



Suite 509



Suite 603

20 West 22nd Street

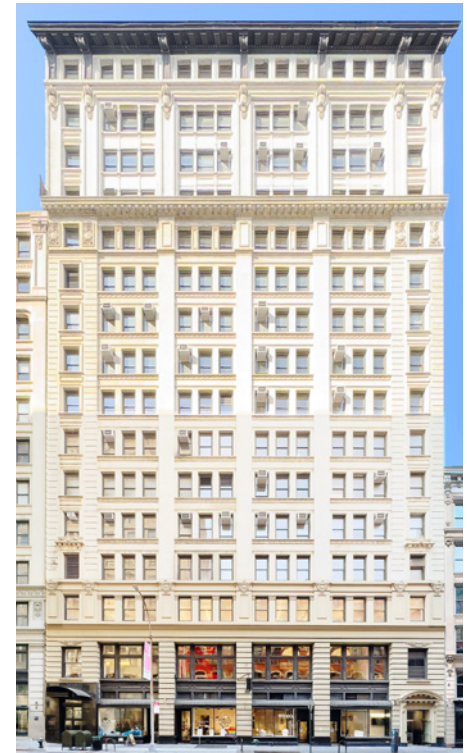
Between 5th & 6th Avenues

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
- 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 509:	2,056 rsf	Immediate
- 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		
Suite 712	2,198 rsf	Immediate
- Recently renovated furnished, move-in ready space		
- Newly installed (1) conference room, (2) private offices with high-end glass-front finishes		
- Open area has 14 sit/stand workstations, full wet pantry, and lounge area		
Suite 1105	2,822 rsf	Immediate
- Furnished move-in condition space with (1) glass-front conference for up to 8 people		
- Open area with 22 workstations and 12 desktop sit/stand platforms		
- (1) glass-front breakout/collaboration room, full wet pantry with seating space, built-in storage cabinets		

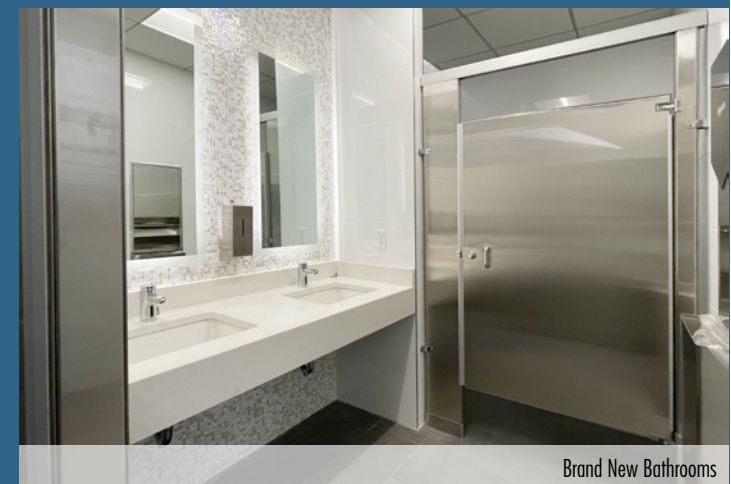
- Lobbies with central HVAC, 4-passenger elevators
- Operable windows, upgraded common hallways and brand new bathrooms
- 24 hour access with attended lobby and card-key access elevators
- Planned New East Lobby plus elevator upgraded computerized mechanicals already underway
- Building energy code of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



