

COMING SOON!

30E23
FLATIRON

RARE FULL FLOOR AVAILABILITY IN HIGHLY SOUGHT AFTER BUILDING!

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



actual photo of space

4 SIDES OF WINDOWS &
MADISON SQUARE PARK VIEWS

FLEXIBLE TERMS AVAILABLE:
3 TO 5+ YEARS

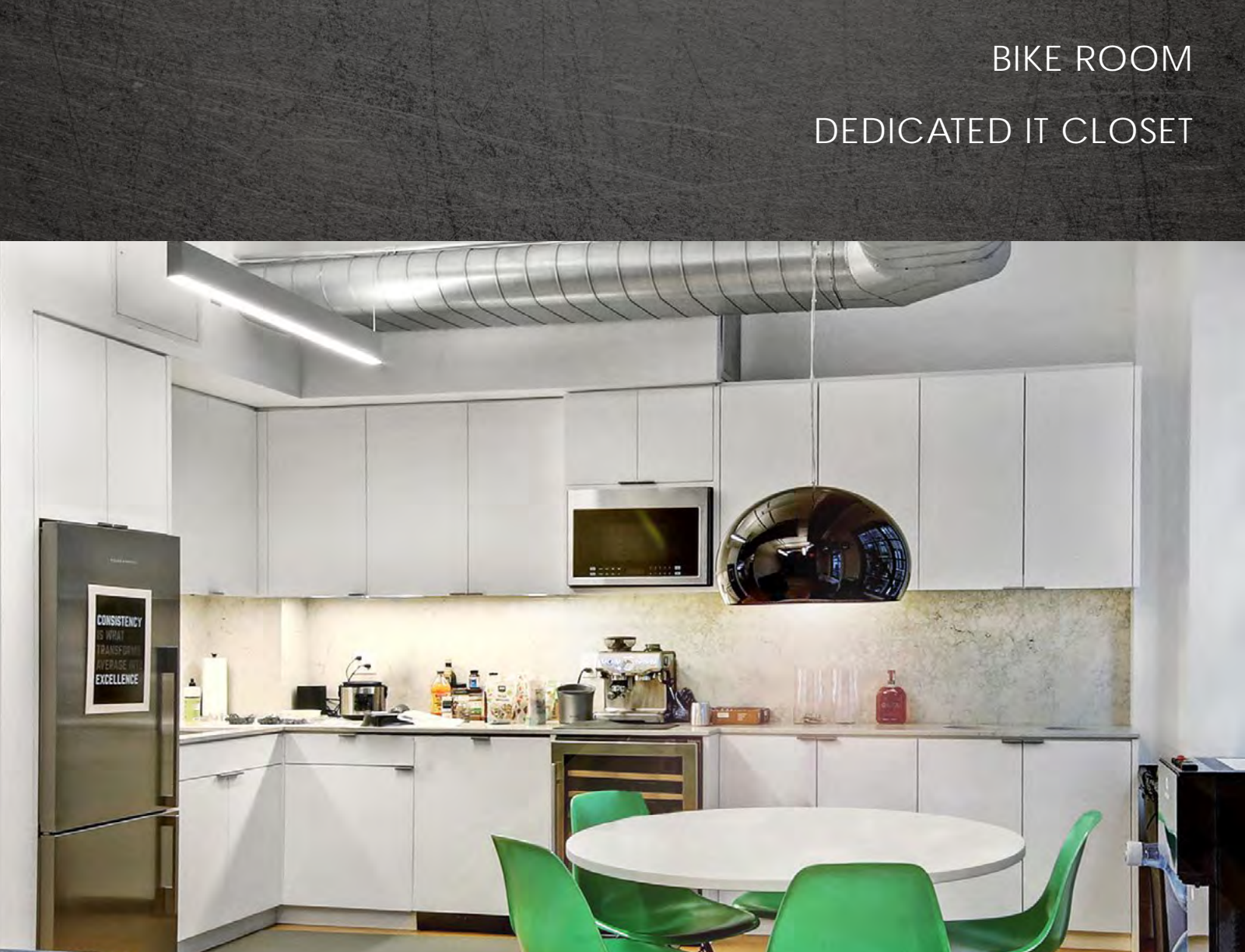


NEWLY COMPLETED **CAPITAL IMPROVEMENT PROGRAM:**
COMPLETE RENOVATION BY DXA STUDIOS
NEW FAÇADE, ENTRANCE, LOBBY,
WINDOWS & ELEVATORS

