



Suite 509



Suite 603

# 20 West 22nd Street

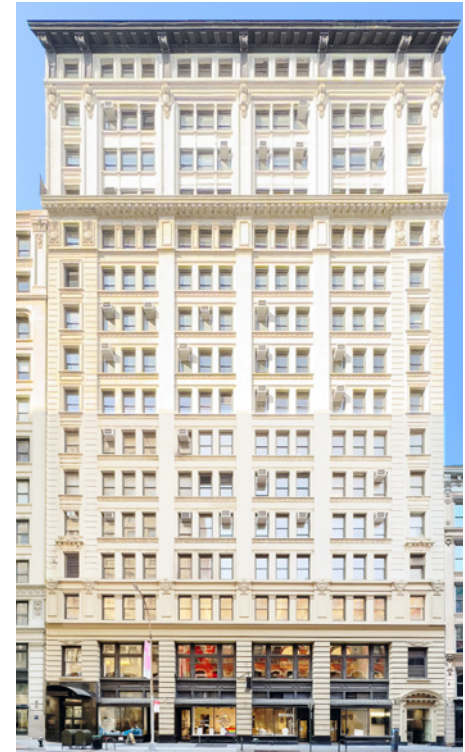
Between 5th & 6th Avenues

Fully Furnished Turnkey Office Spaces

Great Flatiron/NoMad Location

Brand New Lobby, Elevators

and Operable Windows




# 20 West 22nd Street

ABS Partners Real Estate, as the exclusive agent is pleased to offer the following opportunity for lease:

## Current Availabilities

| Size       | Possession   | Asking Rent  |
|------------|--|--------------|
| Suite 603  | 1,433 rsf  | Immediate    |
|            |  | Upon Request |
|            | - Furnished move-in condition space with glass-front conference room, wet pantry and (9) workstations  |              |
|            | - North exposure provides good natural light and Empire State Building views                           |              |
| Suite 1003 | 1,454 rsf  | Immediate    |
|            |  | Upon Request |
|            | - Recently renovated space with newly installed (2) private offices with high-end glass-front finishes |              |
|            | - Open area has 10 sit/stand workstations, full wet pantry with bar-height seating tables              |              |
|            | - North exposure provides good natural light and Empire State Building views                           |              |
| Suite 509: | 2,056 rsf  | Immediate    |
|            |  | Upon Request |
|            | - Fully furnished open plan space with (1) glass-front office/meeting room and phone room              |              |
|            | - Wet pantry with bar-height seating island, lounge area and 18 sit/stand desk in the open area        |              |

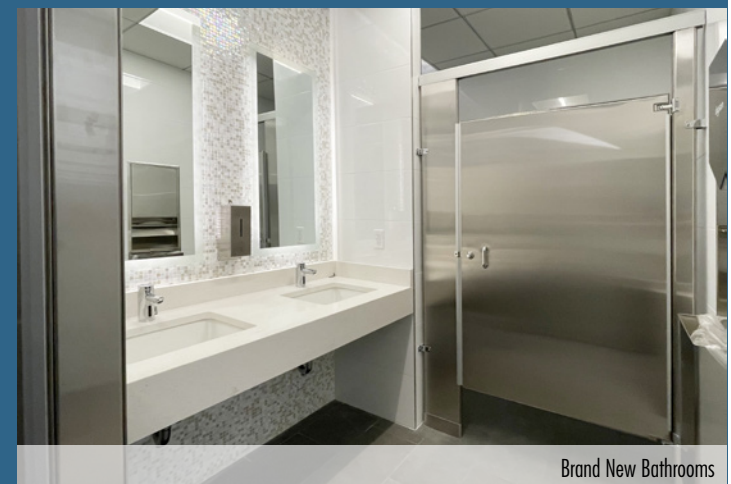
- Lobbies with central HVAC, 4-passenger elevators
- Operable windows, upgraded common hallways and brand new bathrooms
- 24 hour access with attended lobby and card-key access elevators
- Planned New East Lobby plus elevator upgraded computerized mechanicals already underway
- Building energy code of 92. Connectivity with (3) providers
- Close to Madison Square Park & Union Square
- Nearby transportation 
- **Medical or medical-related uses not permitted**



