

FOR LEASE

26 East 23rd Street

FLATIRON DISTRICT
NEW YORK, NY

NEWMARK



26 EAST 23RD STREET

Property Details

Location

South block between Madison Avenue and Park Avenue South

Approximate Size

Ground Floor	2,166 SF
Second Floor	1,793 SF
Lower Level	1,300 SF
Total	5,259 SF

Frontage

25 FT on East 23rd Street

Term

Long term sublease

Possession

Arranged

Site Status

Currently McDonald's

Rent

Upon request

Neighboring Retailers

Sweetgreen, Naya, Starbucks, Chelsea Piers, Tous le Jours (coming soon), Dig Inn, Bath & Body Works, Springbone Kitchen, Madison Square Park, Tatte Bakery (coming soon), Eataly, Shake Shack, LEGO, and Flatiron Building

Neighboring Office Headquarters

IBM, Franklin Templeton, Sony, Microsoft, Tiffany & Co.

Comments

Fully built out QSR with venting and gas in place

Rare, multi-level standalone opportunity

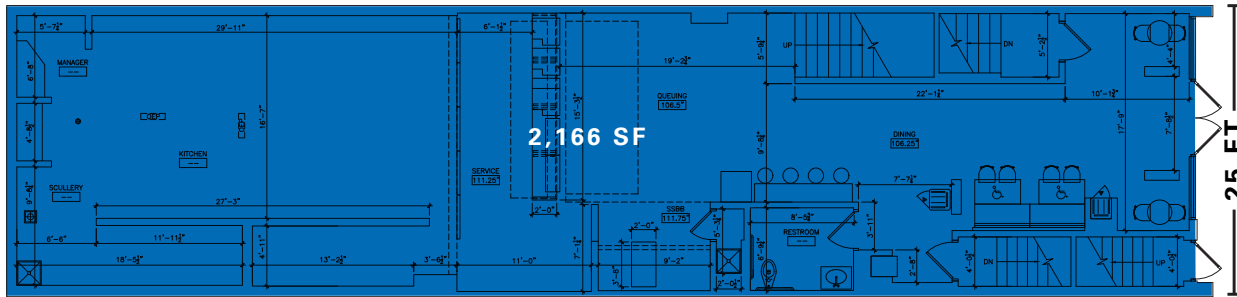
Excellent visibility with flagpole signage

7-day-a-week foot traffic with balanced mix of residents, office workers, and tourists

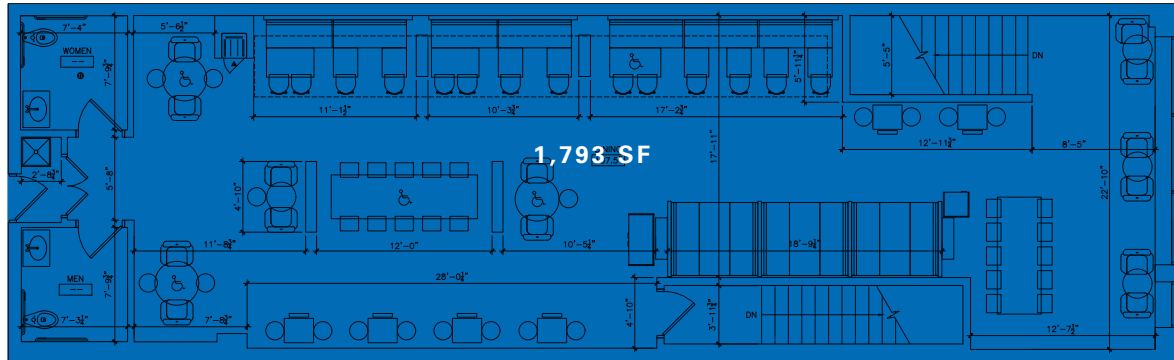


Property Details

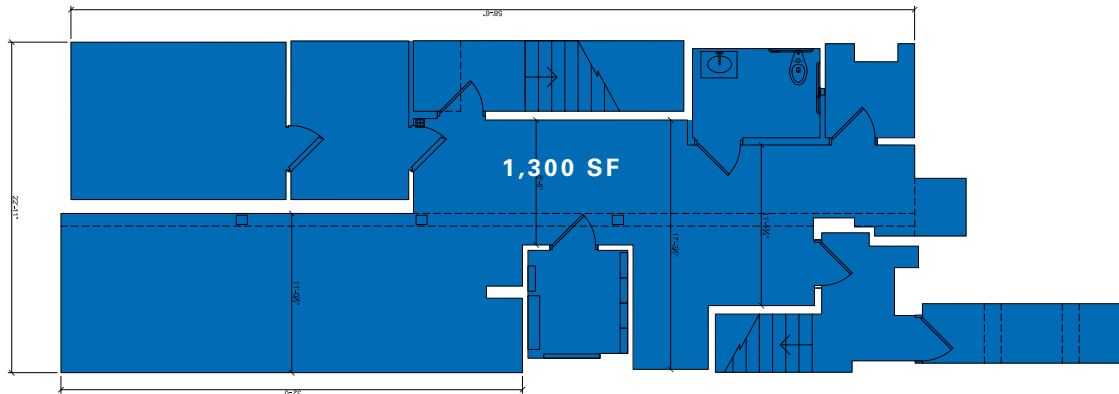
Ground Floor



Second Floor



Lower Level



26 EAST 23RD STREET

The map displays the area around Madison Square Park, bounded by East 21st Street to the south and East 26th Street to the north. The park itself is a large green area in the center. Surrounding streets include East 26th Street, East 25th Street, East 23rd Street, East 22nd Street, and East 21st Street. To the west of the park is Worth Square, and to the east is Upland. The Flatiron Building is located at the southwest corner of East 23rd Street and Madison Avenue. Numerous businesses and landmarks are marked with their logos, including Aveda, Rizzoli, wagamama, Heyday, Porcelanosa, Impact, Naya, and PetSmart in the northwestern quadrant. In the central-western quadrant, there are logos for Citibank, PetSmart, AT&T, Yeti, Eataly, and Lego. The central-eastern quadrant features logos for Issey Miyake, Marks Off Madison NYC, David's Bridal, Sony, Fidelity, Credit Suisse, and Shake Shack. The eastern quadrant includes logos for Upland, Bank of America, Citibank Pressed Juicery, Milu, Gregor's Cava, Tatte+, Just Salad, Kernel Chicken, Joji, Sweetgreen, and Joji. Along East 23rd Street, businesses like Gumption Coffee, Popeye's, Taco Bell, Naya, Walgreens, CVS Pharmacy, and WatchHouse are listed. The southern part of the map shows logos for Kohler, Buck Mason, Fabletics, Studs, Eileen Fisher, Alo Yoga, DC, Harry Potter Experience, American Standard, Lovesac, Arc'teryx, Carhartt, Douglas Elliman, Motek, Valley Cha Cha, Tend, Cosme, DalTile, Coqodaq, Miwa-Alex Salon, Spear, NyKids Club, Farrow & Ball, and Calvary Church. A blue line representing a transit route is shown along East 23rd Street, with a station icon labeled '26 EAST 23RD STREET'. A 'COMING SOON' icon is also present near the bottom right of the map area.

CONTACT

Logan Ryan
 t 212-916-2936
 logan.ryan@nmrk.com

Michael Paster
 t 212-351-9345
 michael.paster@nmrk.com
 nmrk.com

©2025 NEWMARK Licensed in New York as Newmark Retail, Real Estate Broker
 The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.