

FLATIRON

LANDMARK.
ICON. DISTRICT.
WORKPLACE.





Overview

Transformation

Sustainability

Views

Neighborhood

Stack

Floorplans



A GLOBAL BEACON. A WORLD APART.

Since its introduction as one of New York City's first skyscrapers in 1902, The Flatiron has been a quintessential icon that garners immediate recognition, beloved by both New Yorkers and visitors alike. Floating above the intersection of two famed streets, Fifth Avenue and Broadway, this landmark anchors its eponymous district. Its defining triangular shape emphasizes the building's unique positioning while oversized windows frame unobstructed views in all directions from the tree tops of Madison Square Park to the majestic Downtown skyline. Now, The Flatiron is poised to undergo a renovation that preserves its historic exterior while simultaneously reconfiguring its interior to meet every expectation for a 21st century workplace.





THE **STRENGTH** OF HISTORY. THE PROMISE OF **TOMORROW**.

205,000 RSF AVAILABLE
FULL FLOORS OF 10,400 RSF

Ceiling Heights of 12'0" – 15' 0"

Boutique Penthouse with Wraparound Private Terrace

Rooted in its classic design and totally reimagined, The Flatiron is undergoing a top-to-bottom rebirth in the skilled hands of the architectural team at Beyer Blinder Belle, lauded for their historic building expertise. There is only, ever, one Flatiron. And now its interior will be equally worthy of worldwide renown.

REIMAGINED AND READY FOR **TODAY.**

From street to crown The Flatiron is born anew while paying homage to its heralded landmark exterior. A thorough façade restoration maintains its historical grandeur. A fully renovated lobby is a sensitive reimagining of its storied essence. A new concierge desk welcomes visitors from Broadway and Fifth Avenue alike. A new green roof celebrates Mother Nature's influence in our daily lives.

As one ascends via six fully modernized elevators the extent of the complete interior renovation is evidenced:

- *new* HVAC, electrical and plumbing systems
 - *new* floor-by-floor heating and cooling infrastructure ensuring daily health and wellness
 - renovated penthouse with new oversized windows and private terrace surrounded by iconic balustrades
-





LOBBY





21ST FLOOR



ENVIRONMENTAL SENSIBILITY

Environmental consciousness as a social responsibility is being embraced at every level of The Flatiron. A full building redevelopment has presented a unique opportunity to incorporate the latest technologies that will become a signature element and state-of-the-art model for future historic buildings.

Beginning with sensitivity in the demolition process, through recycling of materials during renovation, training of building maintenance and management personnel, and culminating in tenant installations, The Flatiron is setting new standards for social, economic and environmental responsibility.

Aiming to achieve LEED Platinum, every facet of the building redesign and operation has been subjected to stringent standards. With energy conservation at the fore, exceptional attention has been focused on HVAC systems, thermal comfort, interior atmospheric conditions, environmental quality,



daylighting, lighting, water efficiency and conservation, Energy Star-rated appliances, recycling and cleaning protocols, and the use of environmentally preferable materials for both building and tenant operations. A green roof with supplemental insulation and reflectivity complements these interior enhancements.

Thinking broadly about sustainability integrates transit access. In this regard The Flatiron excels with a perfect 100 Walk Score, direct access to multiple subway and bus lines and in-building bicycle storage.

No detail has been too small, no goal has been too lofty when formulating The Flatiron's environmental conscience.