Lobby

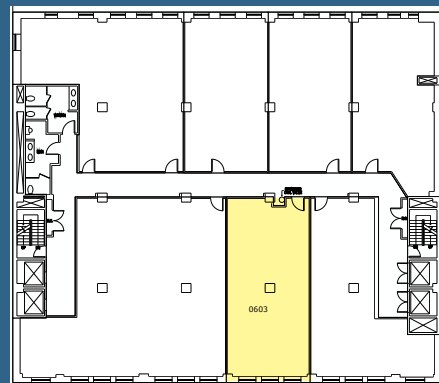
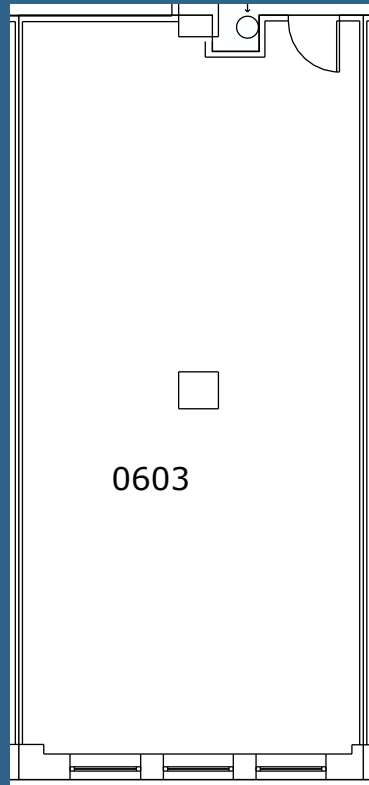


Artist's rendering for concept only of planned New East Lobby. Final design subject to change



Brand New Bathrooms

SUITE 603 - 1,433 RSF
(BASE PLAN)



WEST 22ND STREET

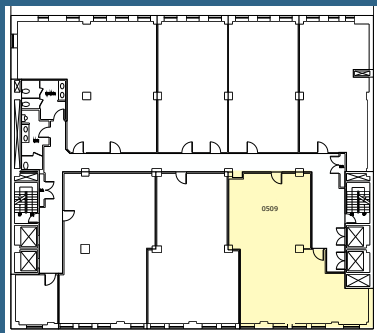
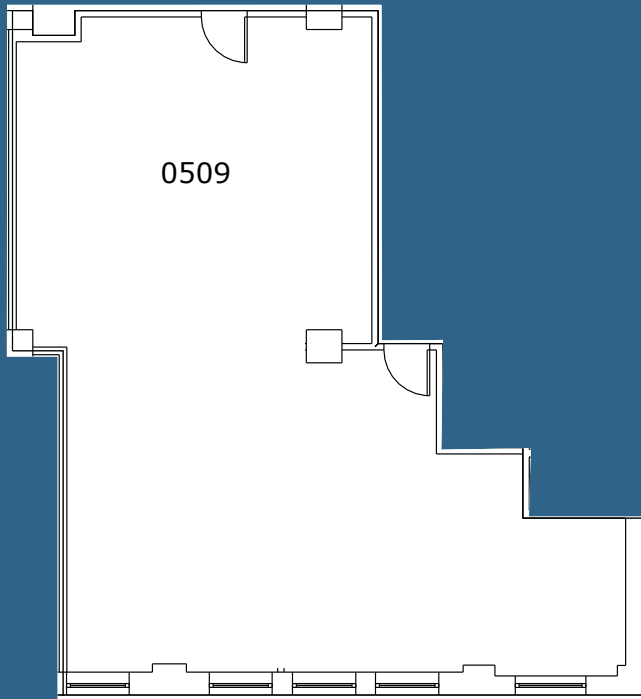
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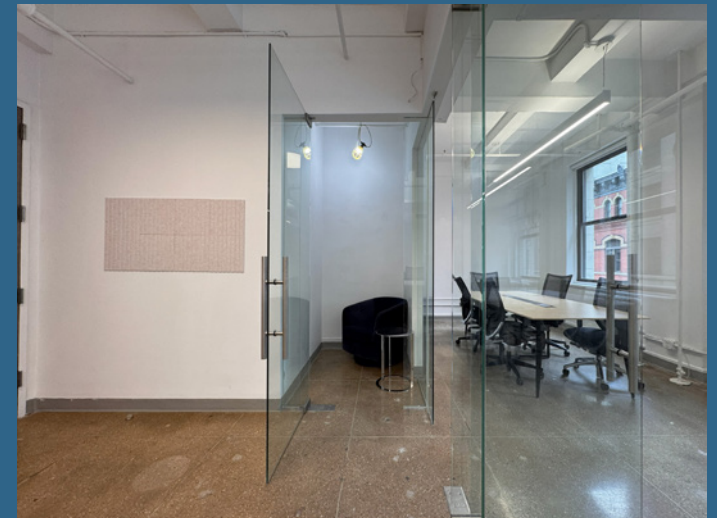
Floor Plan not to scale, for display purposes only.

