

45 EAST 20TH STREET

in the heart of the
FLATIRON DISTRICT



RARE OPPORTUNITY
Entire 8th floor 5,000 rsf



Koeppel Rosen LLC



Gramercy Tavern



Union Square Café



The Clocktower / The NY Edition



Cosme



Upland



Sugarfish



Maison Kayser



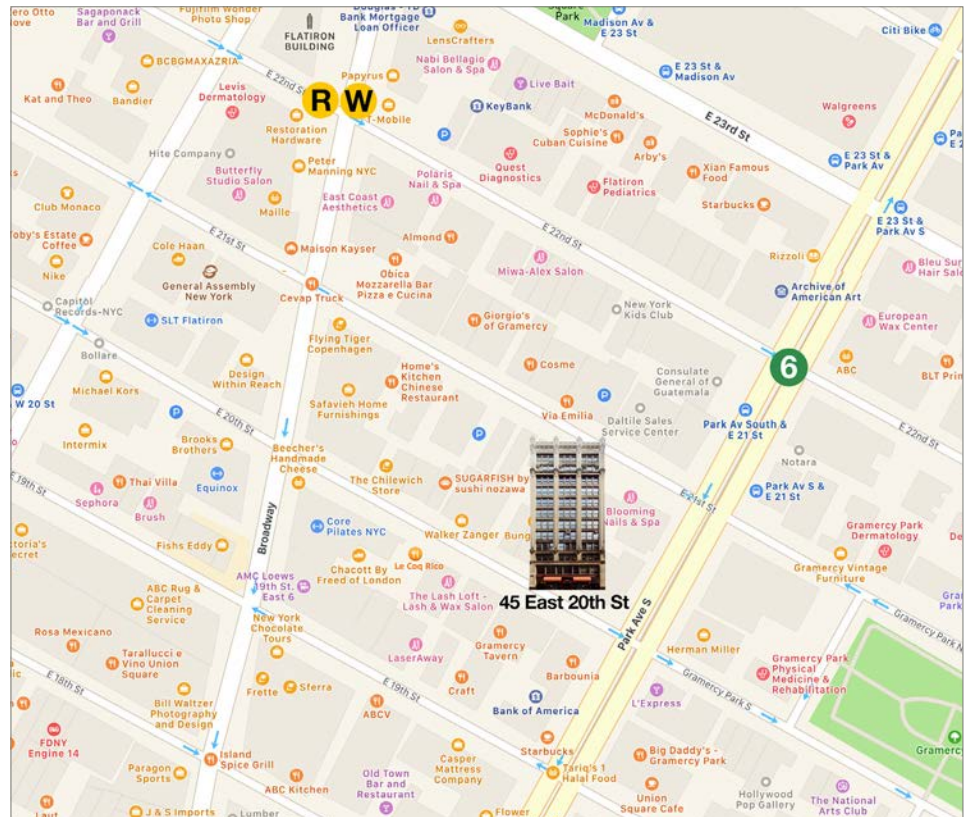
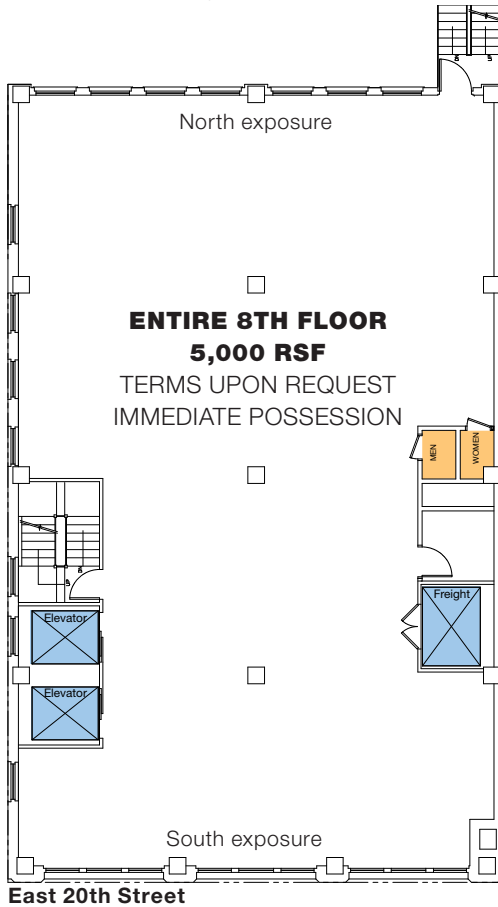
Madison Square Park



Union Square Park



Equinox Flatiron



GREAT LOCATION

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

ENTIRE 8TH FLOOR

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

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