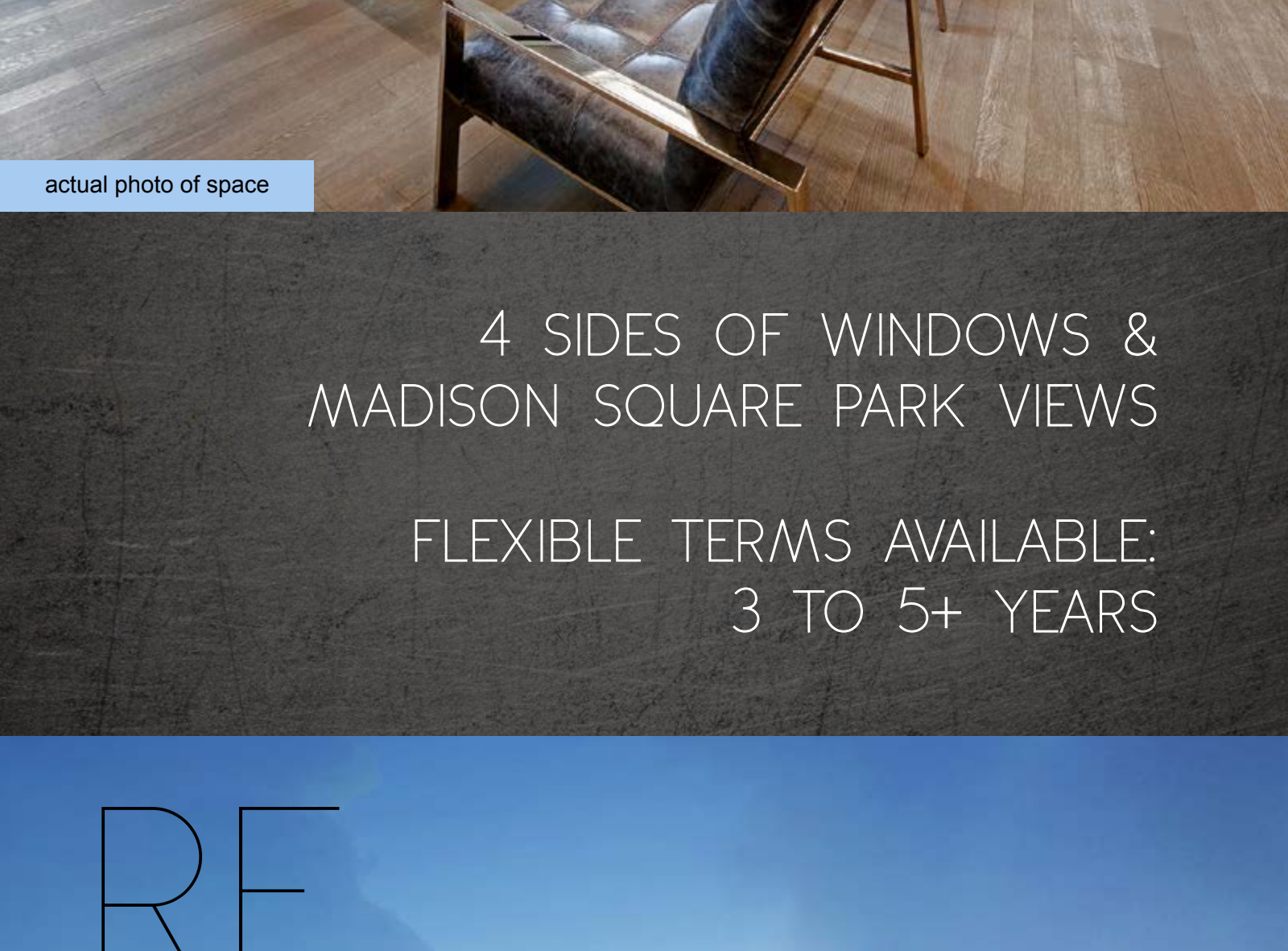


# 30E23

FLATIRON

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

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



4 SIDES OF WINDOWS &  
MADISON SQUARE PARK VIEWS

FLEXIBLE TERMS AVAILABLE:  
3 TO 5+ YEARS