SUITE 509 - 2,056 RSF
(BASE PLAN)

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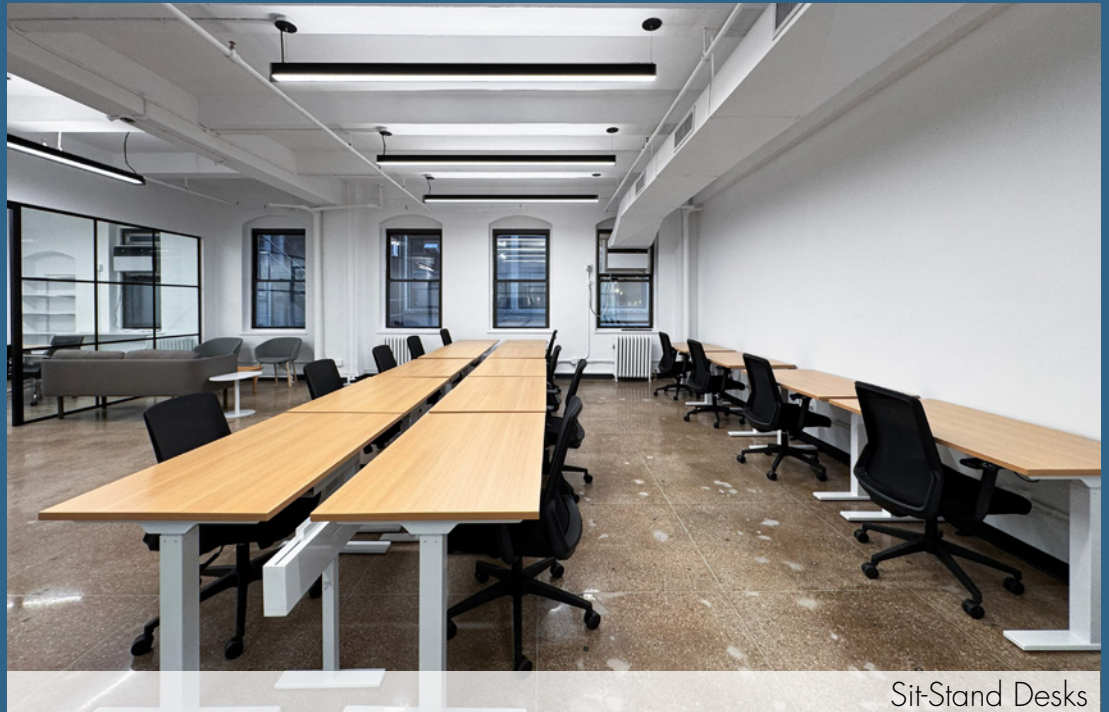
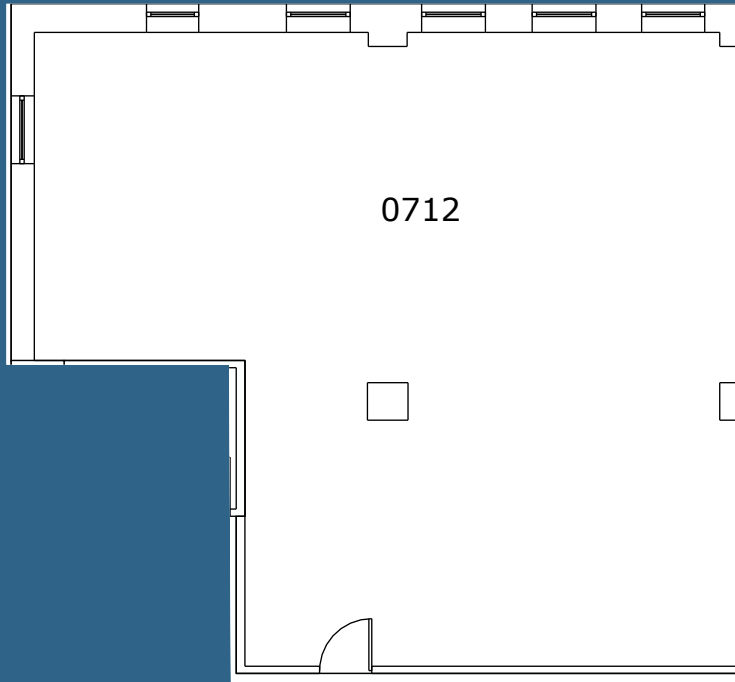
WEST 22ND STREET



