



25 E 21st St

(Between Broadway & Park Ave S)

As Exclusive Agents, we are pleased to present the following for Sale:

Commercial Condo Entire 2nd Floor

*Classic Loft Character.
Modern Opportunity.*

 **Douglas Elliman**
Commercial

575 MADISON AVENUE, NEW YORK, NEW YORK 10022

25 E 21st Street

Location Flatiron District

Space Unit #2
Approx. 4,500 RSF

Ceiling Height 13'

Dimensions 44' x 100'

Ownership Type Office Condo

Legal Use Office / Residential

RE Taxes \$33,922

Common Charges \$42,127

Price Upon Request

Features

- Potential Work-Live Conversion
- Full Floor Identity
- Passenger & Freight Elevators
- Wet Pantry
- Private Restrooms (2)
- 5 min walk to Gramercy & Madison Square Parks



Digitally Enhanced

Position your business in the heart of the Flatiron District with this full-floor commercial condo at 25 East 21st Street. Offering scale, flexibility, and true ownership in one of Manhattan's most dynamic neighborhoods.

Set within a classic pre-war loft building, the space features soaring 13-foot ceilings, expansive windows, and strong street presence.

The efficient, column-light layout supports a wide range of uses, from showroom and creative office to media studio, wellness, or fitness.

Ownership unlocks long-term advantages, including independence from rising rents, potential tax benefits for non-profits, and the flexibility for work-live conversion.

The 2nd floor opportunity can lend itself to a hybrid retail / showroom use with window branding visible from the street level.

Surrounded by premier amenities and transit, this is a rare opportunity to secure a versatile space with lasting value moments from Gramercy & Madison Square Parks.