SOUTH



NORTH



VIEWS



EAST

VIEWS

WEST



A NEIGHBORHOOD NAMED FOR AN ICON



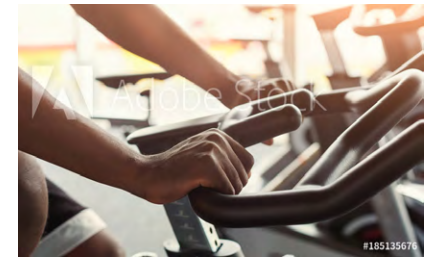
HOTELS

ACE Hotel
Gramercy Park Hotel
NoMad Hotel and Restaurant
The New York EDITION



FOOD/BARS/MARKETS

ABC Kitchen
Black Barn
Eataly
Eleven Madison Park
Gramercy Tavern
Maialino
Marta
Shake Shack
Sugarfish
SweetGreen
Tacombi
The Flatiron Room
The Little Beet Table
The Lobby Bar at the Ace Hotel
The Smith
Upland



GYMS

Equinox
Orangetheory Fitness
Peloton
Rumble

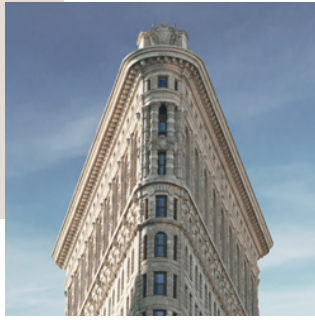


RETAIL

ABC Carpet & Home
Club Monaco
Fishs Eddy
Home Depot
Intermix
Marimekko
Nike
Pottery Barn
Rigby and Peller
Rituals
Scotch & Soda
Sephora
The Lego Store
Todd Snyder
Zara

204,178 RSF

FULL BUILDING OPPORTUNITY



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Full Building Opportunity

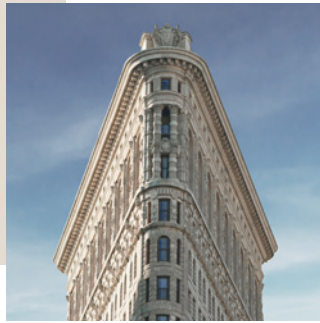
TOTALING
204,178 RSF

Floor	RSF	Ceiling Height
21st Floor	6,185	12' 0"
20th Floor	10,277	12' 0"
19th Floor	10,145	15' 0"
18th Floor	10,277	15' 0"
17th Floor	10,277	15' 0"
16th Floor	10,277	12' 0"
15th Floor	10,296	12' 0"
14th Floor	10,452	12' 0"
13th Floor	10,452	12' 0"
12th Floor	10,452	12' 0"
11th Floor	10,452	12' 0"
10th Floor	10,452	12' 0"
9th Floor	10,452	12' 0"
8th Floor	10,452	12' 0"
7th Floor	10,452	12' 0"
6th Floor	10,296	12' 0"
5th Floor	10,277	12' 0"
4th Floor	10,277	12' 0"
3rd Floor	10,989	12' 0"
2nd Floor	10,989	14' 6"