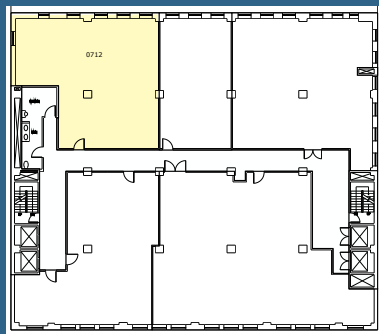
Floor Plan not to scale, for display purposes only.

SUITE 712 - 2,198 RSF
(BASE PLAN)

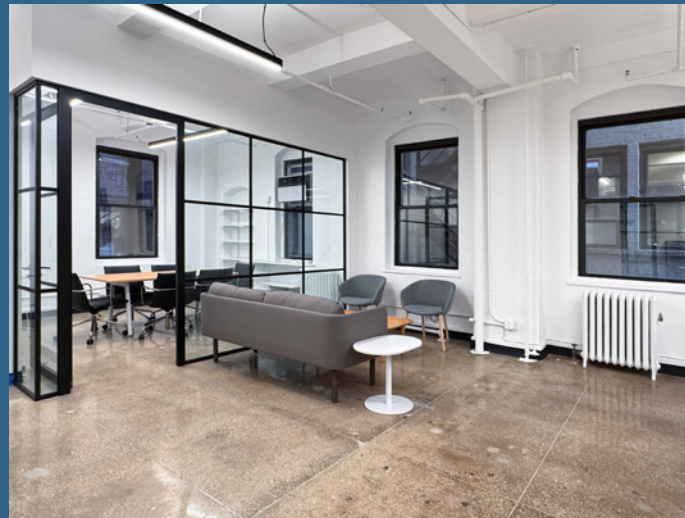
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Sit-Stand Desks



