



THE ZAKEN TEAM

10 EAST 22ND STREET

Prime Retail Space in the Heart of Flatiron

COMPASS

10 EAST 22ND STREET

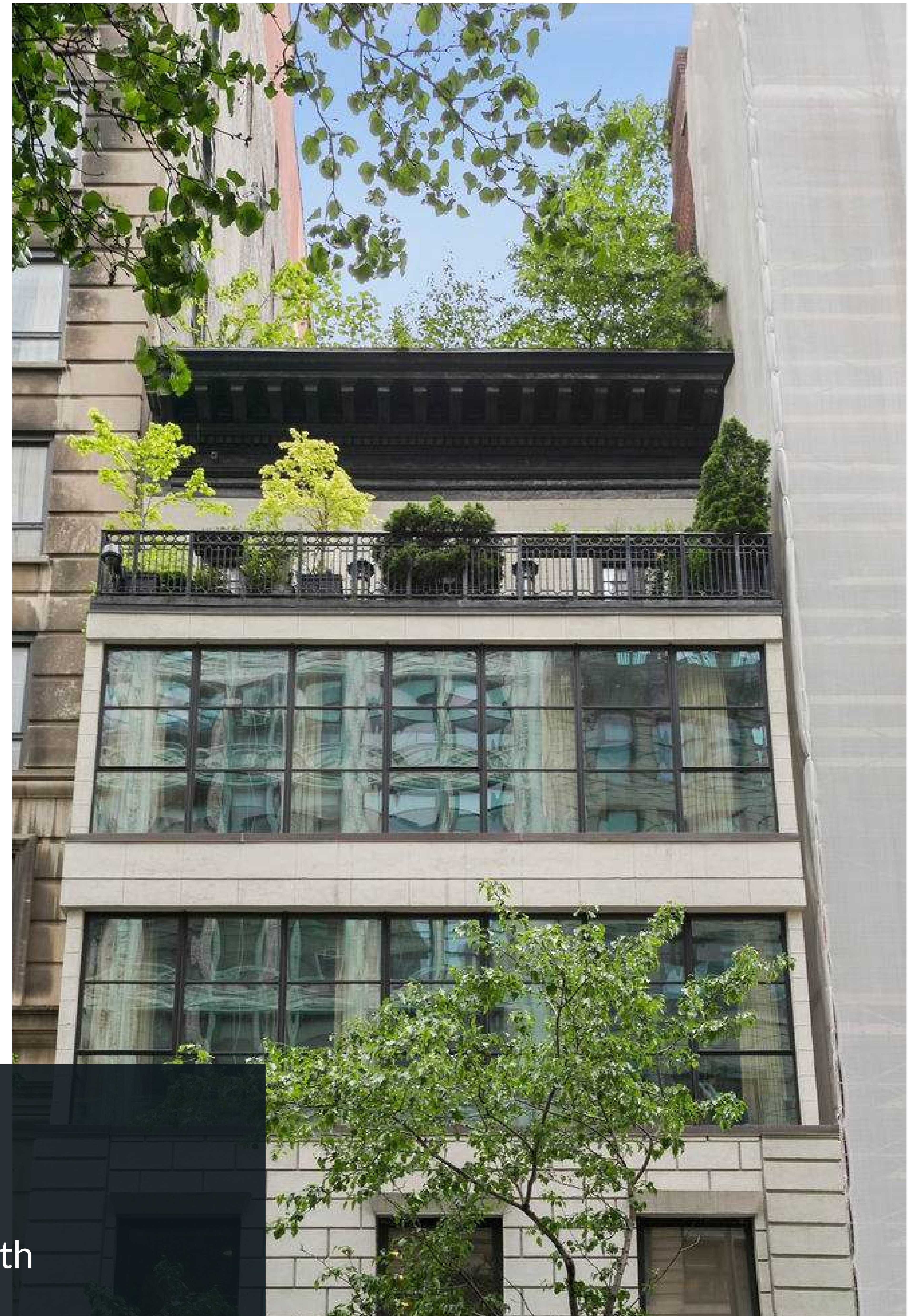
Property Overview

- **Building Type:** Lowrise condo, 5 stories, 4 units
- **Year Built:** 1910
- **Service Level:** Professional, voice intercom
- **Amenities:** Elevator, common garden, outdoor space

