

3-7

WEST 22ND

FULL FLOOR OFFICE OPPORTUNITY

FLATIRON DISTRICT
BETWEEN 5TH AVENUE AND 6TH AVENUE


CURRENT



BUILDING OVERVIEW >>

- Iconic Spinning Wheel Building, 10-story office building in the heart of Flatiron
- Steps from Fifth Avenue and Madison Square Park
- Renovated attended lobby and elevator cabs
- New double-glazed insulated windows throughout
- Upgraded building-wide electrical service
 - Up to 400 amps, 120/280V available
- Individual tenant-controlled air conditioning units
- New central boiler steam boiler providing heating throughout
- Fully sprinklered throughout and in compliance with Local Law 26/04
- Immediate neighbors include Eataly, Ralph's Coffee, and NYC landmark the Flatiron Building

>> **AVAILABILITY**

Entire 10th Floor: 8,990 RSF

3-7W22

SIZE

10th Floor: 8,990 RSF

ASKING PRICE

Upon request

POSSESSION

Immediate

HIGHLIGHTS

- **Turnkey & Wired** Move-in ready; just bring your furniture
- **Built** with 7 meeting rooms/offices, 5 private restrooms (including a shower) and eat-in pantry
- **Standout Natural Light** from 3 exposures, skylights and direct views of the iconic Flatiron Building
- **Flexible Terms** Ownership will consider shorter leases (3+ years)



