

118 WEST

22ND STREET

BETWEEN 6TH AND 7TH AVENUE



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BOUTIQUE OFFICE BUILDING IN THE HEART OF FLATIRON

Full-floor opportunities totaling approximately 9,200 RSF

Divisions possible to accommodate smaller users

Attended lobby

Separate passenger and freight entrances

Passenger elevator and freight elevator service

Efficient floor plates with excellent flexibility

High ceilings and abundant natural light

Tenant-controlled HVAC

Modernized building systems

Excellent loading and delivery access

Professional ownership and management

Fiber-optic internet availability

24/7 building access



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NEIGHBORHOOD FEATURES

- Prime Flatiron location between Sixth and Seventh Avenues
- Steps from Madison Square Park
- Convenient access to NoMad, Chelsea, Midtown South, Union Square, and Greenwich Village
- Walking distance to Eataly, Whole Foods, and numerous dining destinations
- Easy access to Penn Station and Moynihan Train Hall
- Near the PATH train and major subway lines **1** **2** **3** **F** **M** **N** **Q** **R** **W** **A** **C** **E**
- Located within one of Manhattan's premier office districts
- Central Manhattan location with exceptional access to regional transportation networks



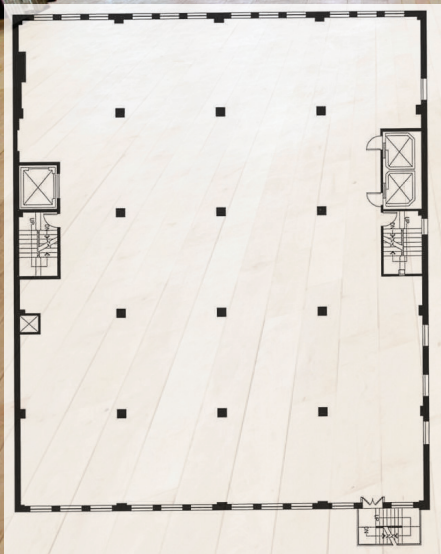
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5th Floor Plan



VACANCIES

FLOOR	RSF	CONDITION
Entire 5th Floor	9,200 RSF	WHITE BOX
Entire 9th Floor	9,200 RSF	WHITE BOX (DIVISION CONSIDERED)
Entire 10th Floor	9,200 RSF	6 OFFICES, MODERN INSTALLATION

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10th Floor Plan



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