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# 28 West 20<sup>th</sup> Street

Located in the Flatiron District between 5<sup>th</sup> and 6<sup>th</sup> Avenue

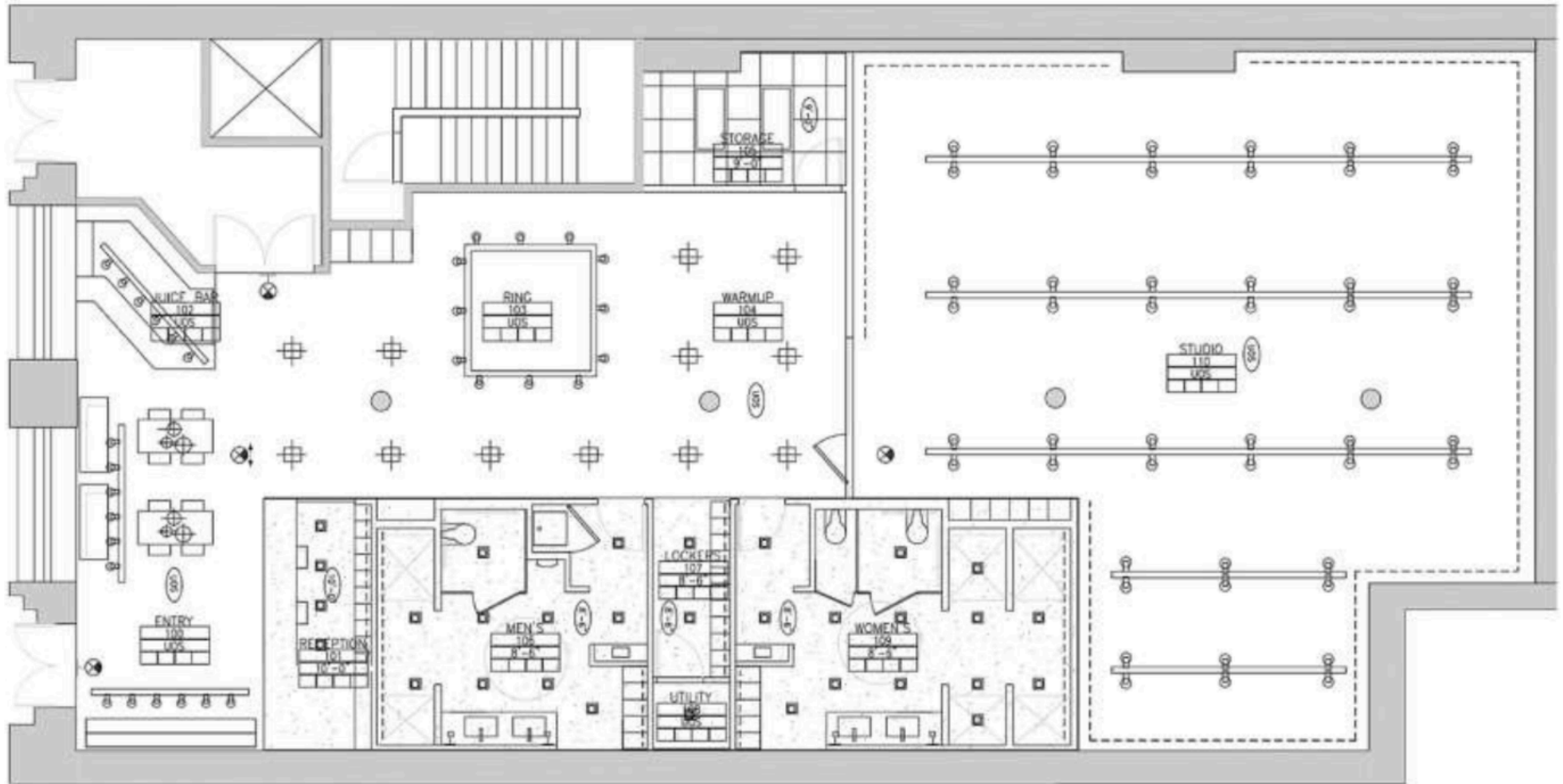


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## HIGHLIGHTS

- Turnkey boxing gym opportunity (former Shadowbox)
- Fully built with men's & women's locker rooms + showers
- 4,000 SF ground floor – ideal for fitness, though all uses considered
- Gas and venting in place
- 36' of frontage in prime Flatiron location
- 14' ceilings with expansive, light-filled space
- Floor-to-ceiling glass providing maximum exposure
- Exceptional foot traffic in a high-demand corridor
- Steps from multiple subway lines - F, M, L, N, Q, R, W, 4, 5, and 6
- Highly visible storefront presence
- Additional 3,200 SF contiguous space available



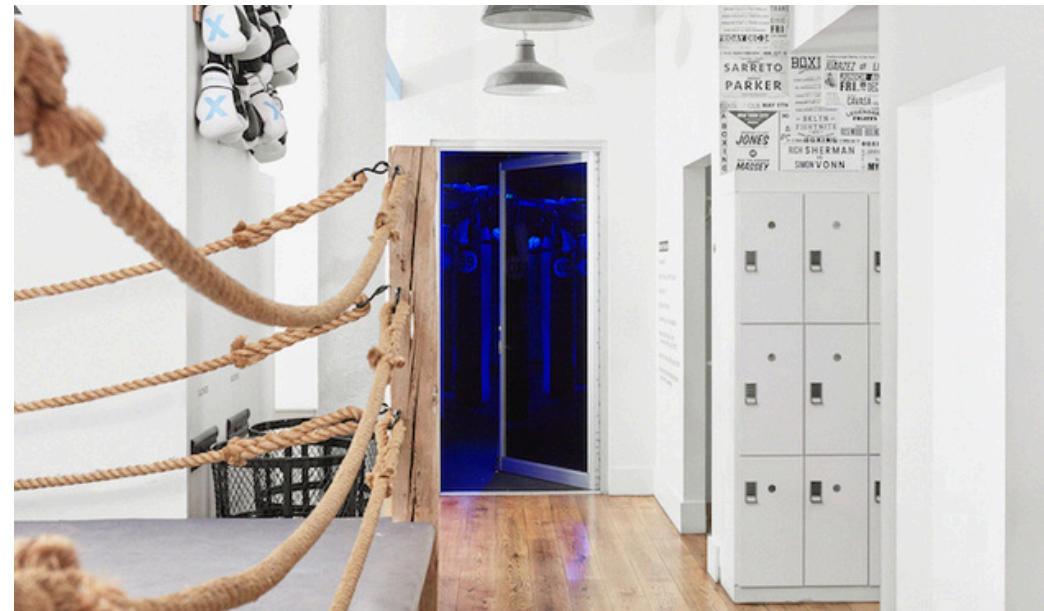


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FOR MORE INFORMATION PLEASE CONTACT:



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