NEWLY COMPLETED **CAPITAL IMPROVEMENT PROGRAM:**

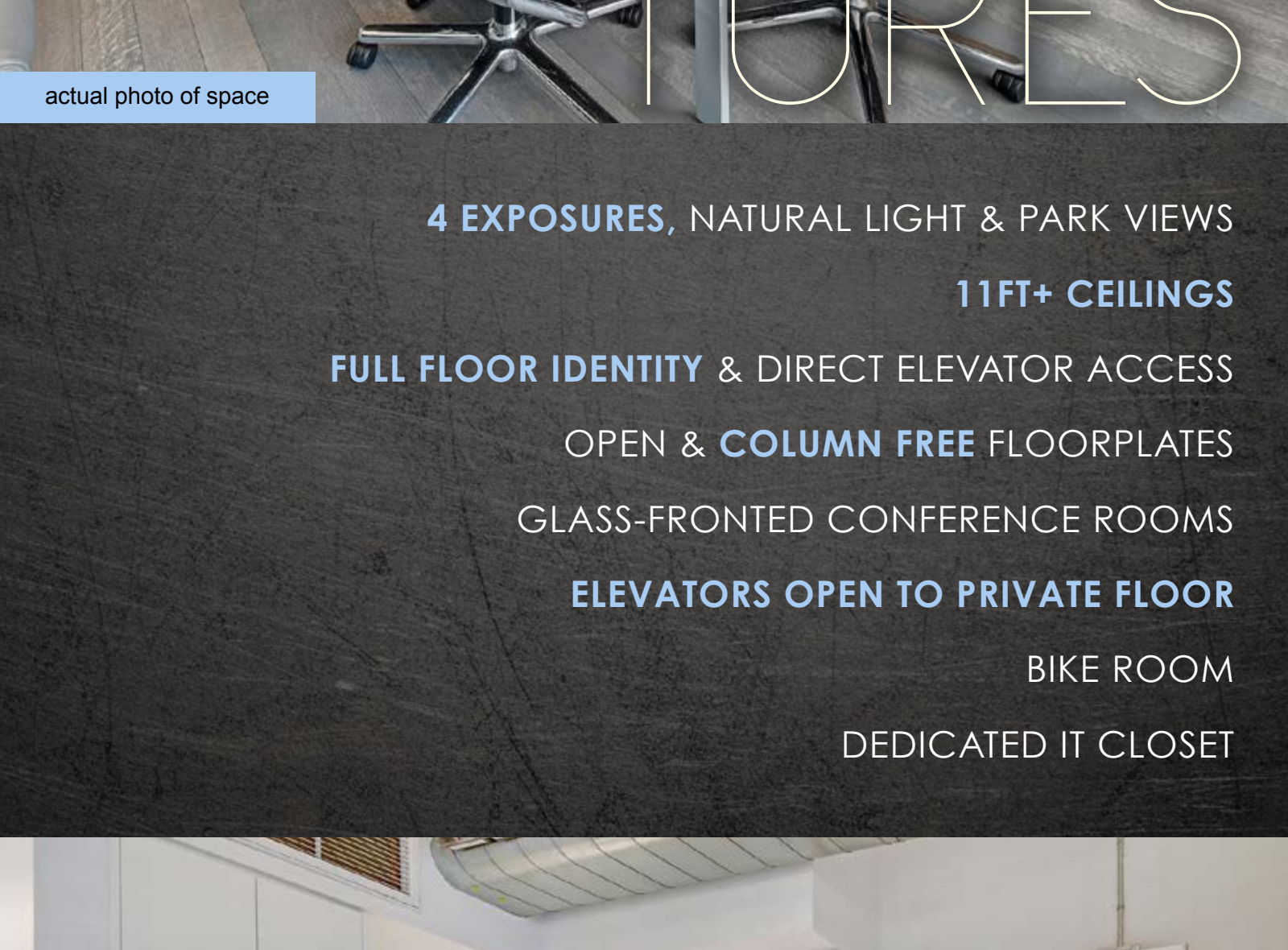
**COMPLETE RENOVATION** BY DXA STUDIOS

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



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

**11FT+ CEILINGS**

**FULL FLOOR IDENTITY** & DIRECT