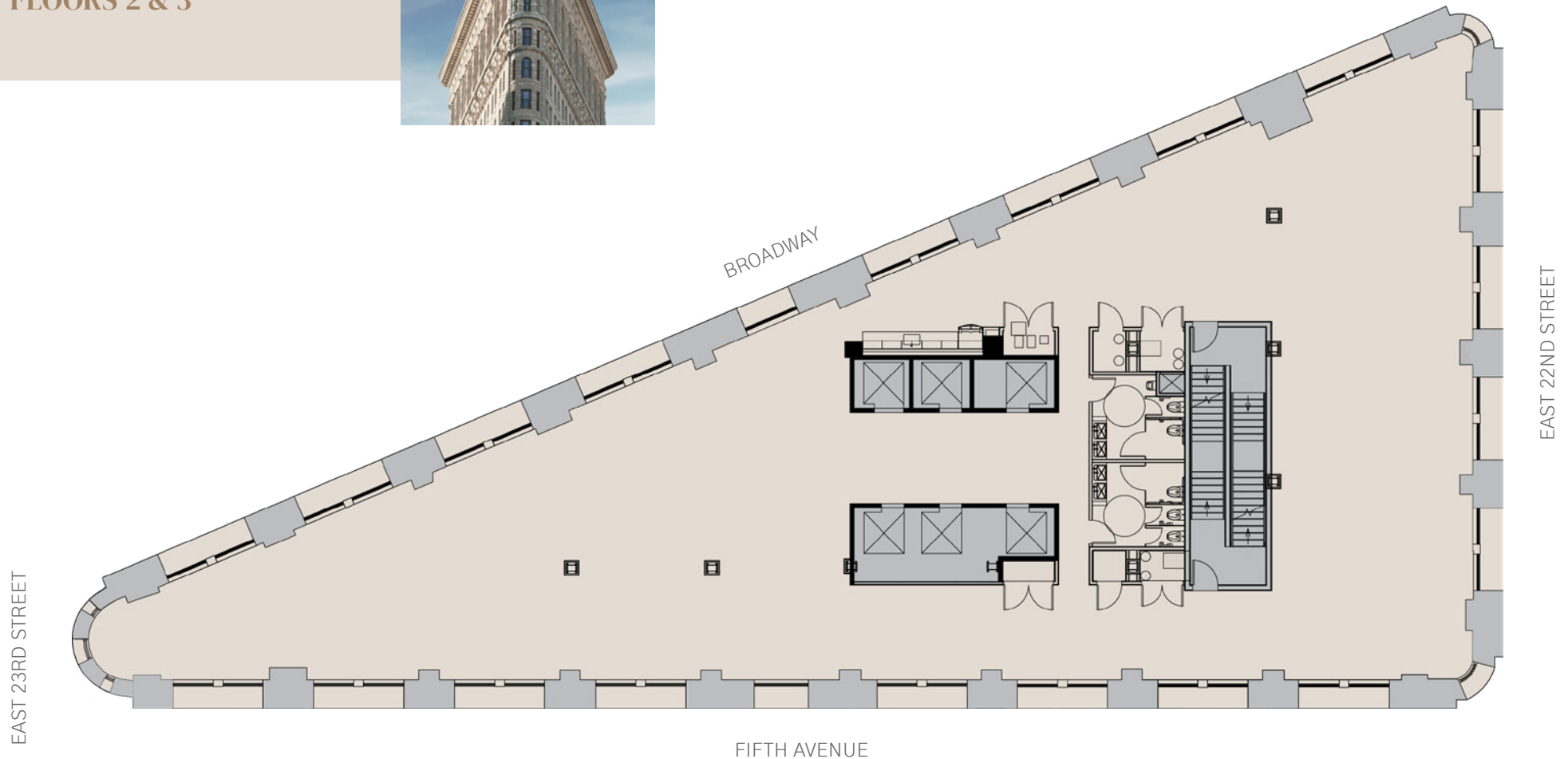


10,989 RSF

CORE & SHELL
FLOORS 2 & 3



