

30E23

FLATIRON



**MOVE IN READY, NEWLY BUILT, FULLY WIRED,
PLUG & PLAY FULL FLOOR AVAILABLE IMMEDIATELY**

LIMITED
AVAILABILITY
IN HIGHLY
SOUGHT AFTER
BUILDING!

FLEXIBLE TERMS AVAILABLE: 3 TO 5+ YEARS

PRIVACY, PRESENCE AND MADISON SQUARE PARK VIEWS

REIMAGINED





NEWLY **COMPLETED CAPITAL IMPROVEMENT** PROGRAM:
COMPLETE RENOVATION BY DXA STUDIOS
NEW FAÇADE, ENTRANCE, LOBBY,
WINDOWS & ELEVATORS

24/7 ATTENDED LOBBY &
STATE-OF-THE-ART SECURITY

ROBUST TELEDATA RISERS & DEDICATED LINES
WIRED FOR HIGH-SPEED CARRIERS

4 EXPOSURES, NATURAL LIGHT & PARK VIEWS

SUITES WITH **11FT+ CEILINGS**

FULL-FLOOR IDENTITY & DIRECT ELEVATOR ACCESS

OPEN & **COLUMN FREE** FLOORPLATES

WIDE PLANK OAK FLOORS

GLASS-FRONTED CONFERENCE ROOMS

ELEVATORS OPEN TO **PRIVATE FLOOR**

BIKE ROOM

DEDICATED IT CLOSET

PANTRIES WITH STAINLESS STEEL APPLIANCES & NEW COUNTERS

NEW LIGHTING

TENANT CONTROLLED HVAC

NEW BUILDING INSTALLATION (NBI) AVAILABLE

T.I. & TENANT CONCESSIONS AVAILABLE: [MORE INFORMATION](#)

VIEW ADDITIONAL SUITE DETAILS: OFFICE.ICONREALTYMGMT.COM

CONCRETE
PARK
SUITE
FEATURES



actual photo of space



actual photo of space



actual photo of space



actual photo of space



actual photo of space



actual photo of space



parcel

actual photo of space



actual photo of space



NEIGH BOR HOOD

ACROSS FROM **MADISON SQUARE PARK**

WHERE **FLATIRON** MEETS **NOMAD & CHELSEA**

EASY ACCESS TO AM COFFEE, EASY LUNCH,
& AFTER WORK BARS + DINING

DINE

230 FIFTH ROOFTOP BAR
ABC KITCHEN
AI FIORI
AYZA WINE &
CHOCOLATE BAR
BEAN & BEAN COFFEE
BO'S KITCHEN AND
BAR ROOM
THE BRESLIN
BROOKLYN BAGEL &
COFFEE COMPANY
COSME
DELMONICO'S KITCHEN
EATALY NYC
ELEVEN MADISON PARK
FLATIRON HALL
THE FLATIRON ROOM
FRIEDMAN'S
GRAMERCY TAVERN
HANGAWI
HANJAN
HILLSTONE
ILILI
KEENS STEAKHOUSE

KOBEYAKI
L'AMICO
LA PECORA BIANCA
LE COQ RICO
THE LITTLE BEET TABLE
MAIALINO
MAISON KAYSER
MULBERRY & VINE
OBICÀ
OOTOYA
O YA
PERIYALI
RAYMI
ROUGE TOMATE CHELSEA
STARBUCKS
STATE GRILL AND BAR
STATLER GRILL
SWEETGREEN
TERRI
UNION SQUARE CAFE
UPLAND NYC
VEZZO THIN CRUST PIZZA

STAY

ACE HOTEL NEW YORK
ARLO NOMAD
GANSEVOORT
PARK AVENUE NYC
GRAMERCY PARK HOTEL
KIMPTON HOTEL EVENTI
THE AVALON HOTEL
THE NEW YORK EDITION
THE NEW YORKER
THE NOMAD HOTEL
THE PAUL