ELEVATOR ACCESS

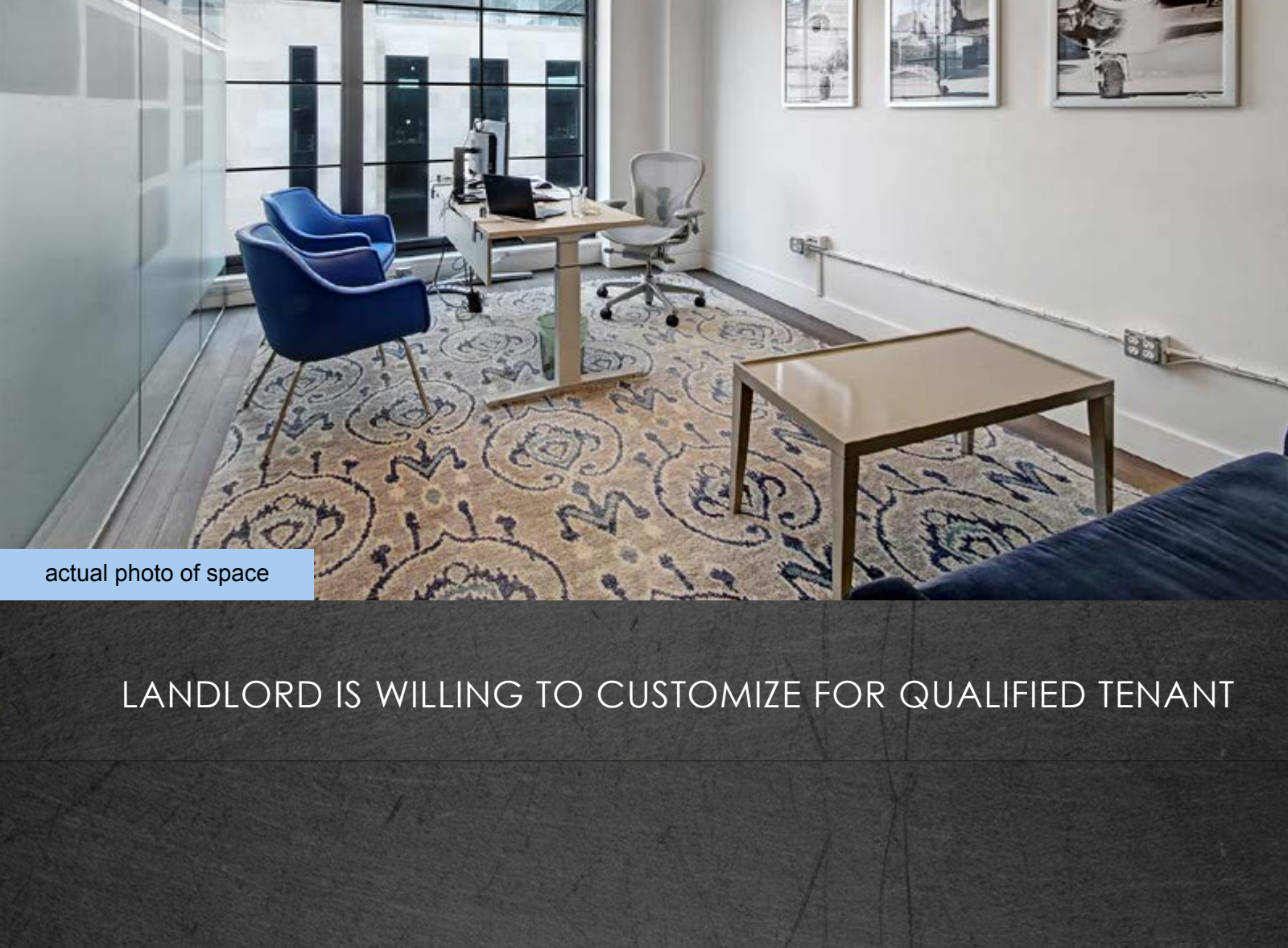
OPEN & **COLUMN FREE** FLOORPLATES

GLASS-FRONTED CONFERENCE ROOMS

**ELEVATORS OPEN TO PRIVATE FLOOR**

BIKE ROOM

DEDICATED IT CLOSET

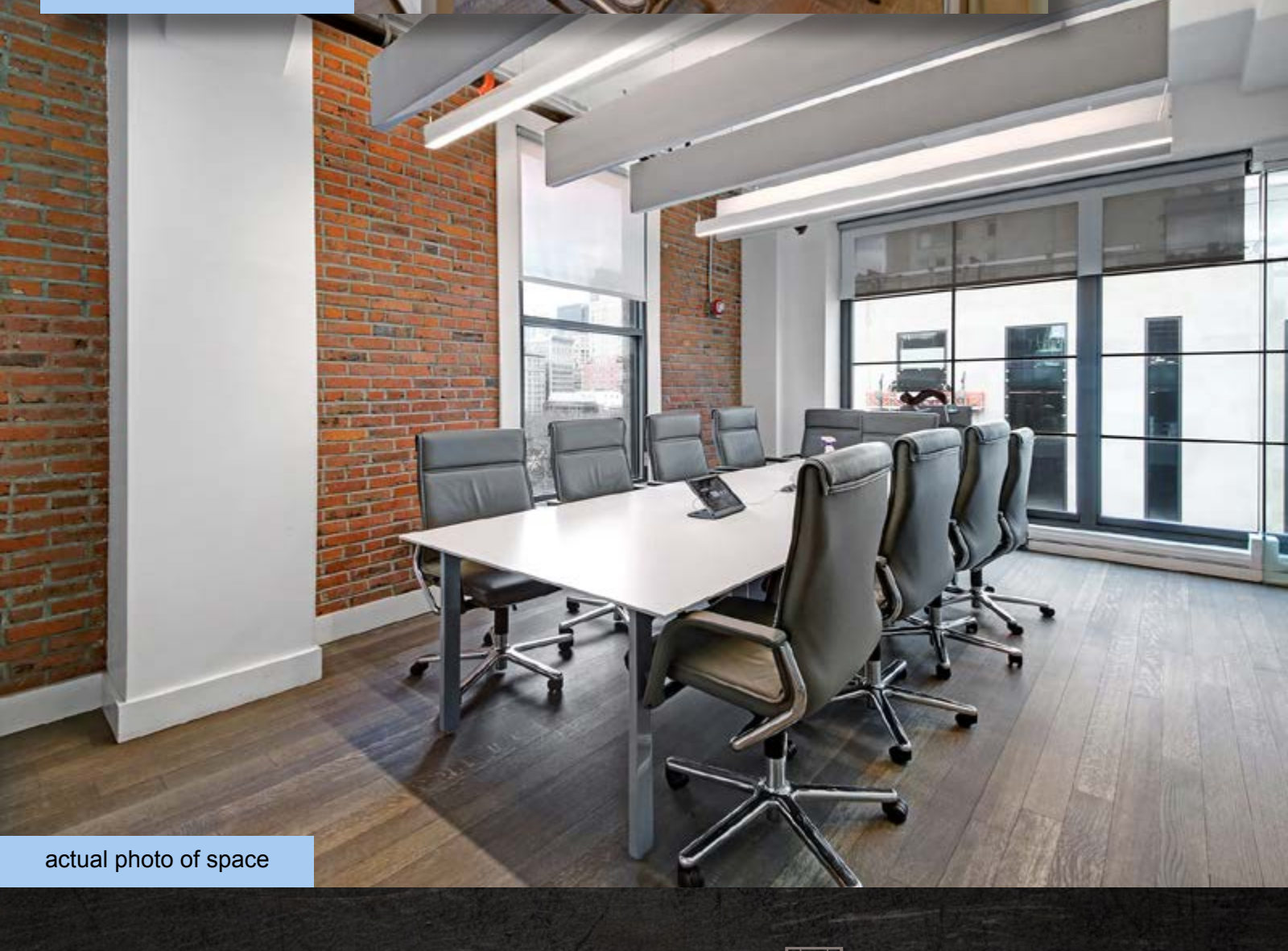


PANTRIES WITH **STAINLESS STEEL APPLIANCES** & NEW COUNTERS

