

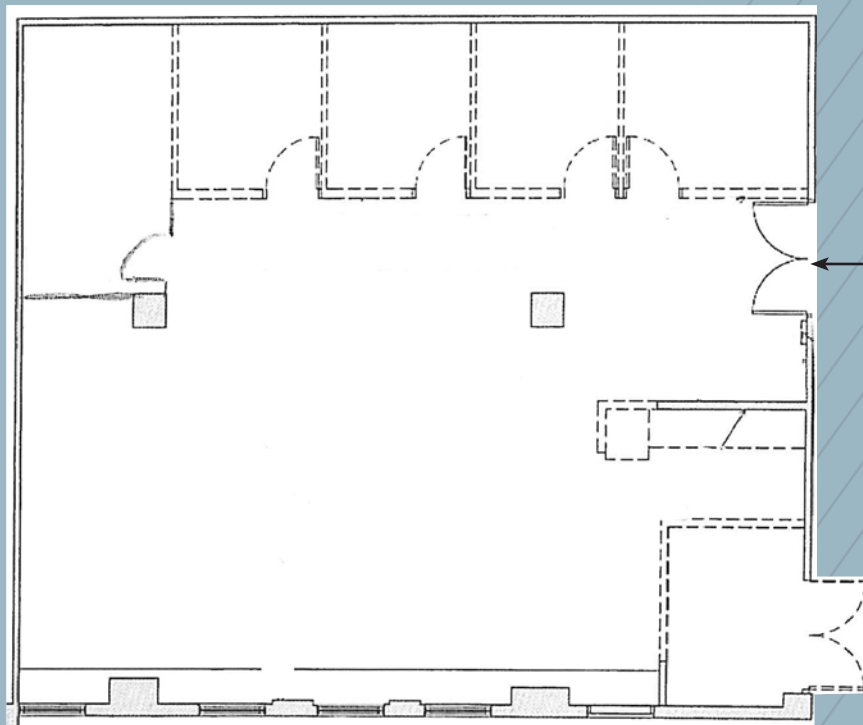


**OPEN LAYOUT OFFICE SPACE**  
**2,645 RSF**

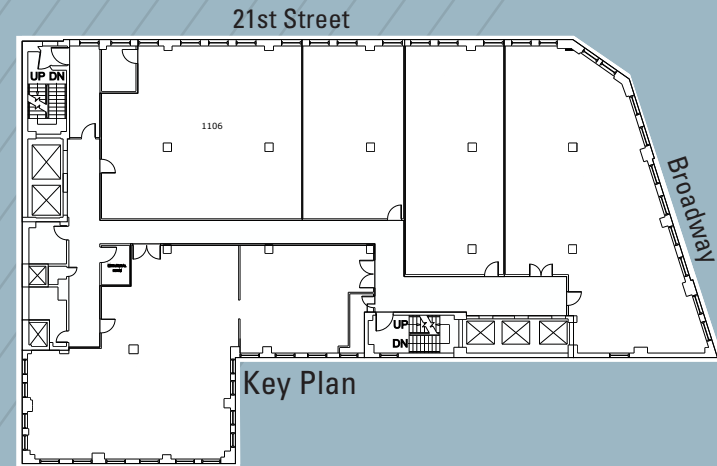


**915 BROADWAY**  
**BETWEEN THE PARKS**

Southwest Corner of 21st Street & Broadway



Space Entrance



21st Street

Broadway


Key Plan

(for descriptive purposes only; not to scale.)