SEE

GILSEY HOUSE INC
MUSEUM OF SEX
THE JOYCE THEATER
THE MUSEUM AT FIT

PENN STATION

ACE AMTRAK
1 2 3

7th AVENUE

6th AVENUE

BROADWAY

5th AVENUE

MADISON AVENUE

PARK AVENUE

LEXINGTON AVENUE

THIRD AVENUE

SECOND AVENUE

W 27th

RW

6

MADISON SQUARE PARK

W 23rd

CE

1

FM



FLATIRON BUILDING

RW

6

30 E 23

GRAMERCY PARK

FM

W 18th

1

UNION SQ PARK

4 5 6 L
NQRW

W 14th

ACE L

1 2 3

FM L

L



CONSISTENCY
IS WHAT
TRANSFORMS
AVERAGE INTO
EXCELLENCE

actual photo of space

SPECS

OWNER: ICON REALTY MANAGEMENT

YEAR BUILT: 2019

RENTABLE AREA: 34,400 RSF

FLOORS: 12

TYPICAL FLOOR SIZE: 3,000 RSF

TYPICAL SLAB HEIGHT: 11'+

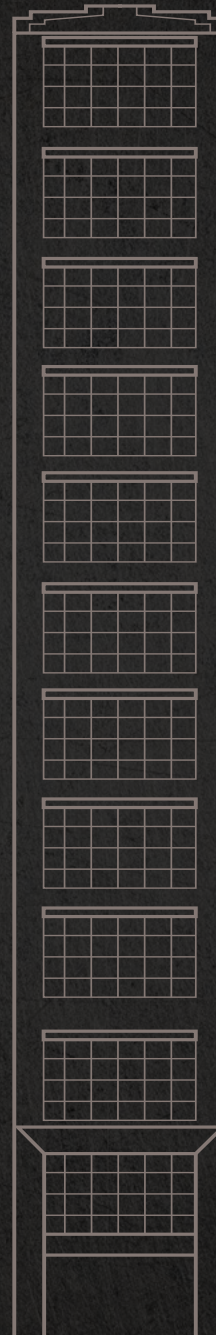
SECURITY: STATE-OF-THE-ART WITH PROXIMITY CARD READERS & CAMERAS. 24/7 ATTENDED LOBBY

