

# 45 EAST 20TH STREET

in the heart of the

## FLATIRON DISTRICT



**RARE OPPORTUNITY**  
Fully built entire 6th floor 5,000 sf



Koeppel Rosen LLC





Gramercy Tavern



Union Square Café



The Clocktower / The NY Edition



Cosme



Upland



Sugarfish



Maison Kayser



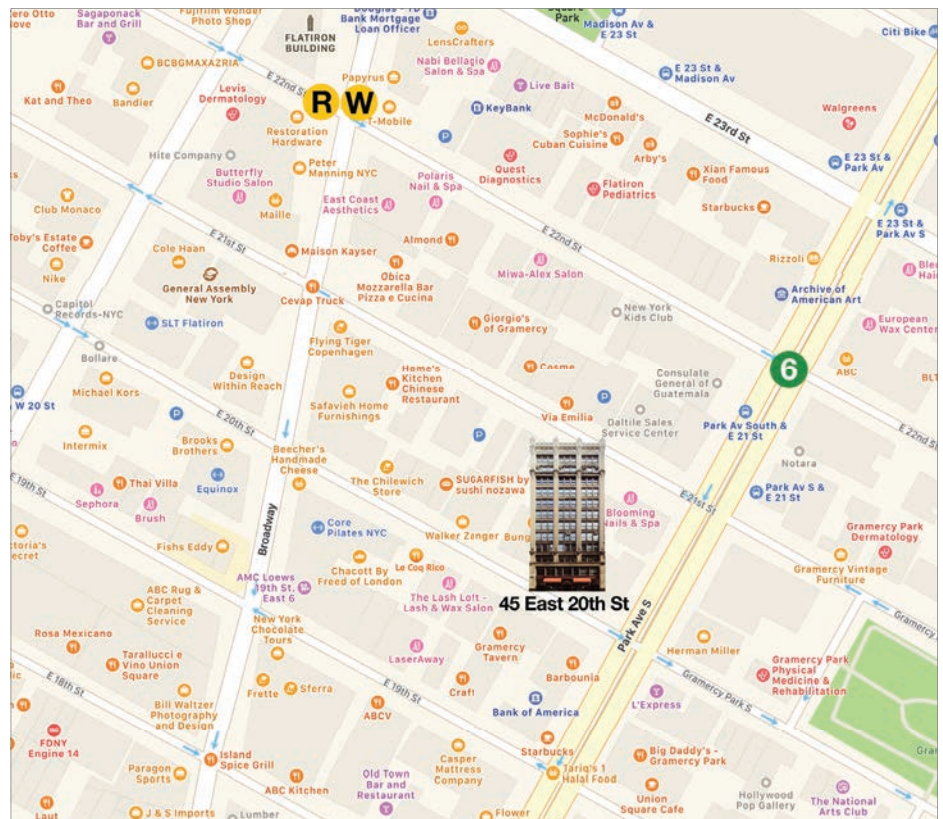
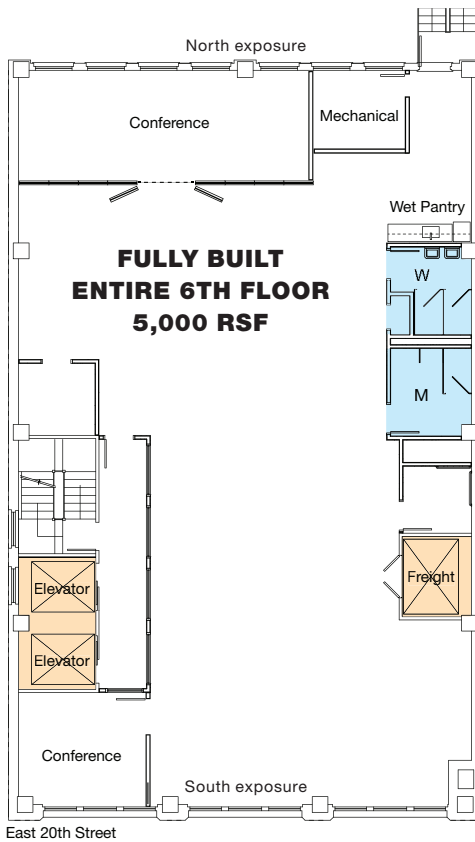
Madison Square Park



Union Square Park



Equinox Flatiron



## GREAT LOCATION

- Historic landmark district architecture
- 6 Train at 23rd & Park Ave
- R, W at 23rd & Broadway
- F & PATH at 23rd & 6th Ave
- Express 4, 5 at Union Square

## FULLY BUILT ENTIRE 6TH FLOOR

- 2 modernized passenger elevators
- 1 manual freight elevator
- Newly restored historic district façade, lobby & entryway
- Front door video/key card access
- 24/7, 365 access
- Tenant-controlled HVAC
- North and South exposures
- Two conference rooms
- Wet pantry

## TERMS UPON REQUEST IMMEDIATE POSSESSION

MAX P. KOEPEL  
212 249-1550 ext. 210  
mkoepel@koeppelrosen.com  
www.koeppelrosen.com



Koeppel Rosen LLC