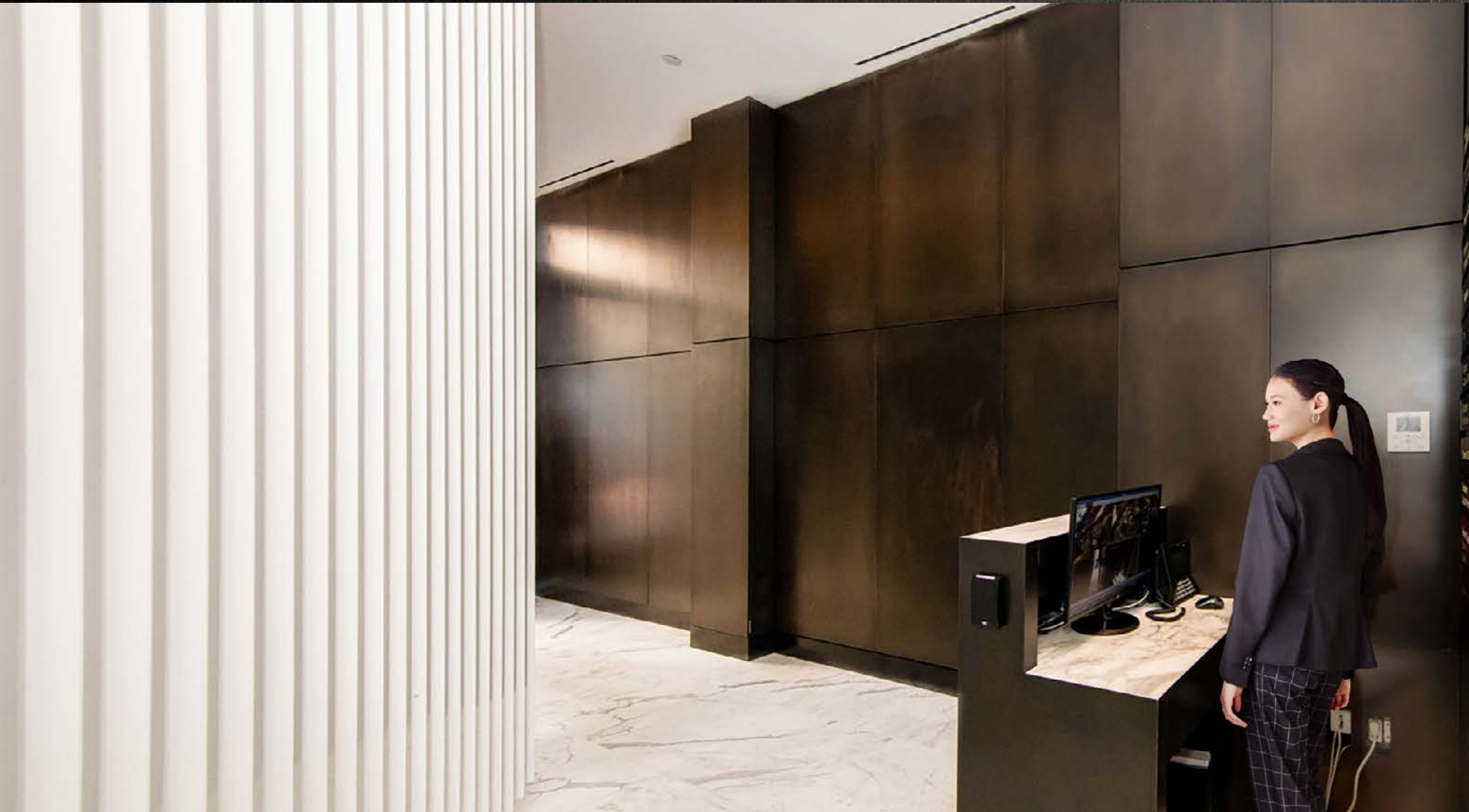


30E23

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](http://OFFICE.ICONREALTYMGMT.COM)





actual photo of space



actual photo of space



actual photo of space





“  
THE FUTURE  
BELONGS TO  
THOSE WHO  
BELIEVE IN THE  
BEAUTY OF  
THEIR DREAMS

Eleanor Roosevelt

“  
DON'T  
HESITATE.  
DON'T WAIT.  
DON'T ASPIRE.  
ACHIEVE!