Available Space

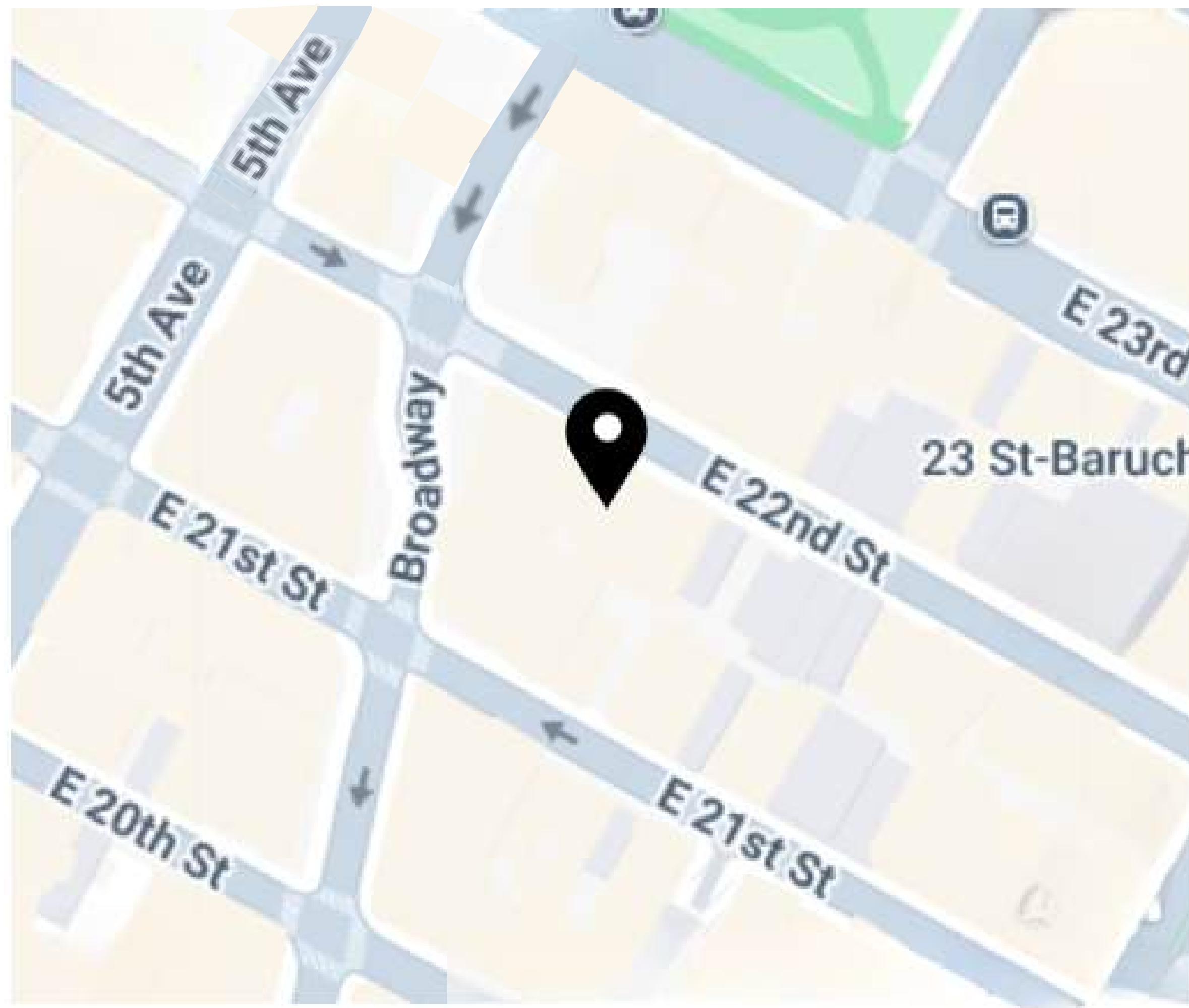
- **Ground Floor Retail:** 1,950 SF
 - **Lower Level / Basement:** 175 SF
 - **Outdoor Space:** 200 SF
- Total Usable Space: 2,325 SF**

- **Frontage:** 15 ft
- **Possession:** Immediate
- **Lease Rate:** \$25,500/month
(~\$157/SF annually)



10 EAST 22ND STREET

Neighborhood Map and Transit



23 St	R	W							
2 min, 0.1 mi									
23 St-Baruch College	6								
3 min, 0.1 mi									
23rd Street	PATH								
6 min, 0.3 mi									
23 St	F	M							
6 min, 0.3 mi									
14 St-Union Sq	4	5	6	L	N	Q	R	W	
6 min, 0.3 mi									