TELECOM: PRE-BUILT SERVER ROOMS, ROBUST TELECOM RISERS & DEDICATED LINES. WIRED FOR FIBER

WINDOWS: BRAND NEW DOUBLE-HUNG

HVAC: TENANT CONTROLLED

AVAIL ABILITIES



FLOOR 12: 3,000 RSF

FLOOR 11: LEASED

FLOOR 10: LEASED

FLOOR 9: 3,000 RSF

FLOOR 8: LEASED

FLOOR 7: LEASED

FLOOR 6: LEASED

FLOOR 5: 3,000 RSF

FLOOR 4: LEASED

FLOOR 3: LEASED

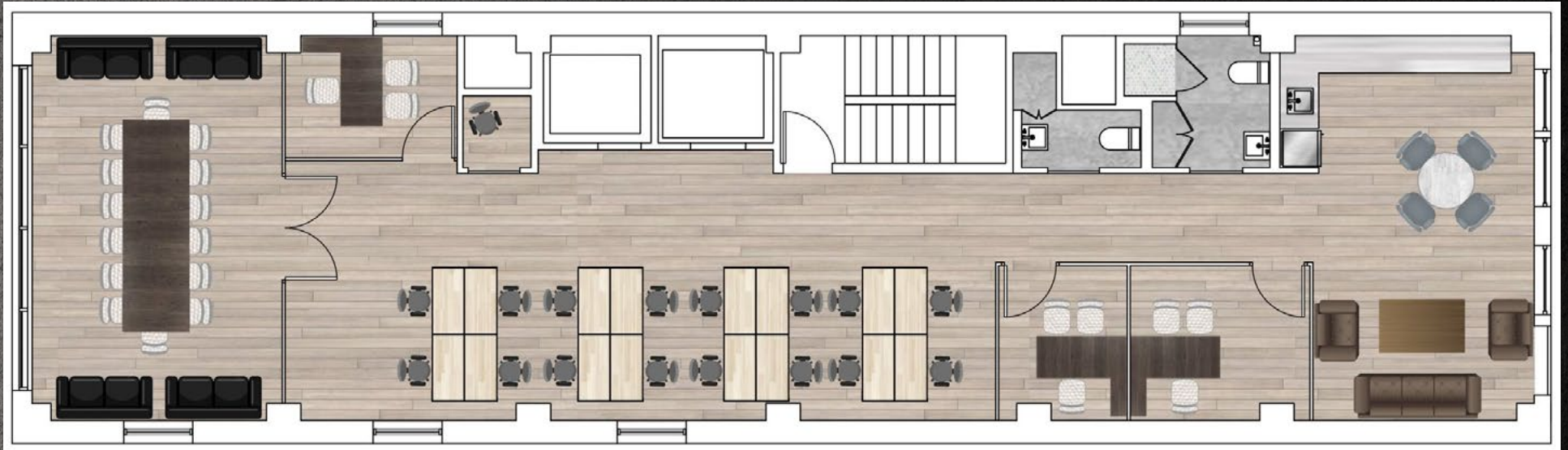
FLOOR 2: LEASED



actual photo of space



CORE + SHELL | 3,000 RSF



AS-BUILT FLOOR PLAN | **CREATIVE OFFICE** | **3,000 RSF**

WORKSTATIONS: 16

RECEPTION: 1

PANTRY: 1

OFFICE: 3

MEETING ROOM/
ADDITIONAL OFFICE: 1

BREAKOUT ROOM: 1

LOUNGE: 1

CONFERENCE ROOM: 1

BATHROOMS: 2

TOTAL: 21



AS-BUILT FLOOR PLAN | **CREATIVE OFFICE** | **3,000 RSF**

WORKSTATIONS: 12

BREAKOUT SPACE: 1

OFFICE: 3

RECEPTION: 1

PANTRY: 1

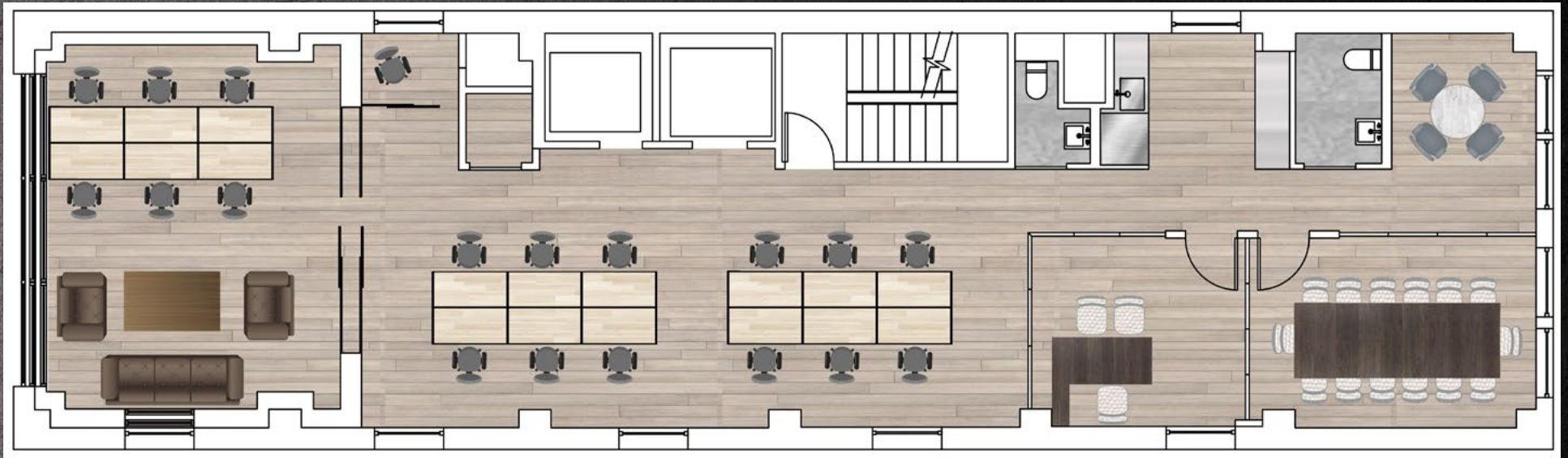
MEETING ROOM: 1

CONFERENCE ROOM: 1

BATHROOMS: 2

LOUNGE: 1

TOTAL: 18



AS-BUILT FLOOR PLAN | **CREATIVE OFFICE** | **3,000 RSF**

WORKSTATIONS: 18

RECEPTION: 1

PANTRY: 1

OFFICE: 1

MEETING ROOM/
ADDITIONAL OFFICE: 1

BREAKOUT ROOM: 1

LOUNGE: 1

CONFERENCE ROOM: 1

BATHROOMS: 2

TOTAL: 21

ICON REALTY MANAGEMENT | NYC
MULTIFACETED INVESTMENT, DEVELOPMENT +
MANAGEMENT COMPANY

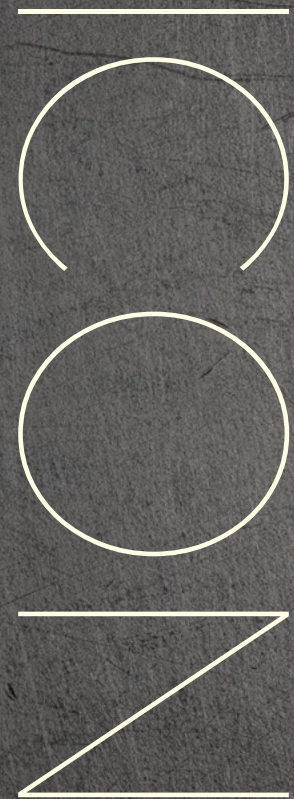
OWNS + MANAGES **1.6MM+ SF**

135,000 SF OFFICE SPACE

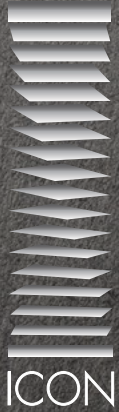
160,000 SF RETAIL

1,800+ APARTMENTS

MANHATTAN + BROOKLYN



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