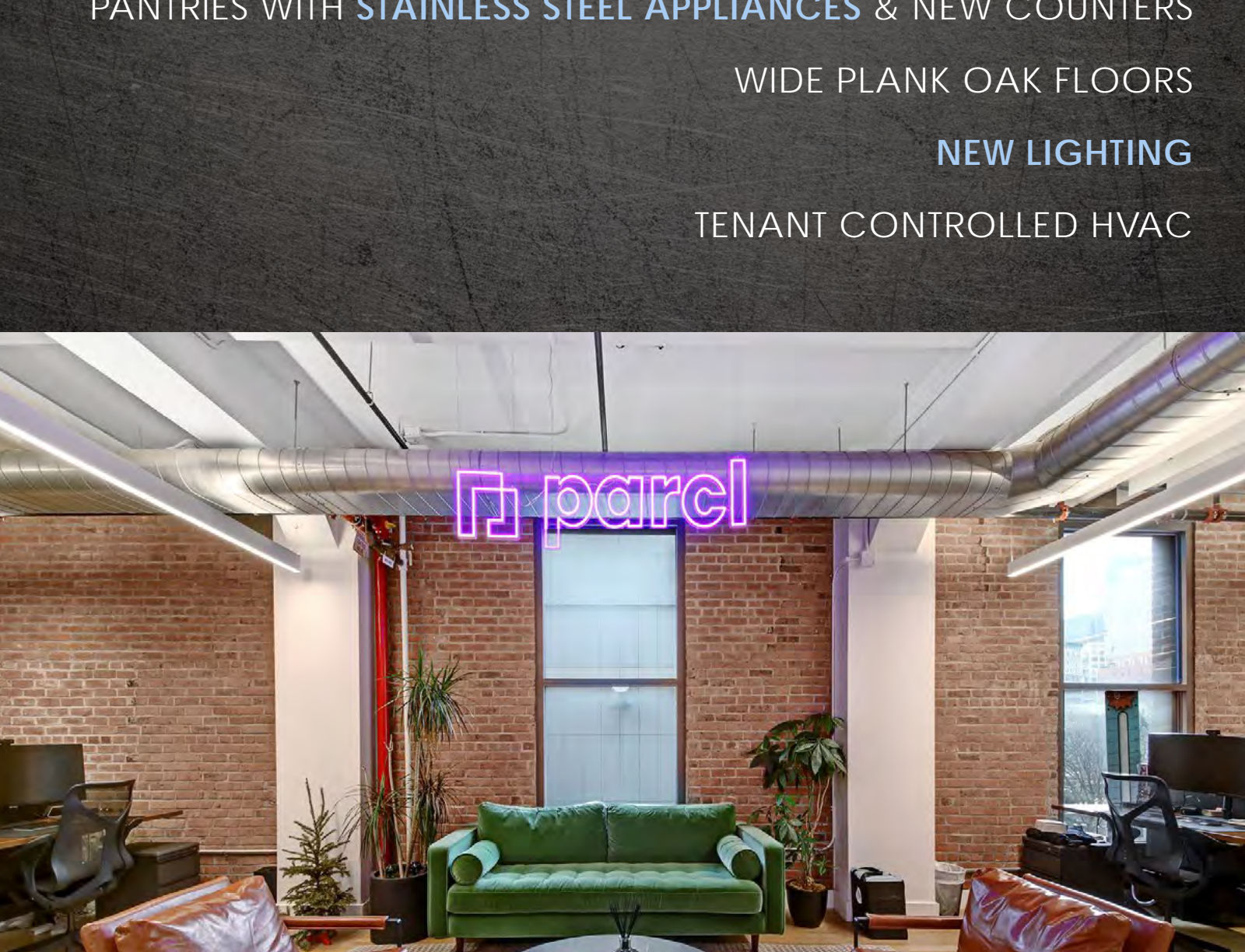
24/7 ATTENDED LOBBY & STATE-OF-THE-ART SECURITY