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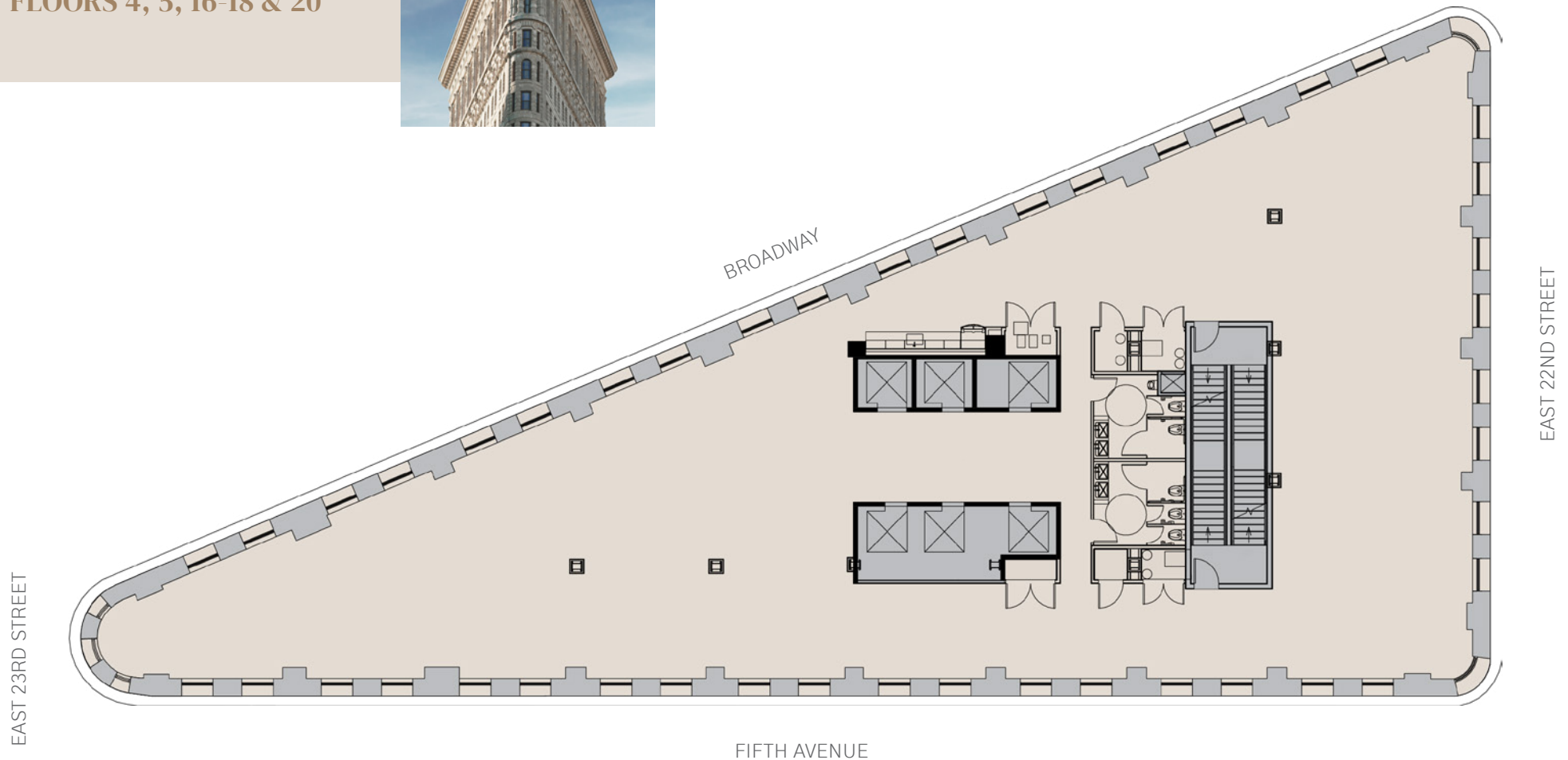
10,277 RSF