Lobby

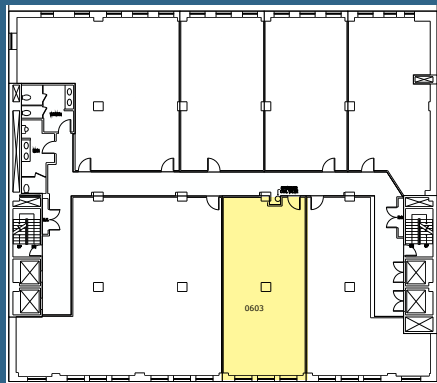
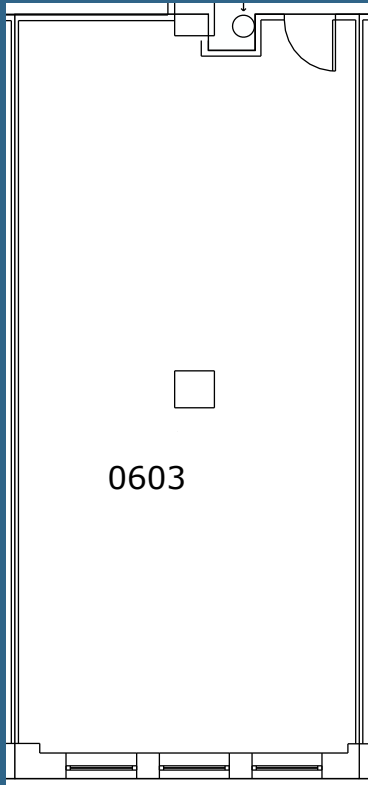


Artist's rendering for concept only of planned New East Lobby. Final design subject to change



Brand New Bathrooms

SUITE 603 - 1,433 RSF  
(BASE PLAN)



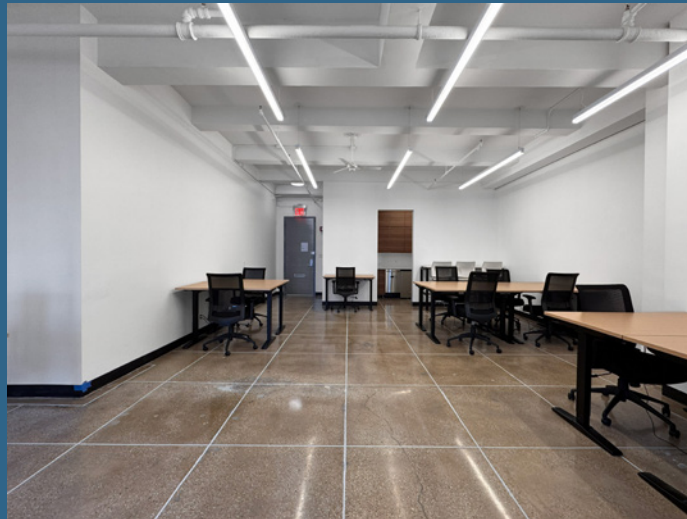
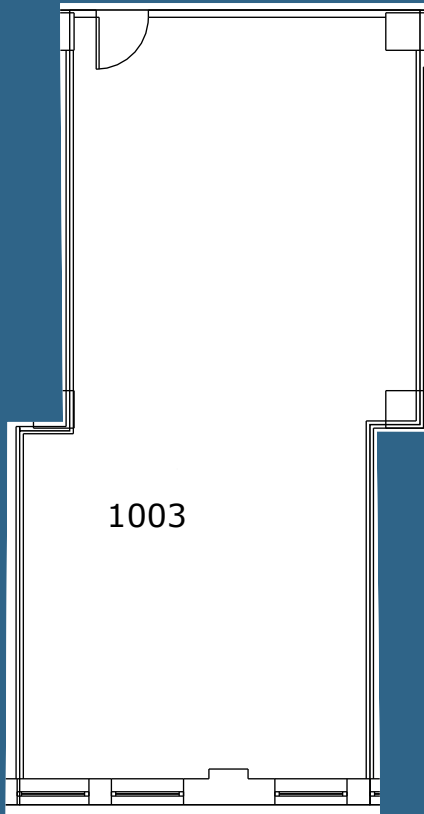
WEST 22ND STREET