WEST 22ND STREET

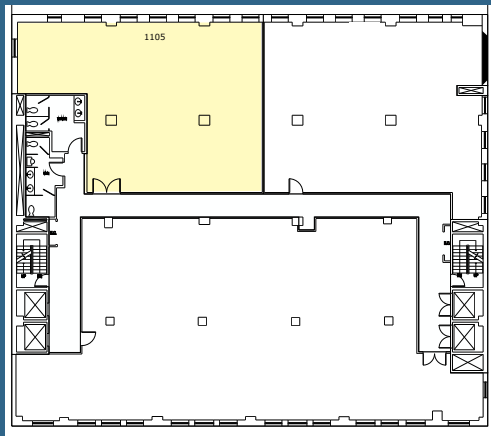


High-end Glass-Front Finishes

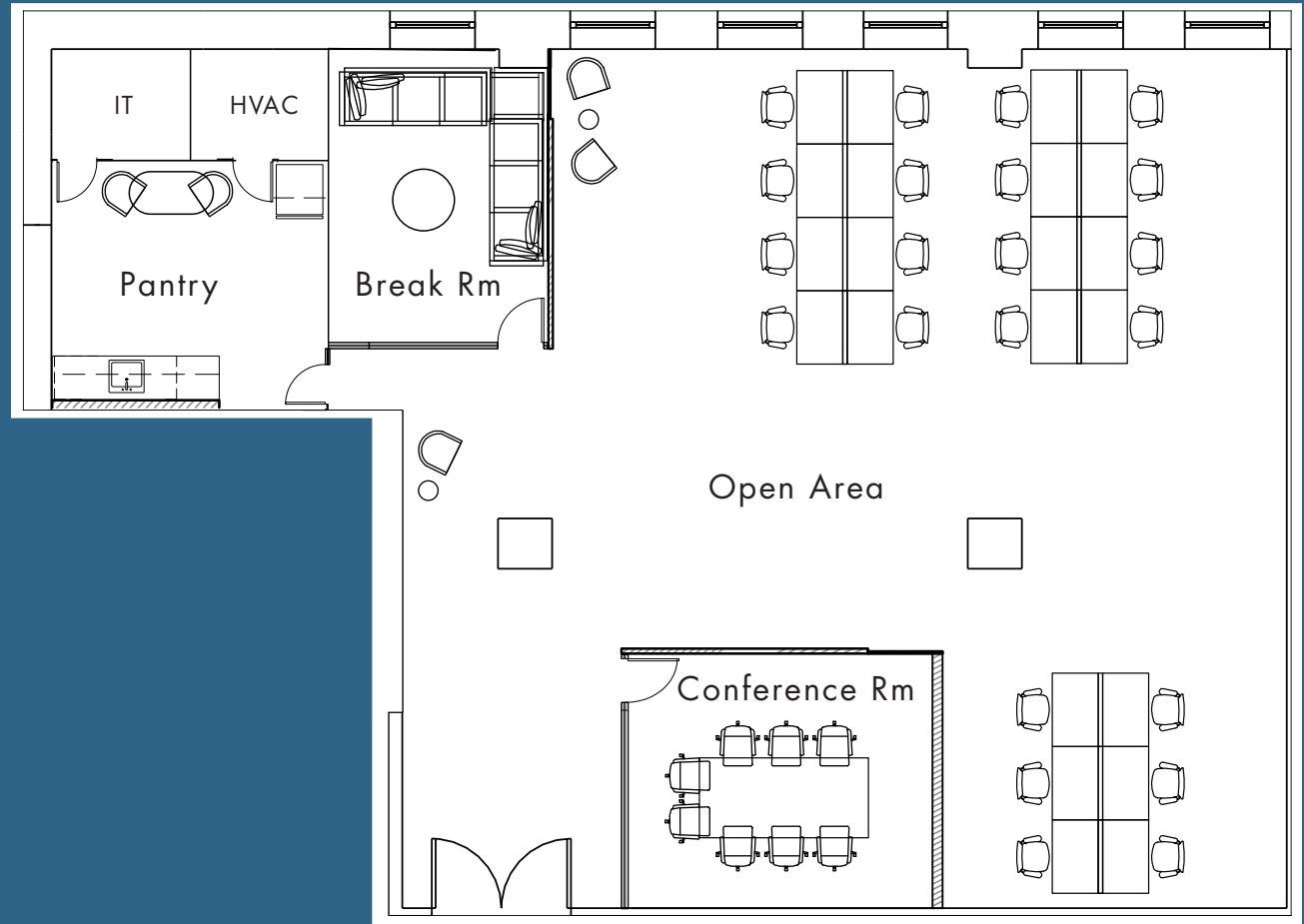
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SUITE 1105 - 2,822 RSF
(AS-BUILT PLAN)