CORE & SHELL

FLOORS 4, 5, 16-18 & 20



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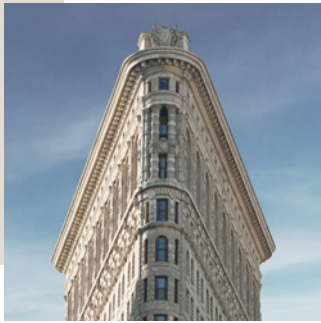
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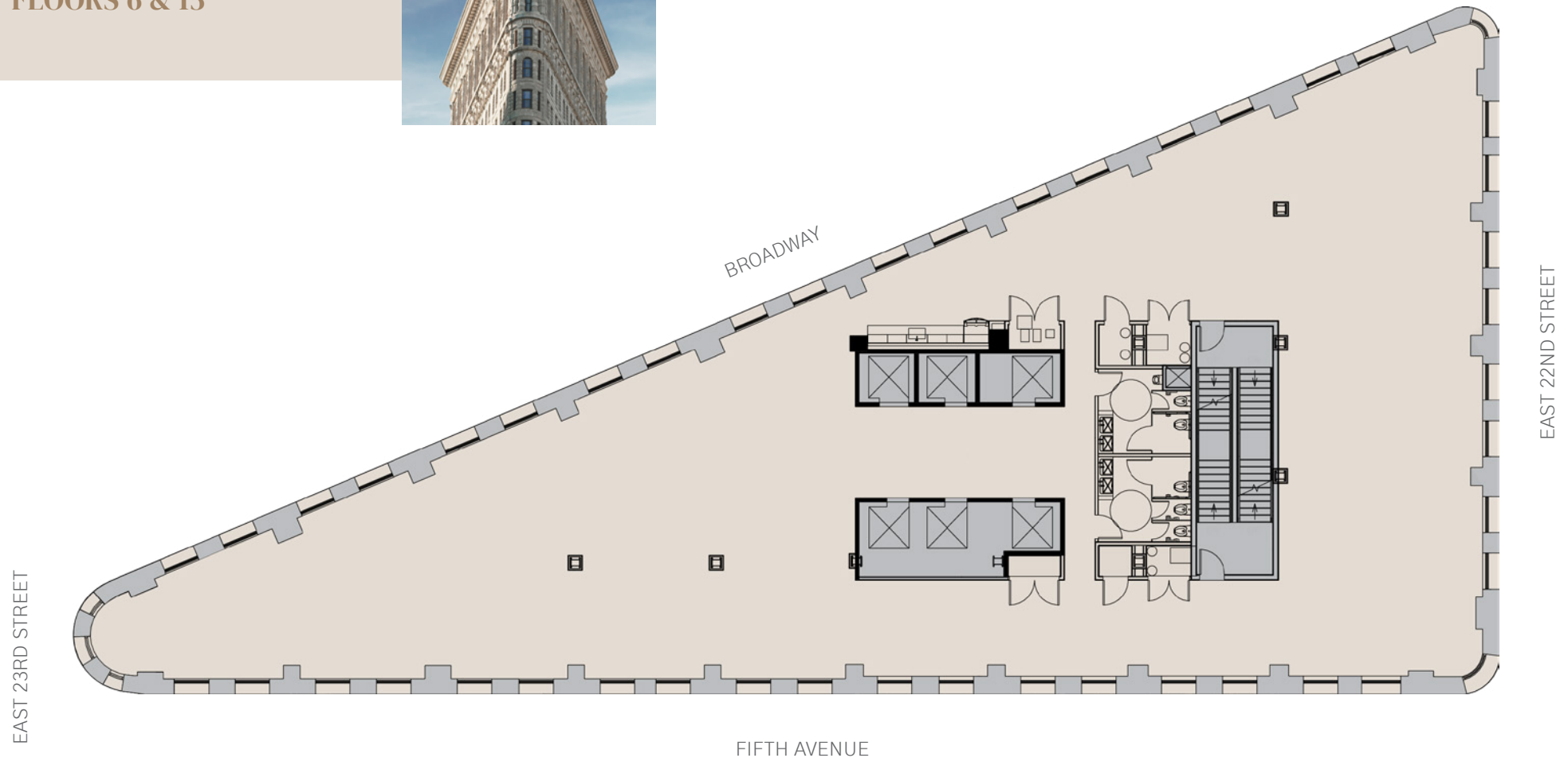