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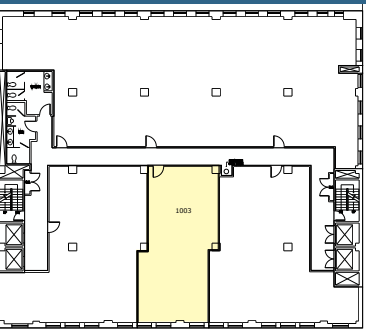


Floor Plan not to scale, for display purposes only.

SUITE 1003 - 1,454 RSF  
(BASE PLAN)



North view of Empire State Building

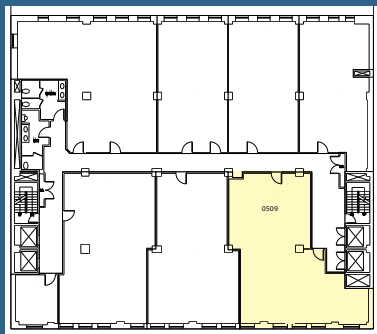
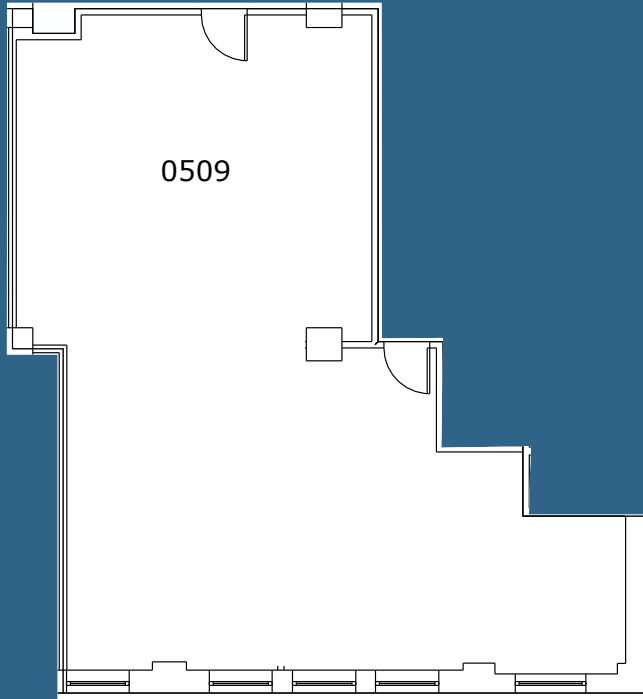


WEST 22ND STREET

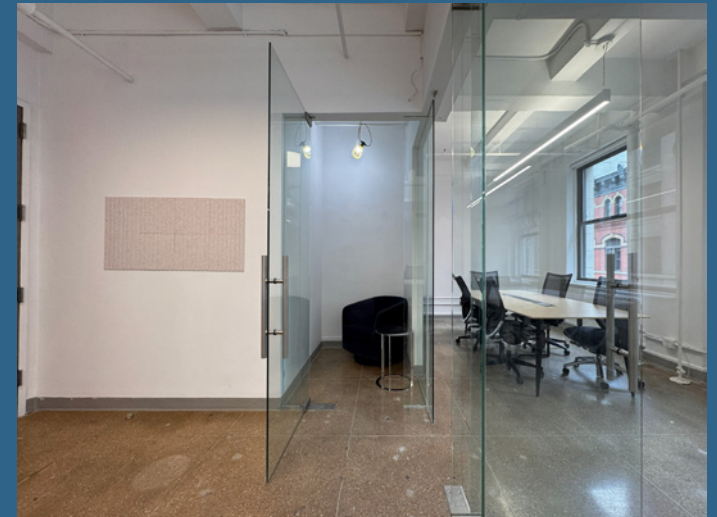
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SUITE 509 - 2,056 RSF  
(BASE PLAN)