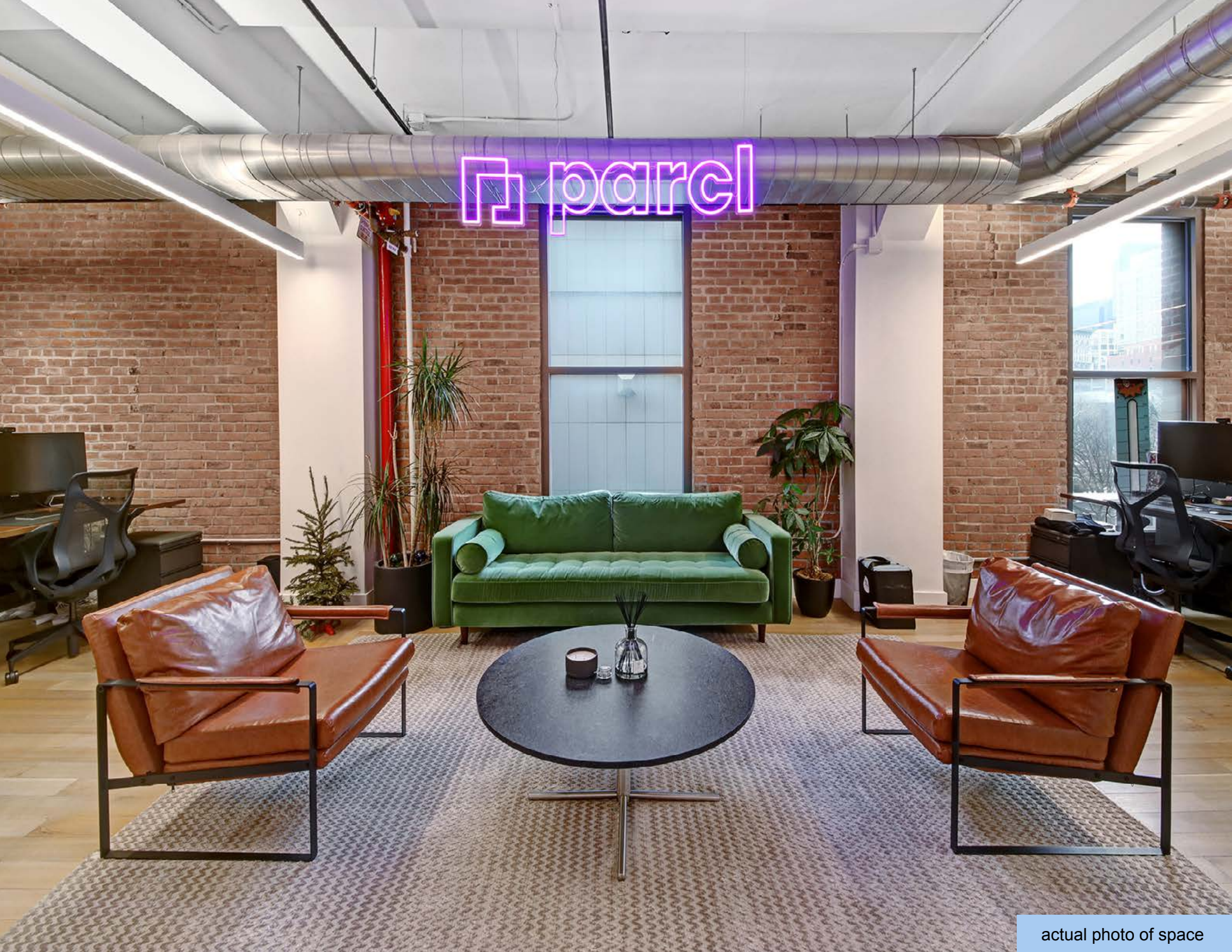
Amanda Gorman



actual photo of space



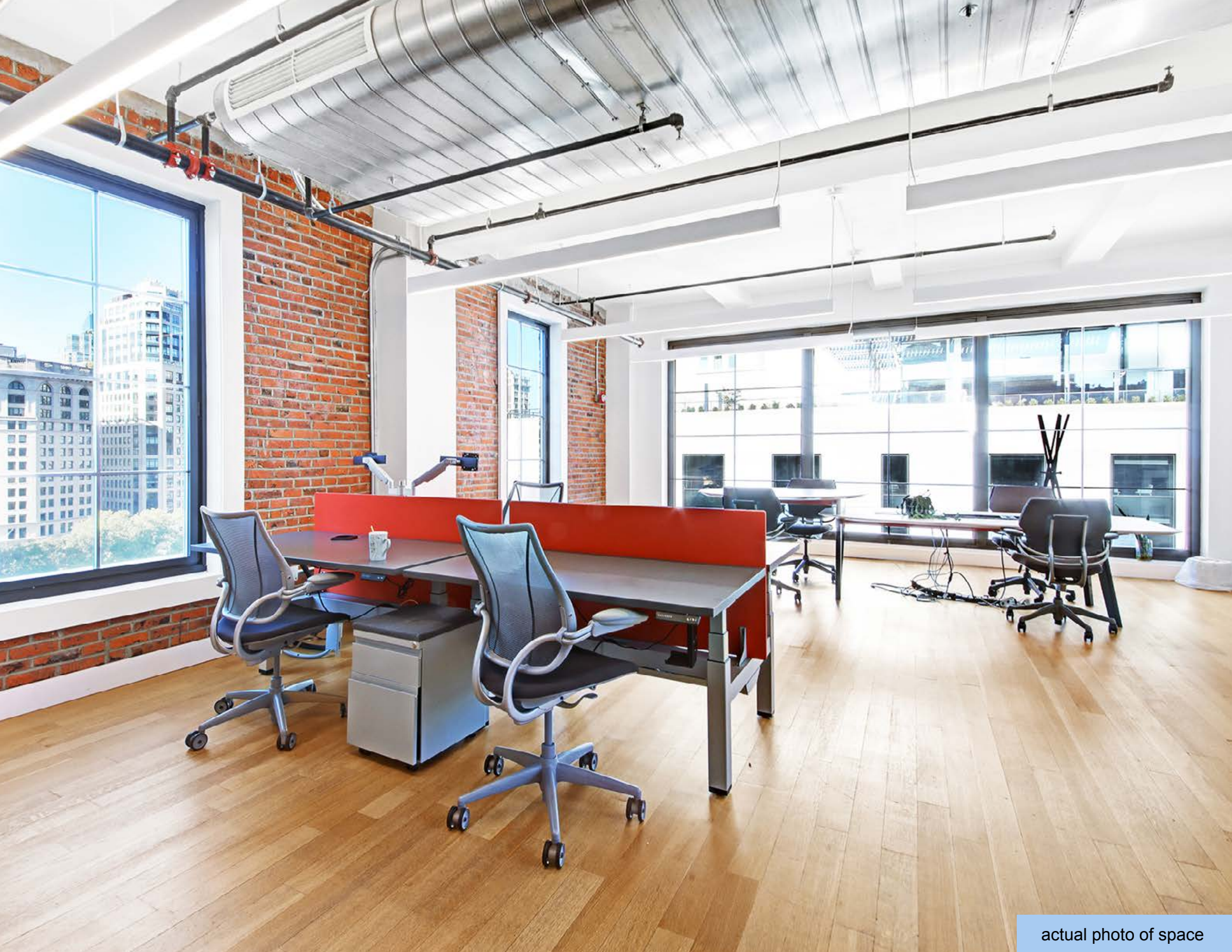
actual photo of space



actual photo of space



actual photo of space



actual photo of space



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

RW

W 27th

MADISON SQUARE PARK

CE

1

FM



RW

6

W 23rd

FLATIRON BUILDING

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



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'+

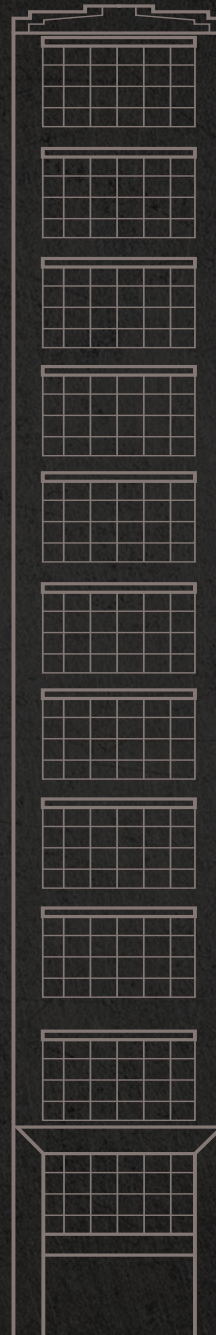
**SECURITY:** STATE-OF-THE-ART WITH PROXIMITY CARD READERS & CAMERAS. 24/7 ATTENDED LOBBY