ROBUST TELEDATA RISERS & DEDICATED LINES

WIRED FOR HIGH-SPEED CARRIERS



actual photo



actual photo of space

4 EXPOSURES, NATURAL LIGHT & PARK VIEWS

11FT+ CEILINGS

FULL FLOOR IDENTITY & DIRECT ELEVATOR ACCESS

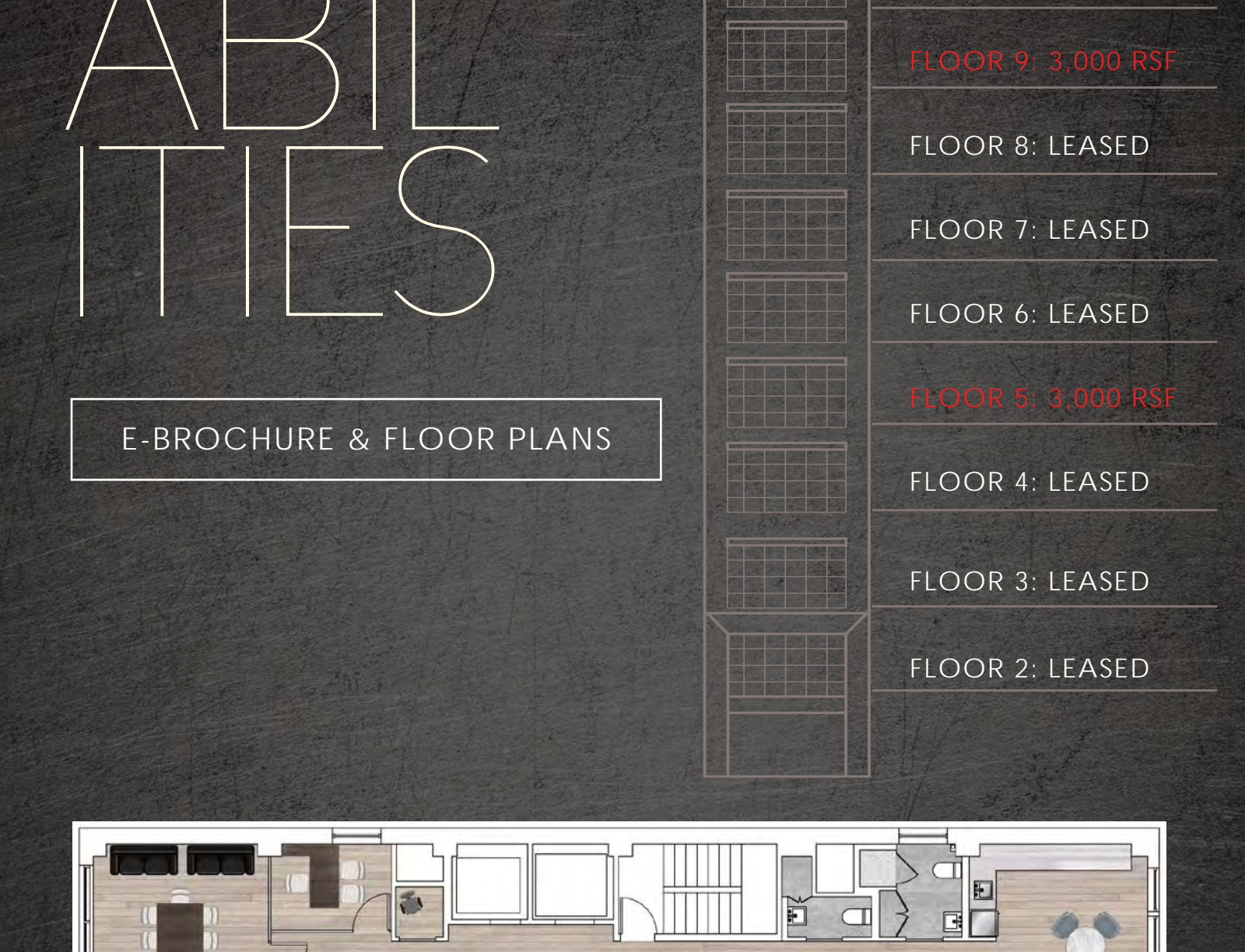
OPEN & COLUMN FREE FLOORPLATES

GLASS-FRONTED CONFERENCE ROOMS

ELEVATORS OPEN TO PRIVATE FLOOR

BIKE ROOM

DEDICATED IT CLOSET



actual photo of space

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

WIDE PLANK OAK FLOORS

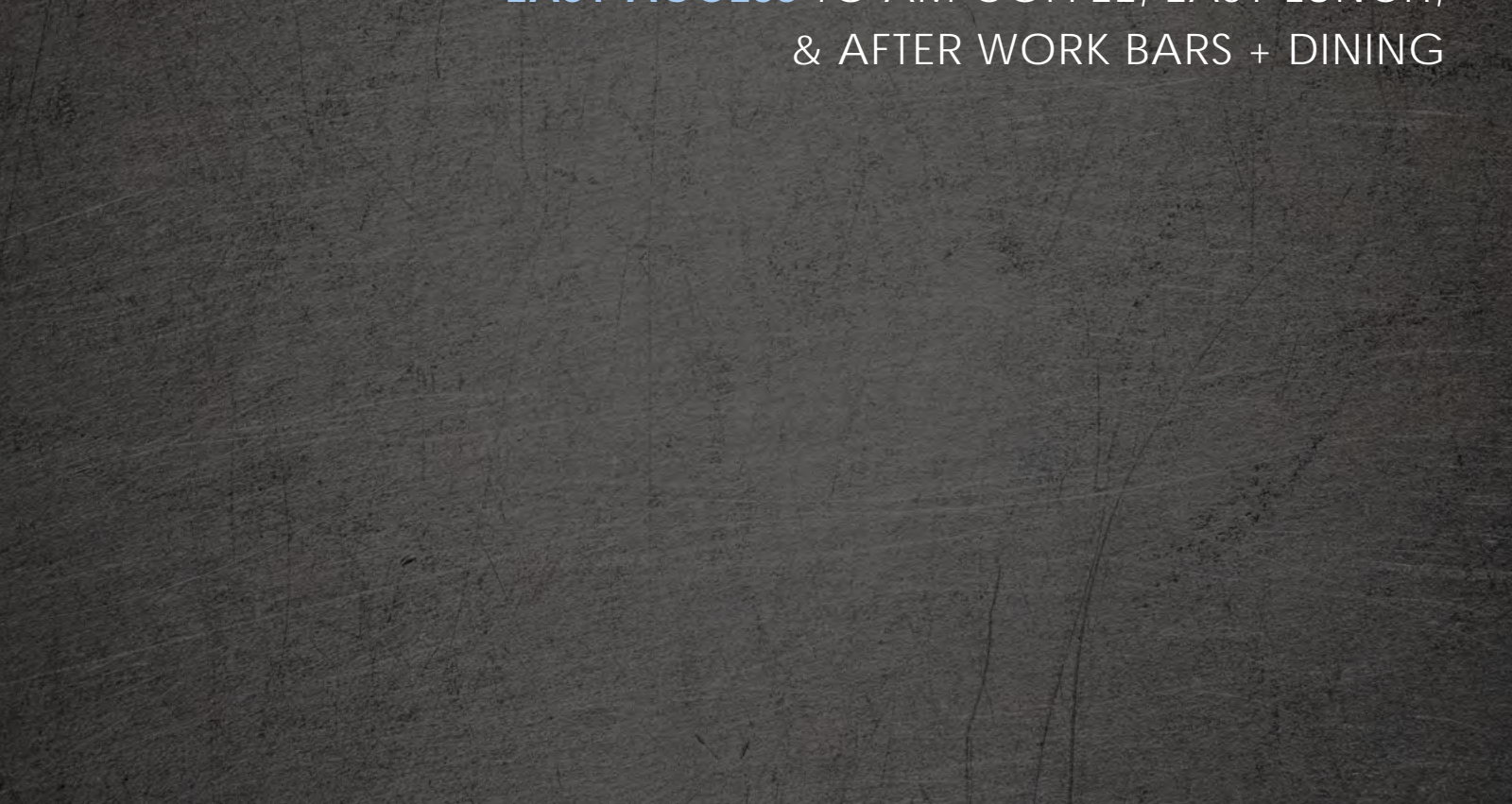
NEW LIGHTING

TENANT CONTROLLED HVAC



actual photo of space

LANDLORD IS WILLING TO CUSTOMIZE FOR QUALIFIED TENANT
T.I. & TENANT CONCESSIONS AVAILABLE



actual photo of space

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: 16

RECEPTION: 1

PANTRY: 1

OFFICE: 3

MEETING ROOM/
ADDITIONAL OFFICE: 1

BREAKOUT ROOM: 1

LOUNGE: 1

CONFERENCE ROOM: 1

BATHROOMS: 2

TOTAL: 21

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NEIGHBOR HOOD



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