10,296 RSF

CORE & SHELL
FLOORS 6 & 15



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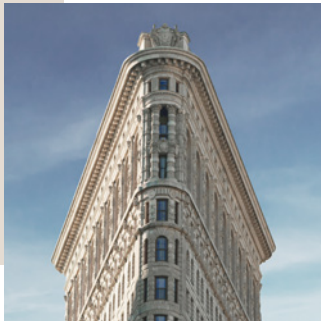
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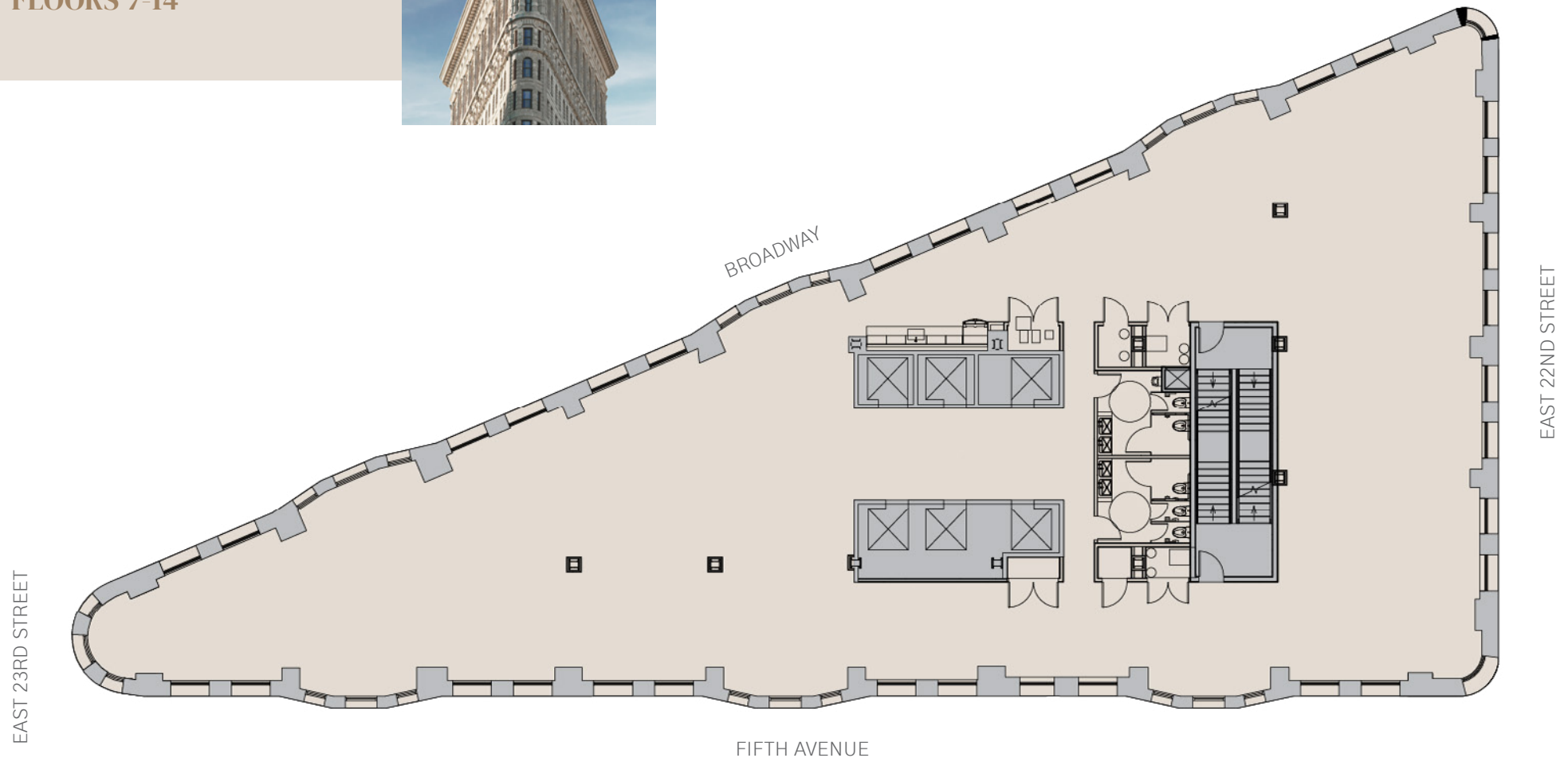
10,452 RSF

