

# 30E23

FLATIRON

## RARE FULL FLOOR AVAILABILITY IN HIGHLY SOUGHT AFTER BUILDING!

MOVE IN READY, NEWLY BUILT,  
FULLY WIRED, PLUG & PLAY  
AVAILABLE IMMEDIATELY



STUNNING SKYLIGHTS,  
4 SIDES OF WINDOWS &  
MADISON SQUARE PARK VIEWS

FLEXIBLE TERMS AVAILABLE:  
3 TO 5+ YEARS



### RE IMAGINED

NEWLY COMPLETED **CAPITAL IMPROVEMENT PROGRAM:**  
**COMPLETE RENOVATION** BY DXA STUDIOS  
NEW FAÇADE, ENTRANCE, LOBBY,  
WINDOWS & ELEVATORS

24/7 ATTENDED LOBBY & STATE-OF-THE-ART SECURITY

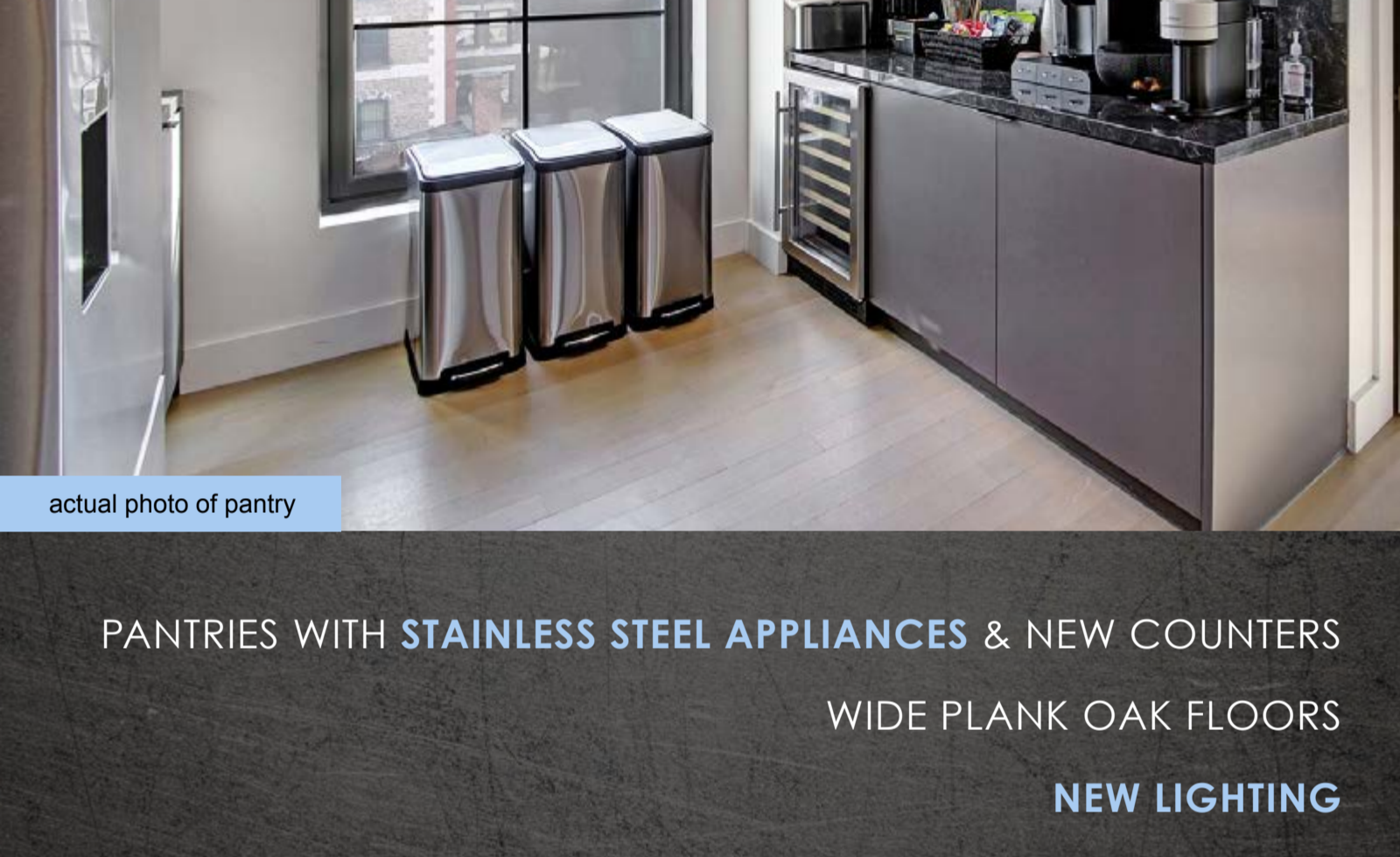
ROBUST TELEDATA RISERS & DEDICATED LINES