Digitally Enhanced

25 E 21st St, Commercial Condo

ADDITIONAL PHOTOS



Digitally Enhanced

25 E 21st St, Commercial Condo

ADDITIONAL PHOTOS

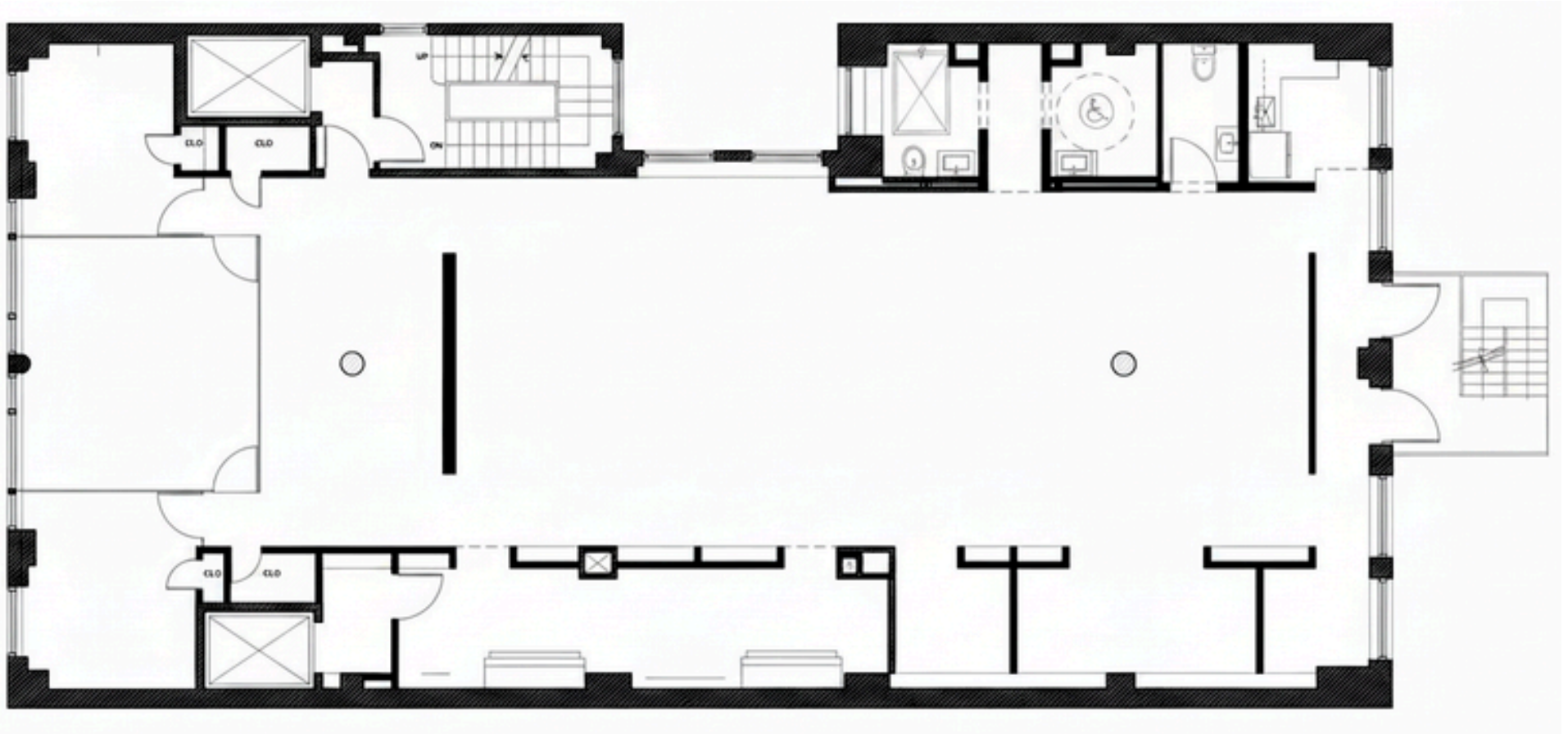


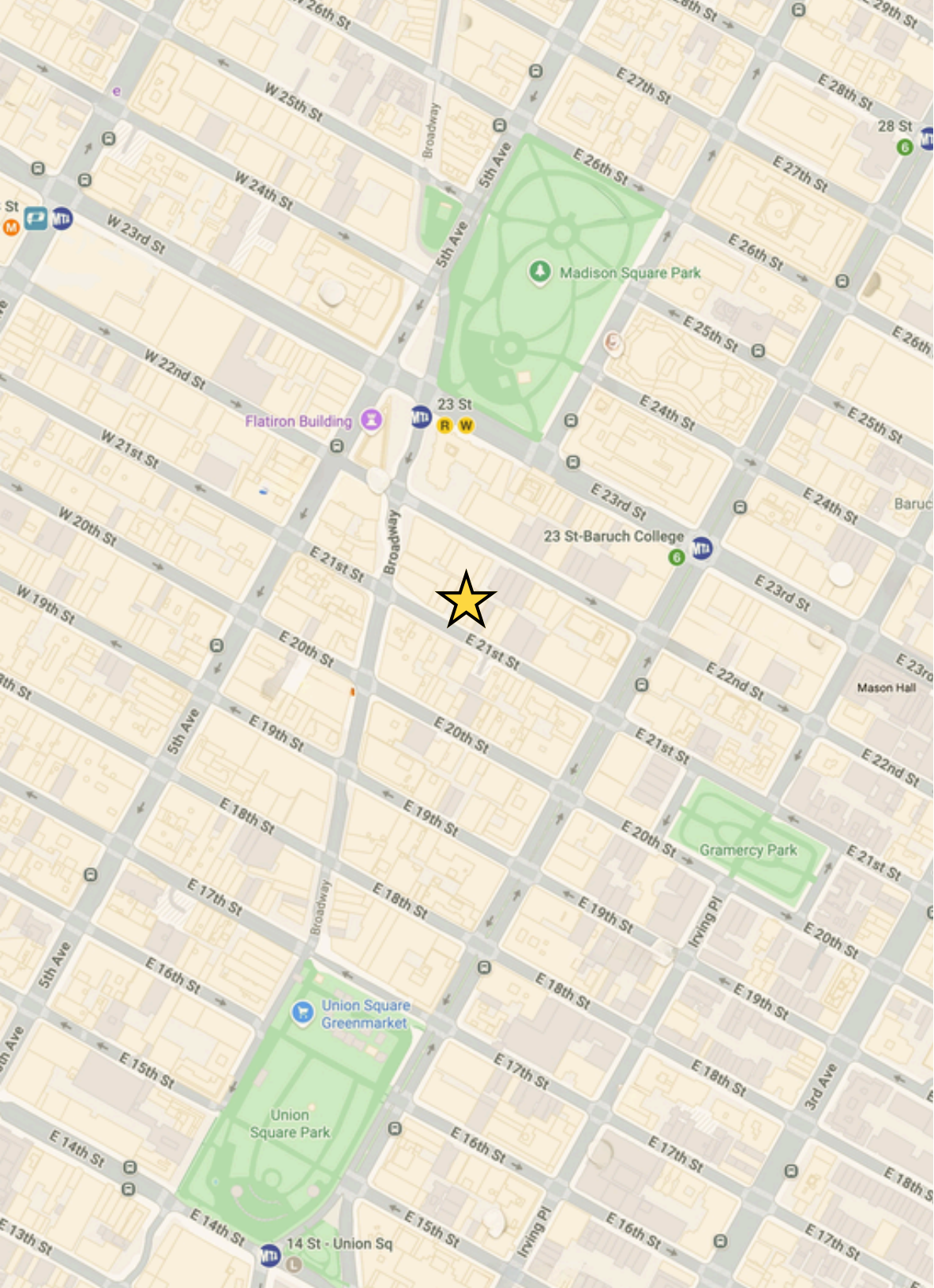
25 E 21st St, Commercial Condo

ADDITIONAL PHOTOS

25 E 21st St, Commercial Condo

FLOOR PLAN - UNIT #2





For further information and inspection, please contact:

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