Suite 1106: 2,645 rsf  
- Open layout with (4) interior offices, (1) windowed office and open area

Possession: April 1, 2023

Rent: Call or email for info

- High speed fiber on each floor connected to a redundant fiber loop below the building
- Direct access to the Union Square transportation hub **4 5 6 L N Q R W** express and local subway lines; and close proximity to NJ  station at 23rd St/6th Ave
- Centrally located between Union Square and Madison Square Park, the area offering a wide variety of services, retail, and dining options



# Walk, Bike, Drive or Ride to Work & Play

Dine: ABC Kitchen, Barn Joo, Eataly, Gramercy Tavern, Novita, Merakia, Union Square Cafe, Whole Foods

Shop: Athletica, Design Within Reach, Lululemon, Nike, Nordstrom Rack, NYX Cosmetics, Untuckit

Enjoy: The Parks, Union Square Farmers Market, Festivals, Soulcycle, Equinox, Uplift Studios

Neighbors: BuzzFeed, Dropbox, Facebook, IBM Resources, Mastercard, NYU, Santander, The Flatiron Building, W Hotel



**JOHNSTON & MURPHY** SINCE 1850  
**marimekko**  
**LEGO** **EATALY** 4TH FLOOR

**Madison Square Park**  
SHAKE SHACK

ONE MADISON AVENUE

**Salad** WAFFLE, BUNGLA • 100%  
**PARIS BAGUETTE**

★ **PRET** ★

**R W** EAST 23RD STREET **6**

**ggrill** **BANK OF AMERICA**  
**DUANEreade** by **Walgreens**

**TD Bank** **CHOPT** **DIG** **McDonald's** **SPIN** **Bath & Body Works**

**FLATIRON BUILDING** **LENSCRAFTERS** **OB** **Zucker's Bagels** **Walgreens**

**Advantage Care Physicians** **Flatiron Pediatrics** **FIELDS GOOD CHICKEN** **CVS pharmacy**

**22ND STREET**

**KOHLER** **TONAL** **Harry Potter EXPERIENCE** **Almond** **Farrow + Ball** **nykids club** **Madison Williams**

**EILEEN FISHER** **LOVESAC** **Obicá** **Valley** **tend** **daltile** **LIFETIME FITNESS**

**pro Otto Novo** **ARCTERYX** **Fotografiska**

**21ST STREET**

**CLUB MONACO** **Ralph's** **915 Broadway** **Jacadi** **Hardings** **NEMO**

**ANNA JUVENATION** **GAP** **NIKE** **WATERWORKS STUDIOS** **DEVOCION** **WALKER ZANGER** **Blooming Nail & Spa**

**FEDEx Office** **BRAVO PIZZA**

**THEORY AVOCADO** **SUGARFISH BY SUSHI NOZAWA** **THE SHAD STORE**

**20TH STREET**

**new balance** **RHONE** **TIMOTHY OULTON** **BEECHER'S** **Francis & Staub** **Barbounia**

**ARMY DAY** **HOKA** **INTERMIX** **SCANLAN THEODORE** **AMO** **La Rotisserie** **Gramercy Tavern** **ligne roset**

**SEPHORA** **FISH EDDY** **Bank of America**

**20TH STREET**

**CYCLE** **AVEDA** **Madswell** **abc carpet & home** **CHASE**

**sleep + number** **CVS pharmacy** **OLE & STEEN** **FILSON** **Ann Sacks**

**H&M** **Rosa Mexicano** **Andy's Deli** **MATTRESSFIRM** **Kitchen** **Rothman's**

**19TH STREET**

**ATHLETA** **BANANA REPUBLIC** **PARAGON SPORTS** **bluemercury** **fresh** **SCOTCH & SODA** **CVS pharmacy**

**UNTUCKit** **ZARA** **EVERYTHING BUT water** **Happy Socks** **Venchi** **verizon** **petco** **BARNES & NOBLE**

**allbirds** **CALZEDONIA** **PRET**

**18TH STREET**

**er/ dy** **lululemon** **athletica** **BONOBOS** **journalle** **McDonald's** **FREEHOLD**

**Bank of America** **J.Crew** **ARITZIA** **GRITBXNG** **agnis b.** **Union Square Park**

**44 Union Square**

**DUNKIN'**

**17TH STREET**

**16TH STREET**

**L 4 5 6**  
**N Q R W**