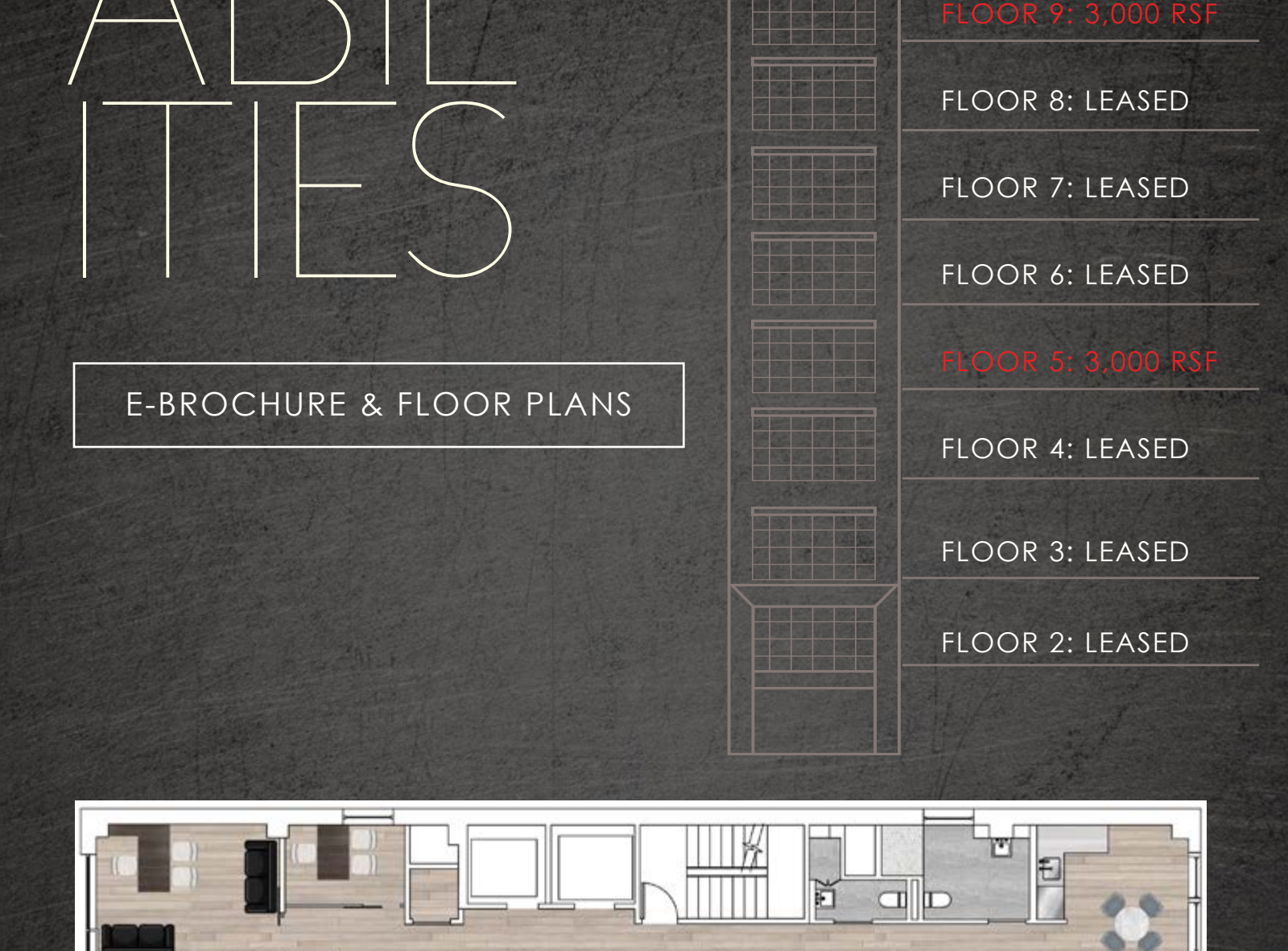
WIDE PLANK OAK FLOORS

**NEW LIGHTING**

TENANT CONTROLLED HVAC



LANDLORD IS WILLING TO CUSTOMIZE FOR QUALIFIED TENANT



## AVAILABILITIES

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: 12	BREAKOUT SPACE: 1	OFFICE: 3
RECEPTION: 1	PANTRY: 1	MEETING ROOM: 1
CONFERENCE ROOM: 1	BATHROOMS: 2	LOUNGE: 1
<b>TOTAL: 18</b>		

## NEIGHBORHOOD



ACROSS FROM **MADISON SQUARE PARK**

WHERE **FLATIRON** MEETS **NOMAD & CHELSEA**

**EASY ACCESS** TO AM COFFEE, EASY LUNCH,  
& AFTER WORK BARS + DINING