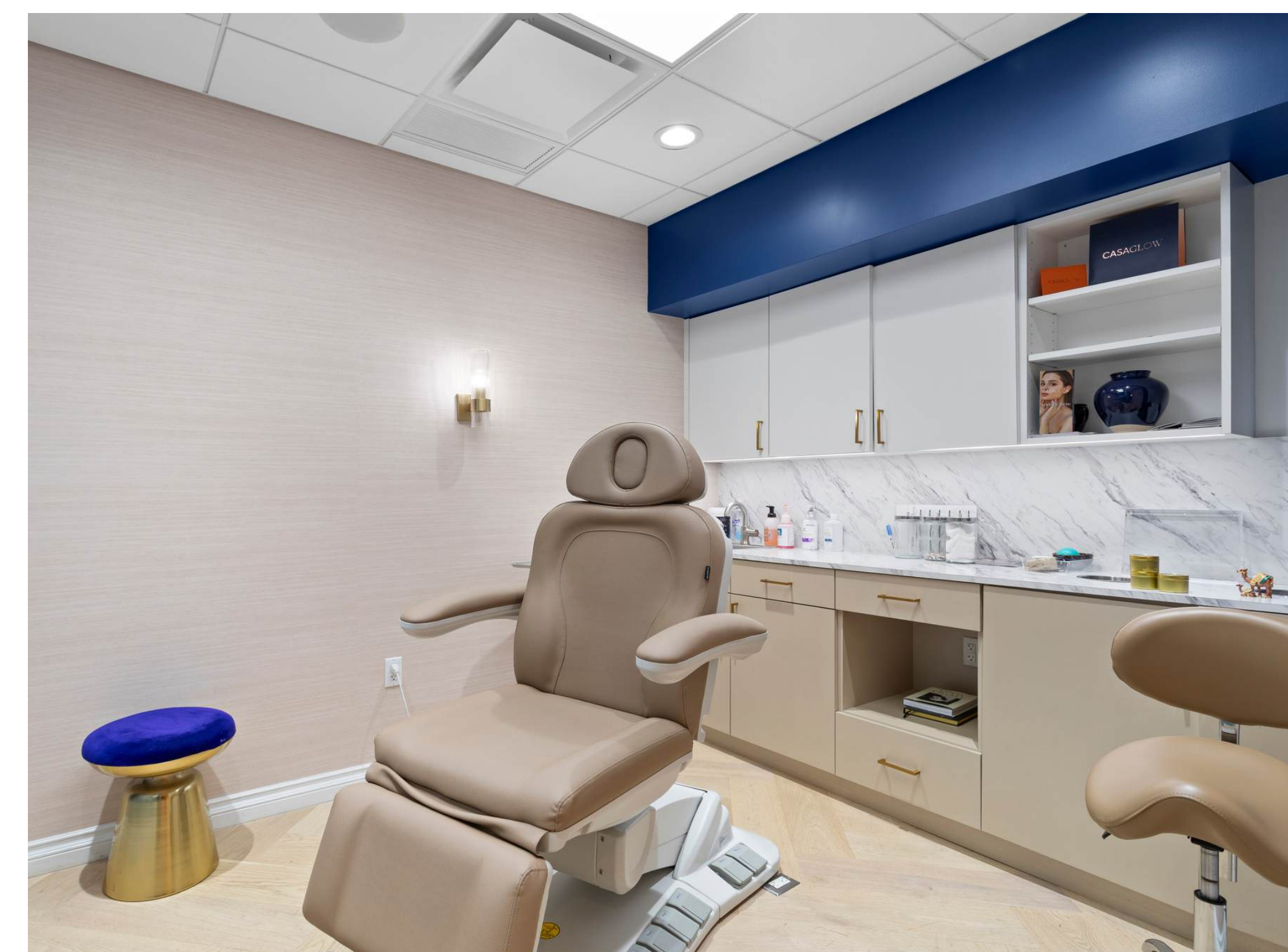
Neighborhood Highlights

- Steps from Flatiron Building & Madison Square Park
- Nearby landmarks: Harry Potter New York, Eataly
- Surrounded by Chelsea, Gramercy, Kips Bay, and Downtown Manhattan
- Excellent public transportation: multiple subway lines within a 5–6 min walk