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WEST 22ND STREET

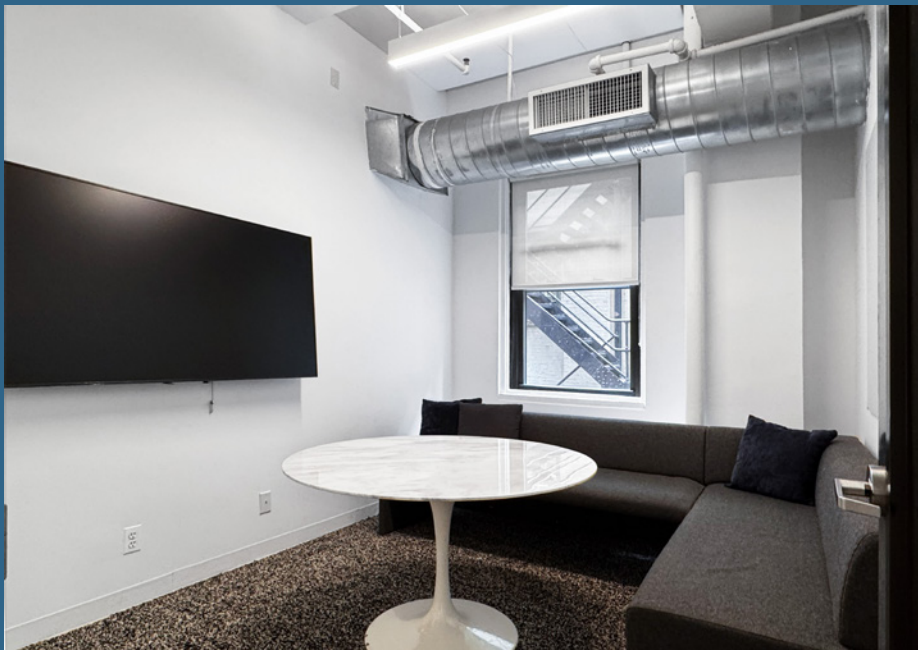


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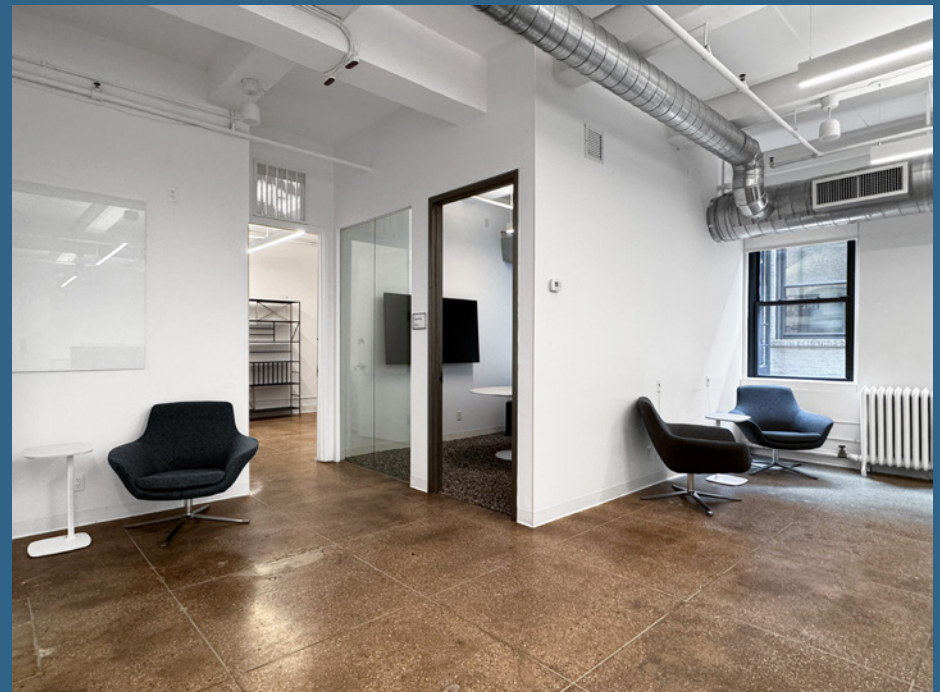
SUITE 1105 - 2,822 RSF

