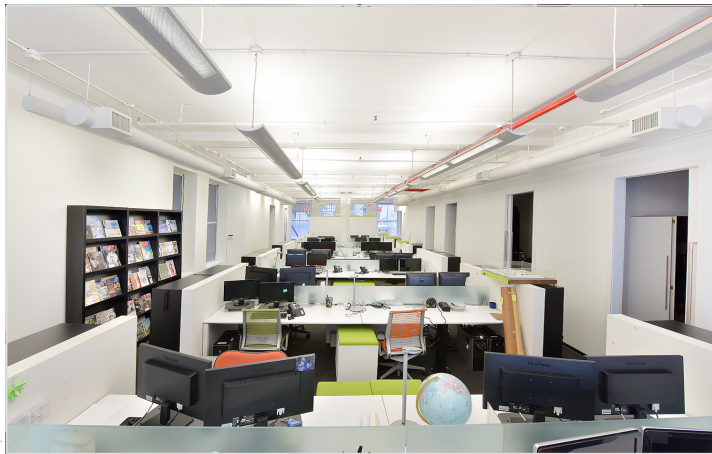


23 - 25 East 21st street

Commercial Condo for Sale

Between Broadway & Park South



25 East 21st Street Flatiron

SIZE: 4,400 RSF

FLOOR: Entire 3rd

PRICE: \$4,650,000

POSSESSION: Immediate

COMMON CHARGE: \$9.57 ft / \$42,127 yr

TAXES: \$7.70 per ft. / \$33,922 yr.

One of a kind Commercial Condo with As of Right Residential C of O.

44 feet wide of mostly column free floor plate.

Nicest Quality Condo Building in Flatiron / Union Square District.

Modern Open Creative Office Installation

Beautifully Built in Move in Condition

- (4) Windowed Offices Southern Exposure
- (3) Conference Rooms
- Large Bull Pen Area to seat 30 + people
- Modern Pantry Stainless Steel Appliances / Two New Bathrooms
- Extra storage rooms / IT room
- Entire floor with direct elevator access
- Soaring 12 ft. ceiling height with fine plastered finish
- Large Picture Windows Facing South
- Lobby attendant / lobby was recently renovated
- Efficient Flexible Floor Plate
- Office furniture available

Become part of this vibrant neighborhood and explore top restaurant options at your door step. Located on a lovely, quiet tree lined block in the heart of Flatiron, this is a wonderful and unique offering.



Jonathan Anapol

President

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E-MAIL: janapol@primemanhattan.com

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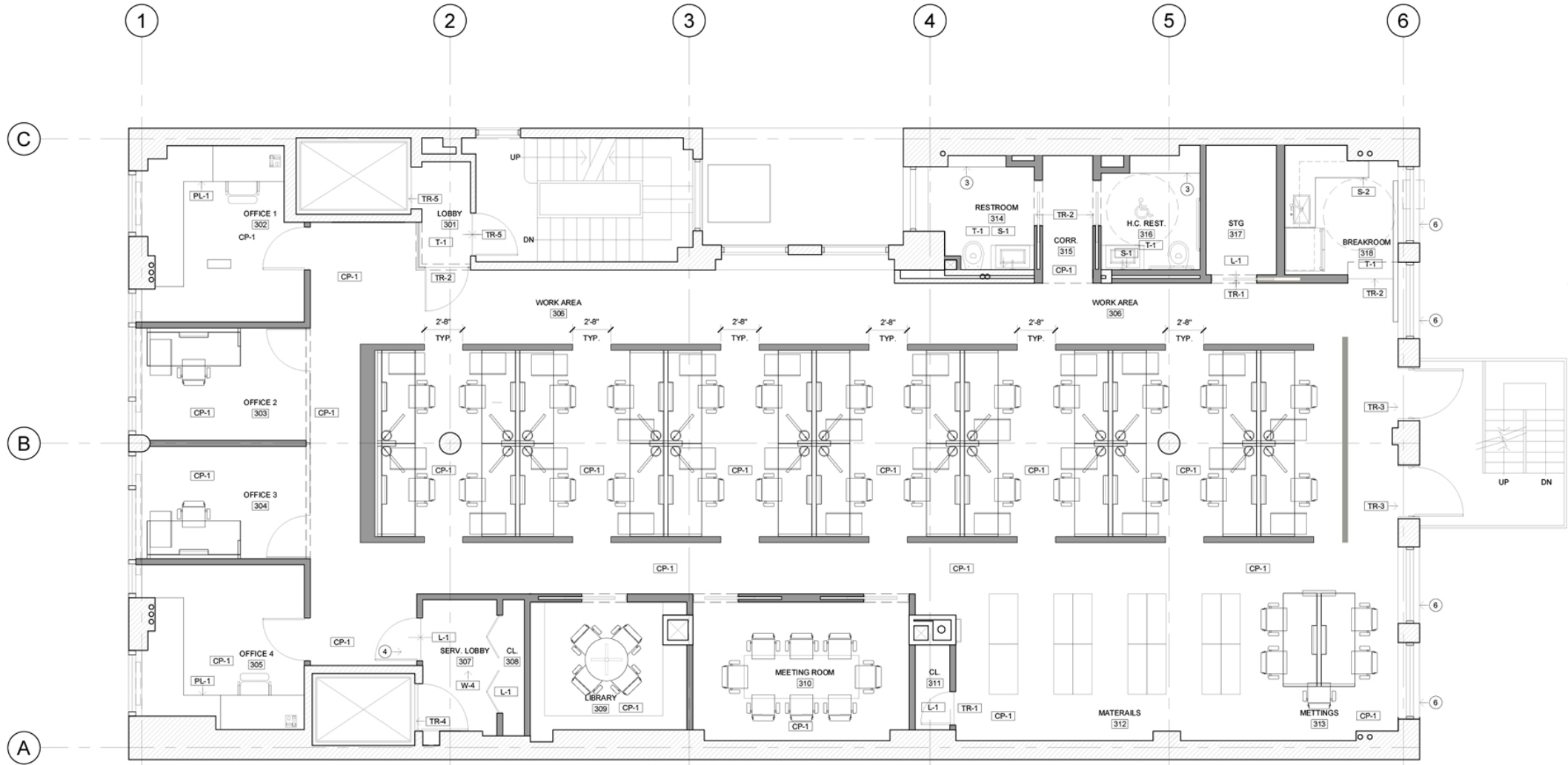
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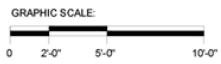
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01 FURNITURE PLAN
1/4"=1'-0"



ROOM FINISH SCHEDULE

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