3-7W22



THOMAS MAHL
thomas@currentreadvisors.com
917.576.9509

ADAM HENICK
adam@currentreadvisors.com
516.398.0495

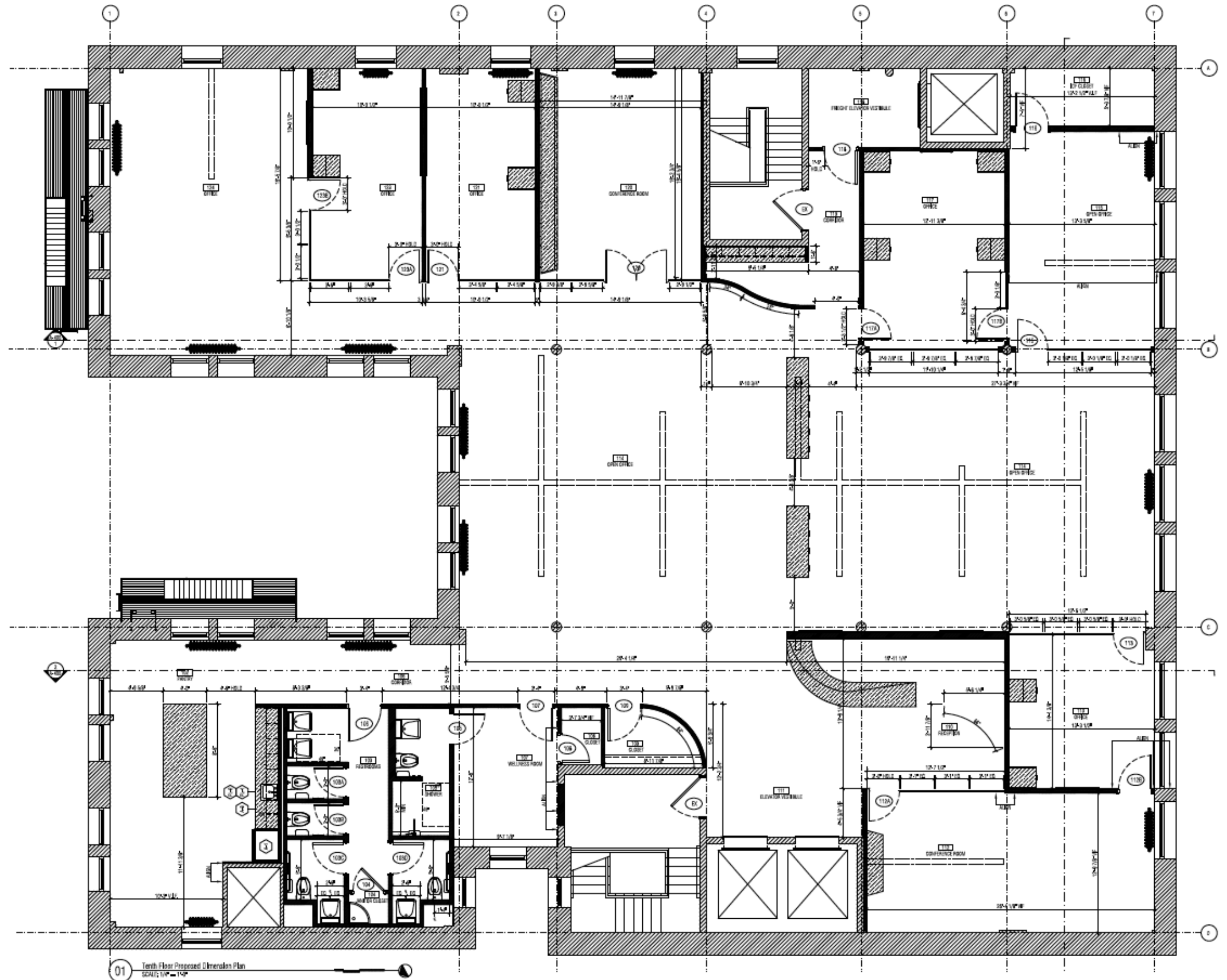


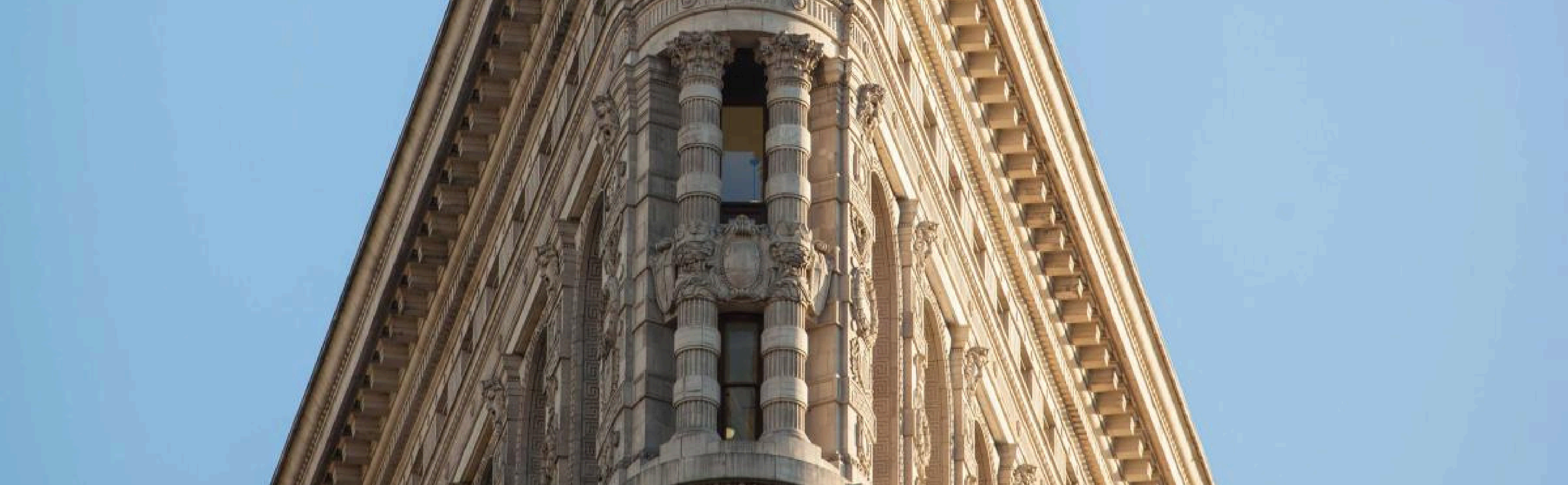
3-7W22

TEST FIT

PREBUILD INCLUDES:

- 1 Large boardroom
- 4 Private office/meeting rooms
- 2 Phone rooms
- 1 Wellness room
- IT/Storage closet
- Employee lounge
- Large open area for workstations
- Brand new pantry
- Brand new private restrooms with ADA accessibility





CONTACT

THOMAS MAHL
thomas@currentreadvisors.com
917.576.9509

ADAM HENICK
adam@currentreadvisors.com
516.398.0495

CURRENT[®]
Real Estate Advisors