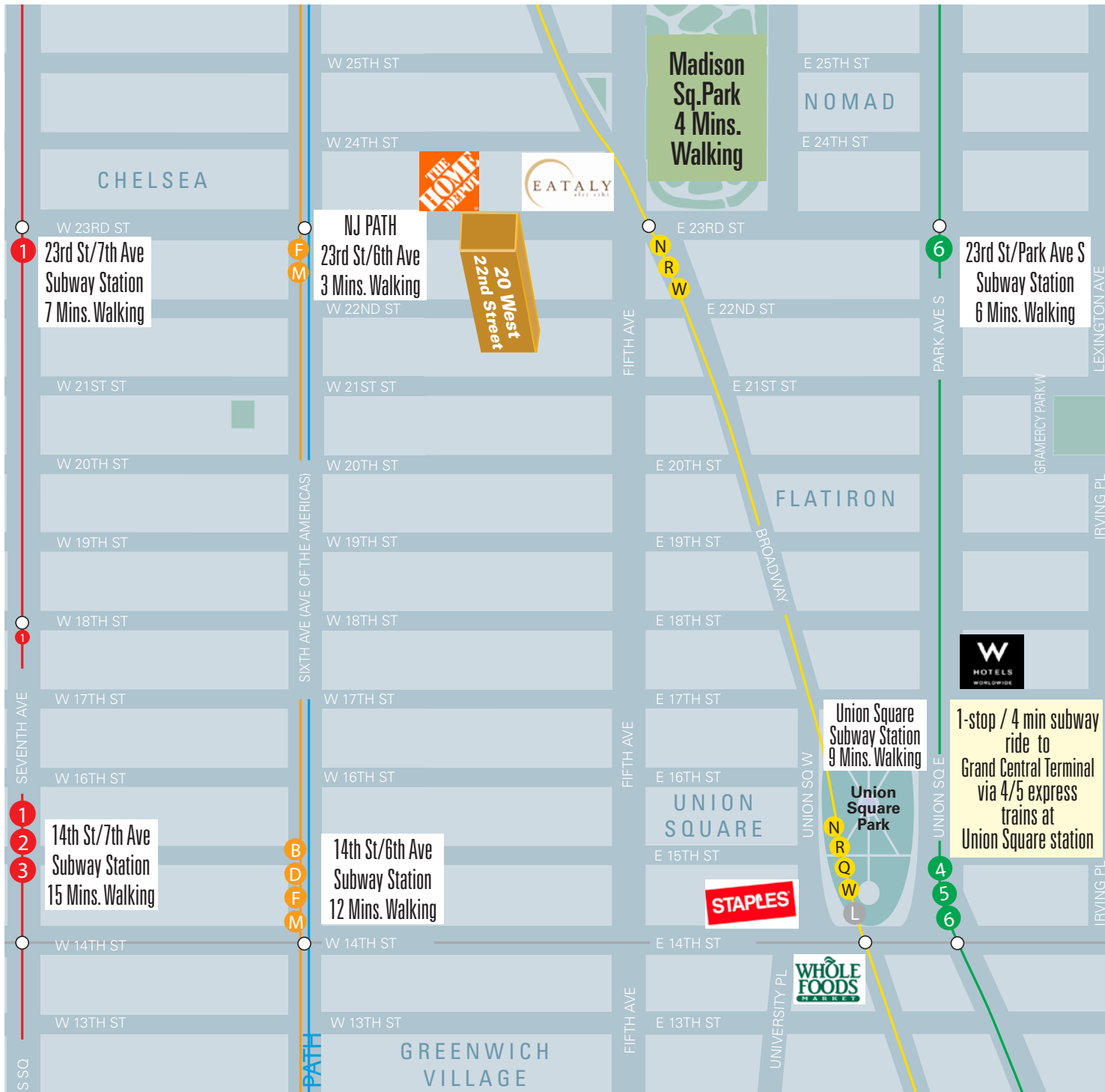


Conference Room



Break/Collaboration Room





For further information and/or inspection,
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