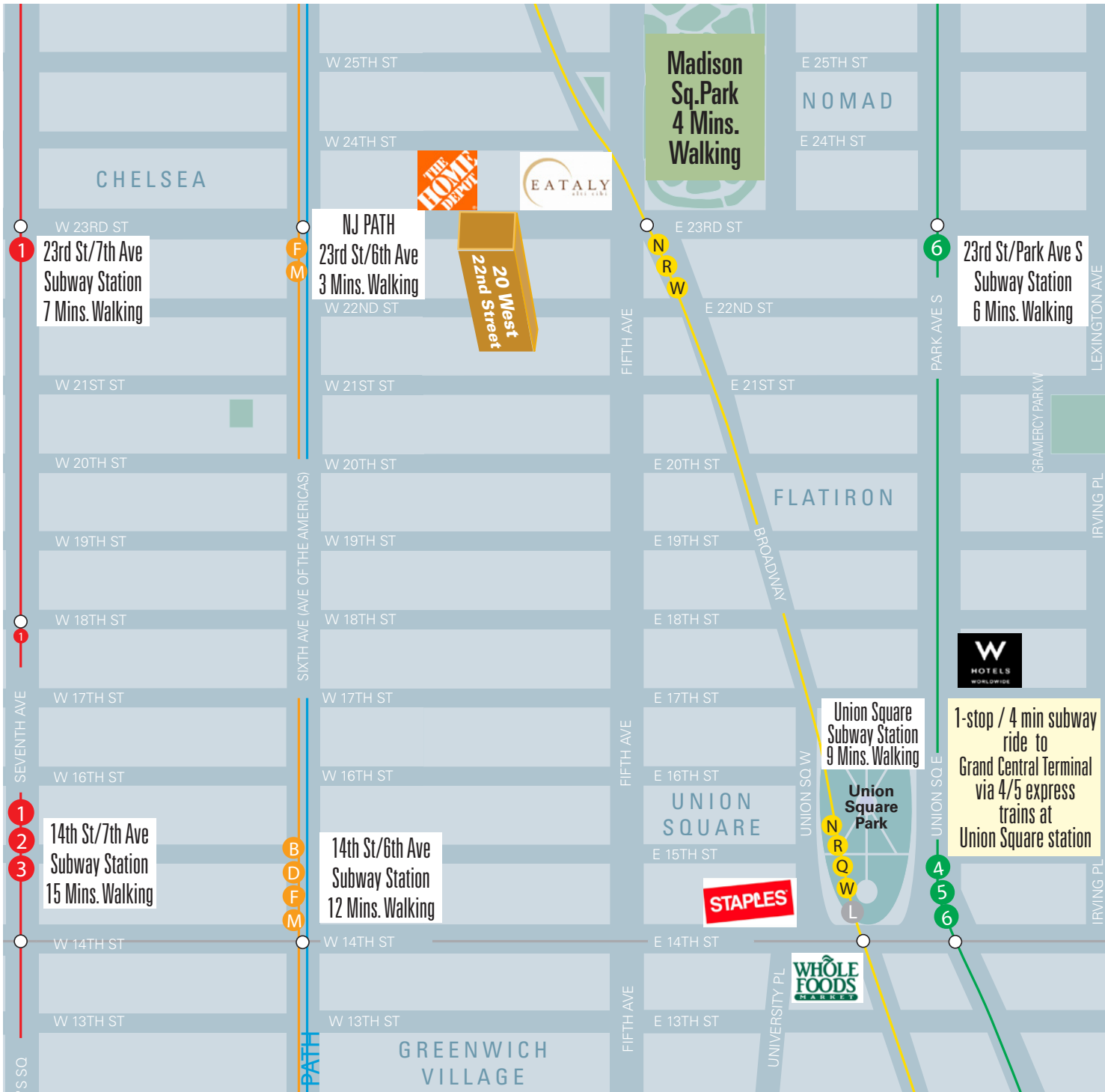
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WEST 22ND STREET



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For further information and/or inspection, please contact:

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