street


Bright, fully furnished space — Just bring your computers and you are all set!

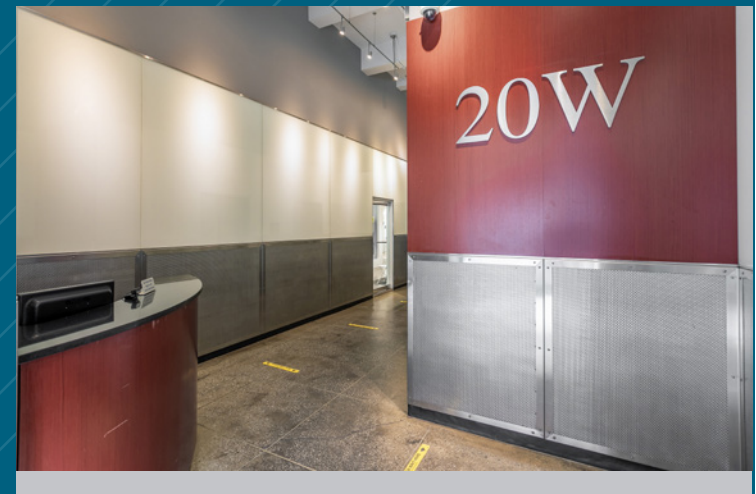
- Suite 1501: Size 2,126 rsf
- Bright space with north exposure providing abundant natural light and views of Hudson Yards and the Empire State Building
 - Direct exposure off elevator
 - Glass-front conference room, office, and meeting room
 - Windowed open area accommodates up to 10 people
 - Wet pantry with adjacent seating area

Sublease Term: Approximately 4-years – direct extension possible for qualified tenant

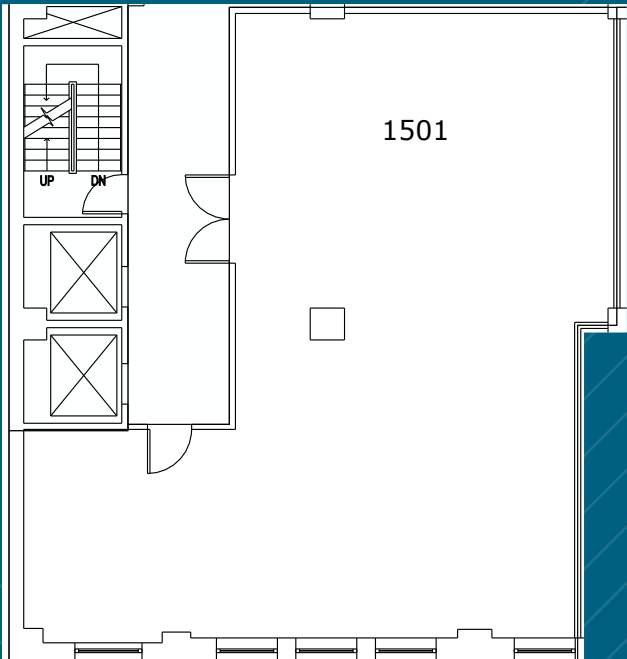
Possession: Upon sublease execution

Rent: Call or email for info

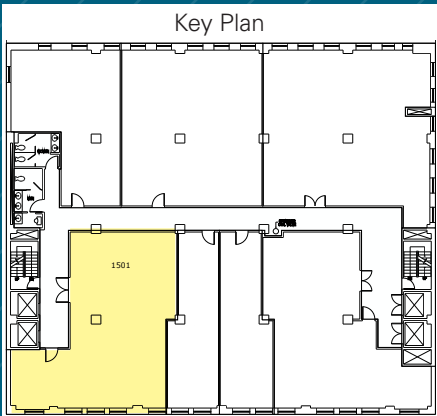
- Comments:
- New: Lobbies with central HVAC, 4-passenger elevators
 - New operable windows, common hallways & brand new restrooms
 - 24 hour access with attended lobby
 - Close to Madison Square Park & Union Square
 - Nearby transportation 
 - **Medical or medical-related uses not permitted**



SUITE 1501 - 2,126 RSF
(BASE PLAN)



WEST 22ND STREET



Not to scale, for display purposes only