WIRED FOR HIGH-SPEED CARRIERS

**ELEVATORS OPEN TO PRIVATE FLOOR**

BIKE ROOM

DEDICATED IT CLOSET



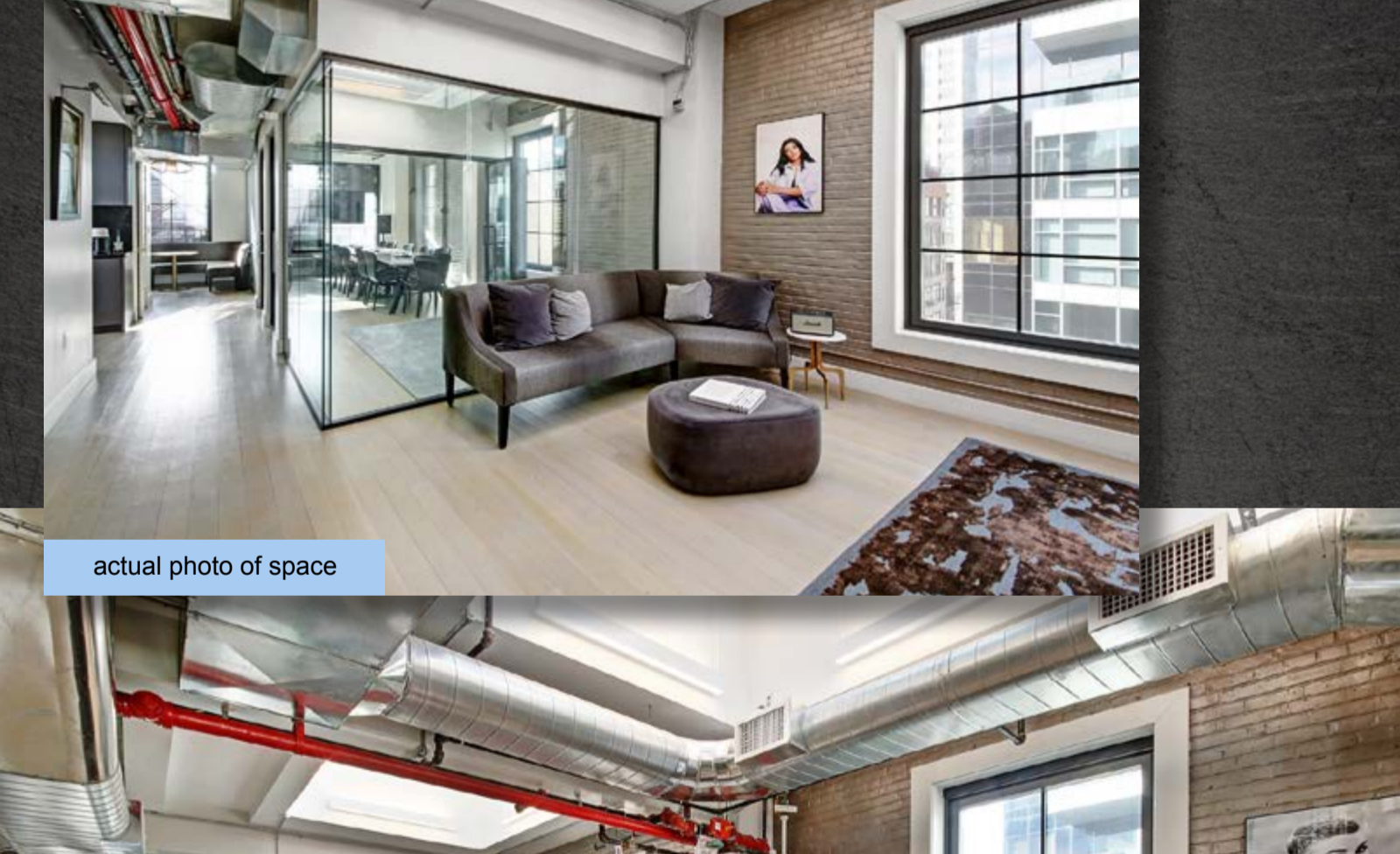
**4 EXPOSURES**, NATURAL LIGHT & PARK VIEWS

**11FT+ CEILINGS**

**FULL FLOOR IDENTITY** & DIRECT ELEVATOR ACCESS

OPEN & **COLUMN FREE** FLOORPLATES

GLASS-FRONTED CONFERENCE ROOMS



PANTRIES WITH **STAINLESS STEEL APPLIANCES** & NEW COUNTERS

WIDE PLANK OAK FLOORS

**NEW LIGHTING**

TENANT CONTROLLED HVAC



LANDLORD IS WILLING TO CUSTOMIZE FOR QUALIFIED TENANT



## AVAIL ABIL ITIES

E-BROCHURE & FLOOR PLANS

FLOOR 12: 3,000 RSF
FLOOR 11: LEASED
FLOOR 10: LEASED
FLOOR 9: 3,000 RSF
FLOOR 8: LEASED
FLOOR 7: LEASED
FLOOR 6: LEASED
FLOOR 5: 3,000 RSF
FLOOR 4: LEASED
FLOOR 3: LEASED
FLOOR 2: LEASED

### AS-BUILT FLOOR PLAN | CREATIVE OFFICE | 3,000 RSF

WORKSTATIONS: 18	OFFICE: 1	LOUNGE: 1
RECEPTION: 1	MEETING ROOM/ ADDITIONAL OFFICE: 1	CONFERENCE ROOM: 1
PANTRY: 1	BREAKOUT ROOM: 1	BATHROOMS: 2
		<b>TOTAL: 21</b>

## NEIGHBOR HOOD



ACROSS FROM **MADISON SQUARE PARK**  
WHERE **FLATIRON** MEETS **NOMAD & CHELSEA**  
**EASY ACCESS** TO AM COFFEE, EASY LUNCH,  
& AFTER WORK BARS + DINING