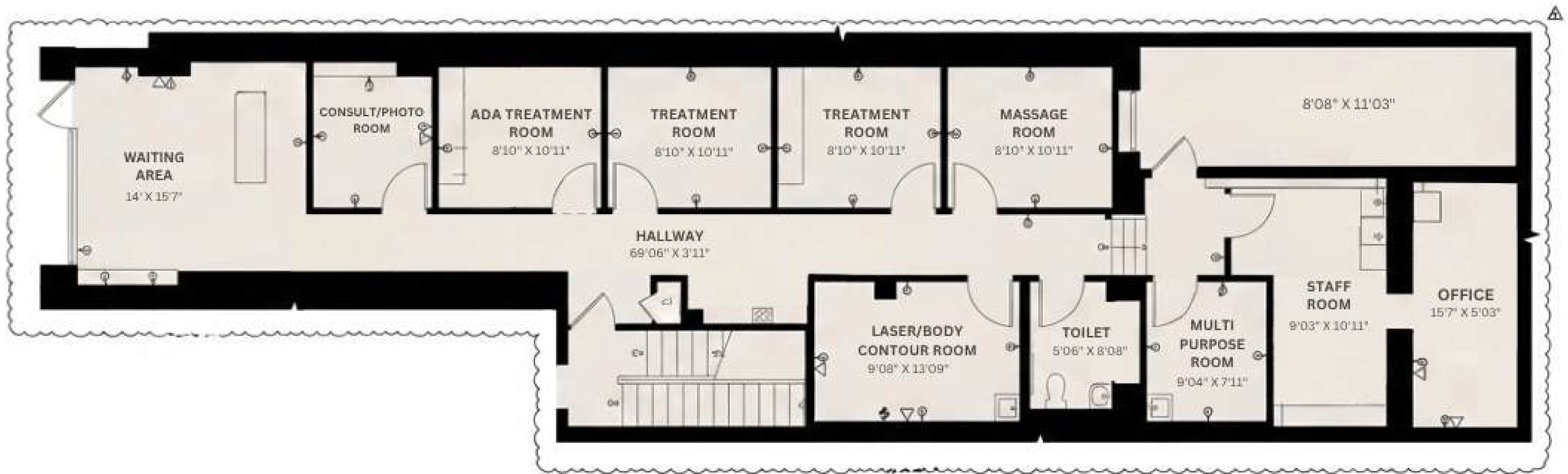
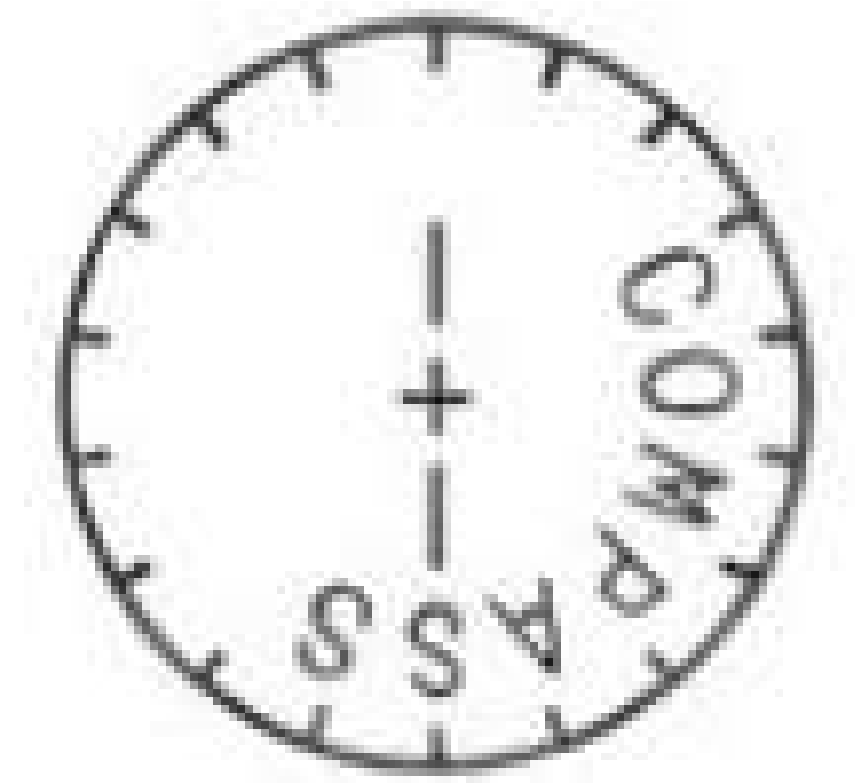
Space Features

- Fully built-out med-spa, turnkey ready
- Lower-level usable space and private outdoor area
- Bathroom in space
- Prime location in the heart of Flatiron District
- High foot traffic from dense residential and office market
- First time available in 20 years





10 EAST 22ND STREET | FLOOR PLAN





COMPASS

10 EAST 22ND STREET

Prime Retail Space in the Heart of Flatiron



Neil Zaken

Founder | The Zaken Team

P: 516-457-7743

E: neil.zaken@compass.com



Kaci Kaplan

Licensed RE Salesperson

P: 917-328-5557

E: kaci.kaplan@compass.com



Kevin Loh

Licensed RE Salesperson

P: 917-723-4743

E: kevin.loh@compass.com