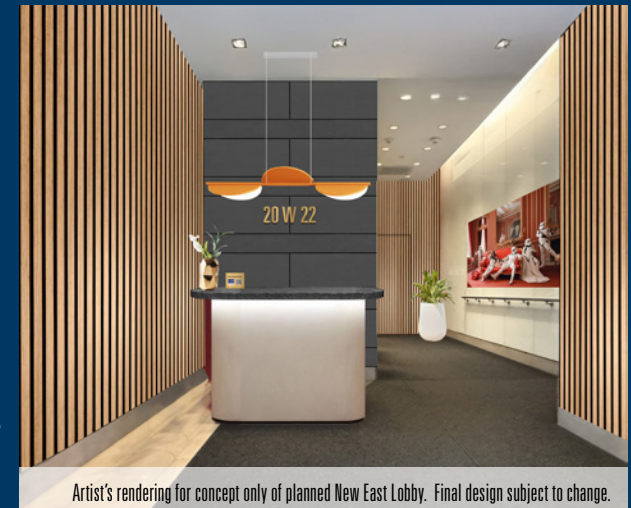


Large Open Area with Lounge Seating

20 West 22nd Street

Between 5th & 6th Avenues

Full Floor Branding Opportunity
Move-In Ready Furnished Space



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

Short Walk to Union Square, Madison Square Park, and



express & local subway lines



Glass-front Conference Room



North and South Exposure


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

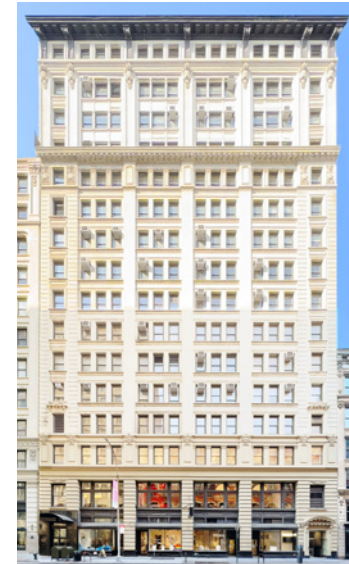
Entire 3rd Fl: 11,905 rsf

- Move-in ready furnished space with hardwood floors throughout, North and South exposure provides good natural light
- Glass-enclosed conference room seats 12 people, large open area accommodates up to 108 people
- (7) Glass-front private workspaces, full wet pantry with bar-height island and table seating, multiple lounge areas
- Private ADA accessible men's and women's restrooms

Possession: Immediate

Rent: Upon request

- Planned New East Lobby plus elevator upgraded computerized mechanicals already underway
- New operable windows, upgraded common hallways and brand new restrooms
- Tenant amenities include a large bike room and Mother's room with (2) suites
- 24 Hour access with attended lobby and card-key access elevators
- 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**



ENTIRE 3RD FLOOR - 11,905 RSF
(AS-BUILT PLAN)

[CLICK TO VIEW VIRTUAL TOUR](#)



West 22nd Street

Floor plan not to scale, for display purposes only
Furniture Shown for concept - may not reflect existing conditions

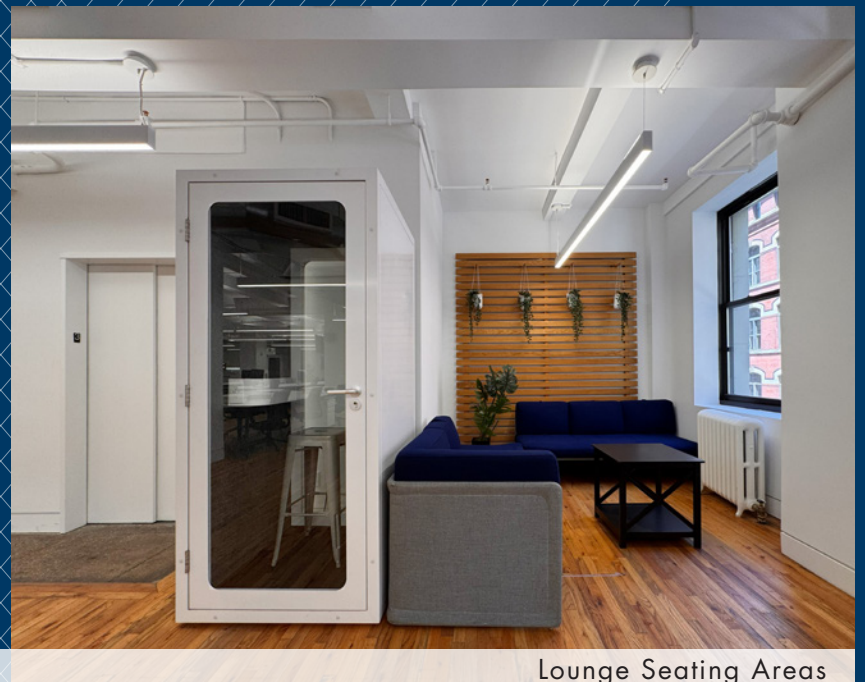
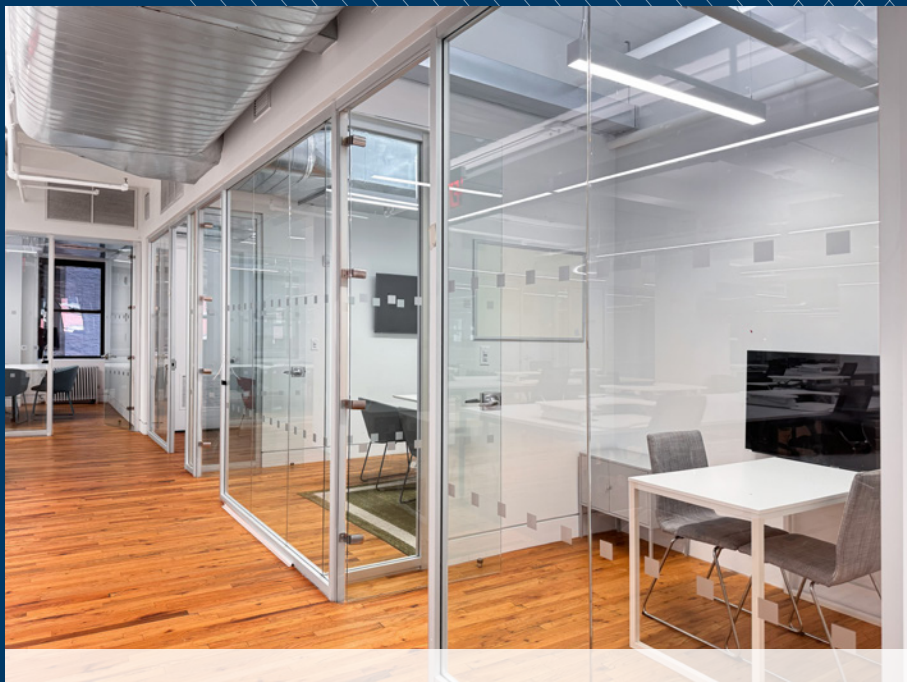
ENTIRE 3RD FLOOR - 11,905 RSF
(EXISTING CONDITIONS)



Open Pantry with Seating Area



Multiple Office/Meeting/Collaboration Rooms



Lounge Seating Areas



For further information and/or inspection, please contact:

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