**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: LEASED

FLOOR 11: LEASED

FLOOR 10: 3,000 RSF

FLOOR 9: LEASED

FLOOR 8: 3,000 RSF

FLOOR 7: LEASED

FLOOR 6: LEASED

FLOOR 5: LEASED

FLOOR 4: LEASED

FLOOR 3: LEASED

FLOOR 2: 3,000 RSF

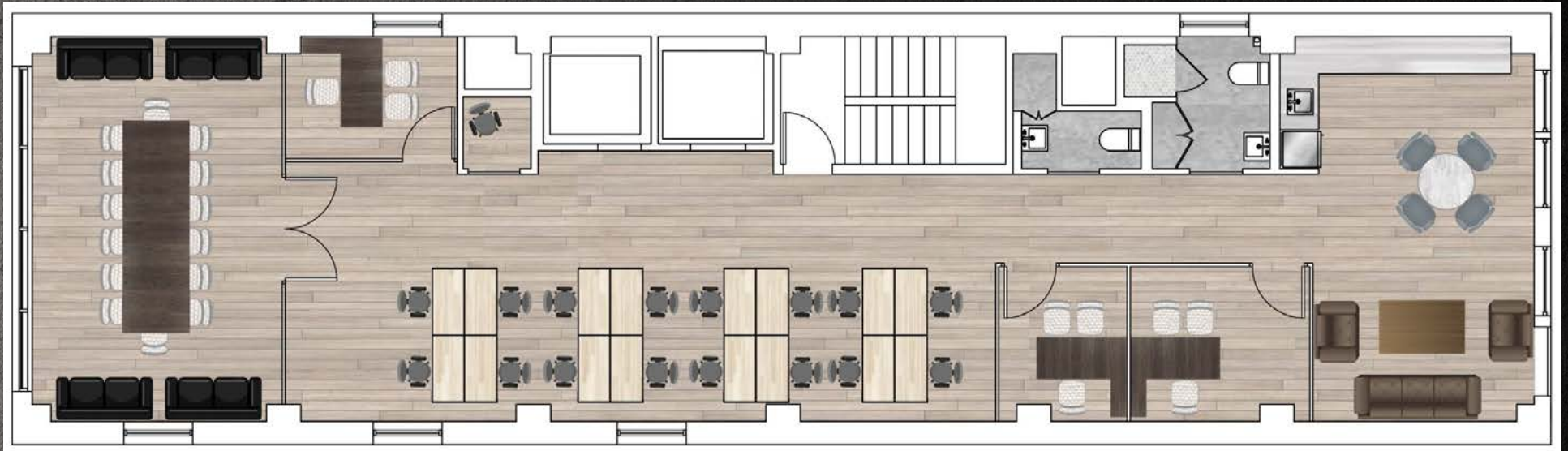




actual photo of space



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

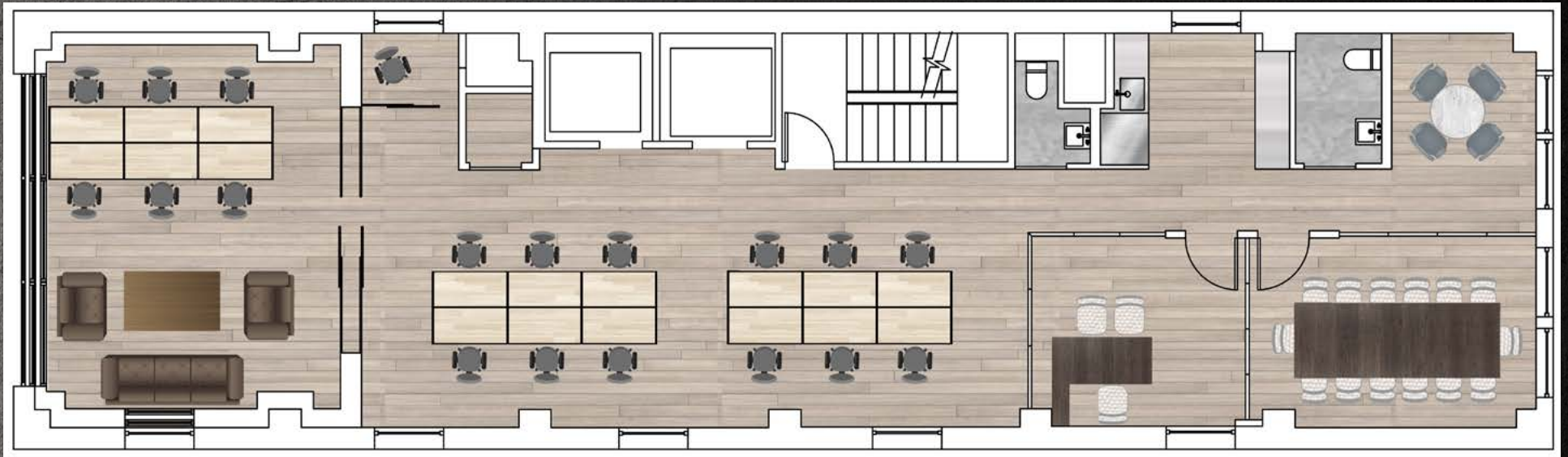
MEETING ROOM: 1

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**



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

WORKSTATIONS: 16

BREAKOUT SPACE: 1

MEETING ROOM: 1

RECEPTION: 1

PANTRY: 2

LOUNGE: 1

CONFERENCE ROOM: 1

BATHROOMS: 2

**TOTAL: 18**



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

WORKSTATIONS: 16

BREAKOUT SPACE: 1

MEETING ROOM: 1

RECEPTION: 1

PANTRY: 2

LOUNGE: 1

CONFERENCE ROOM: 1

BATHROOMS: 2

**TOTAL: 18**

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

OWNS + MANAGES **1.6MM+ SF**

135,000 SF OFFICE SPACE

160,000 SF RETAIL

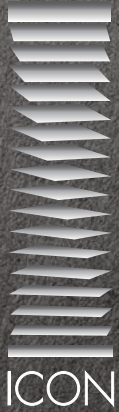
1,800+ APARTMENTS

**MANHATTAN + BROOKLYN**





# CONTACT



ZACH LEVINE

646.943.3125

[zachl@iconrealtymgmt.com](mailto:zachl@iconrealtymgmt.com)

ICON

[ICONREALTYMGMT.COM/OFFICE](http://ICONREALTYMGMT.COM/OFFICE)

30E23  
FLATIRON