CORE & SHELL

FLOORS 7-14



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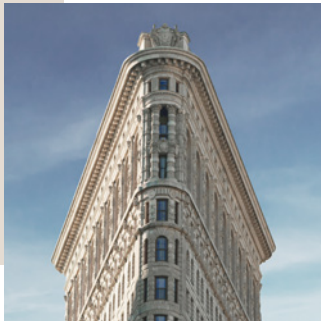
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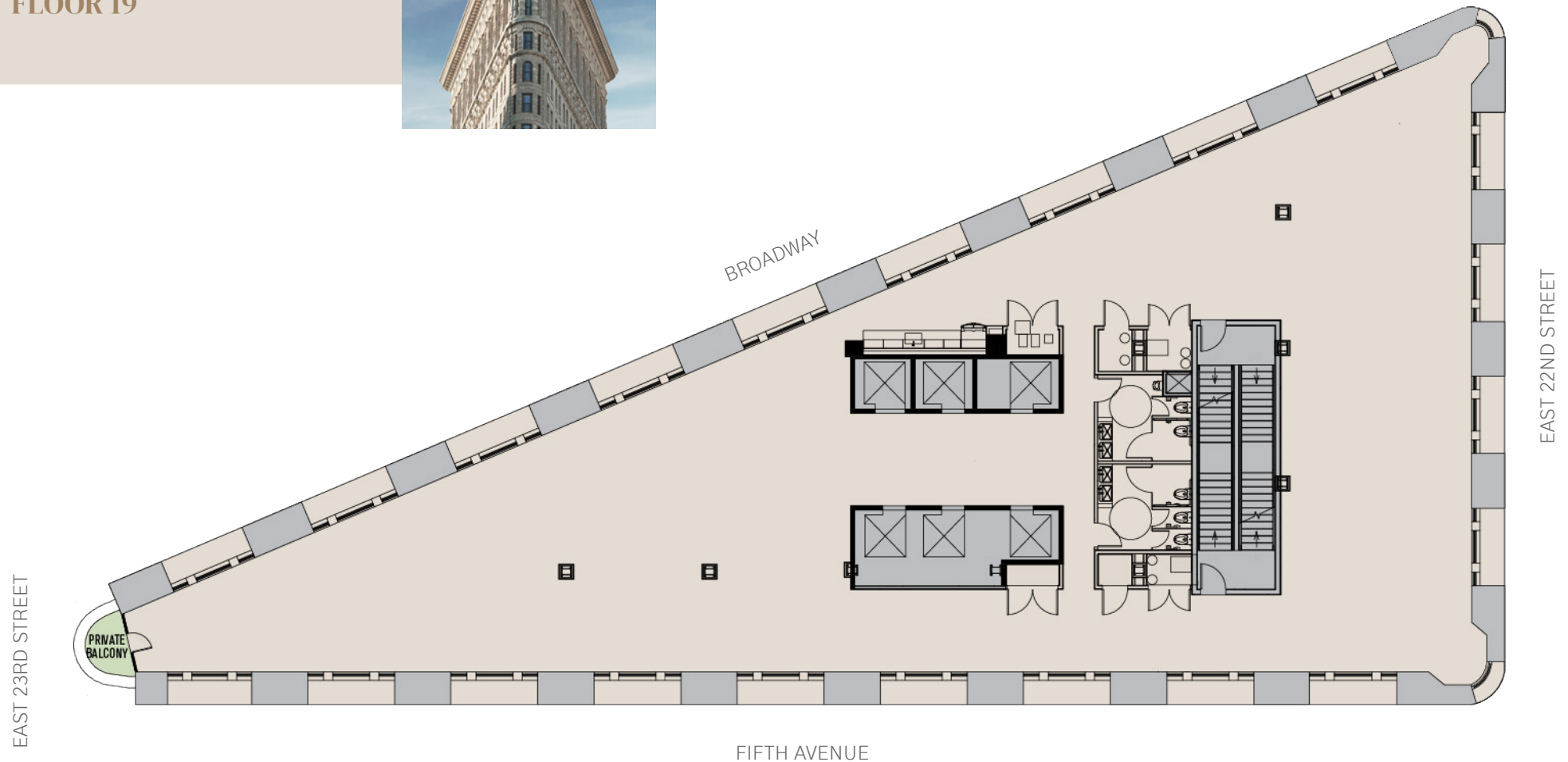
10,145 RSF

CORE & SHELL

FLOOR 19



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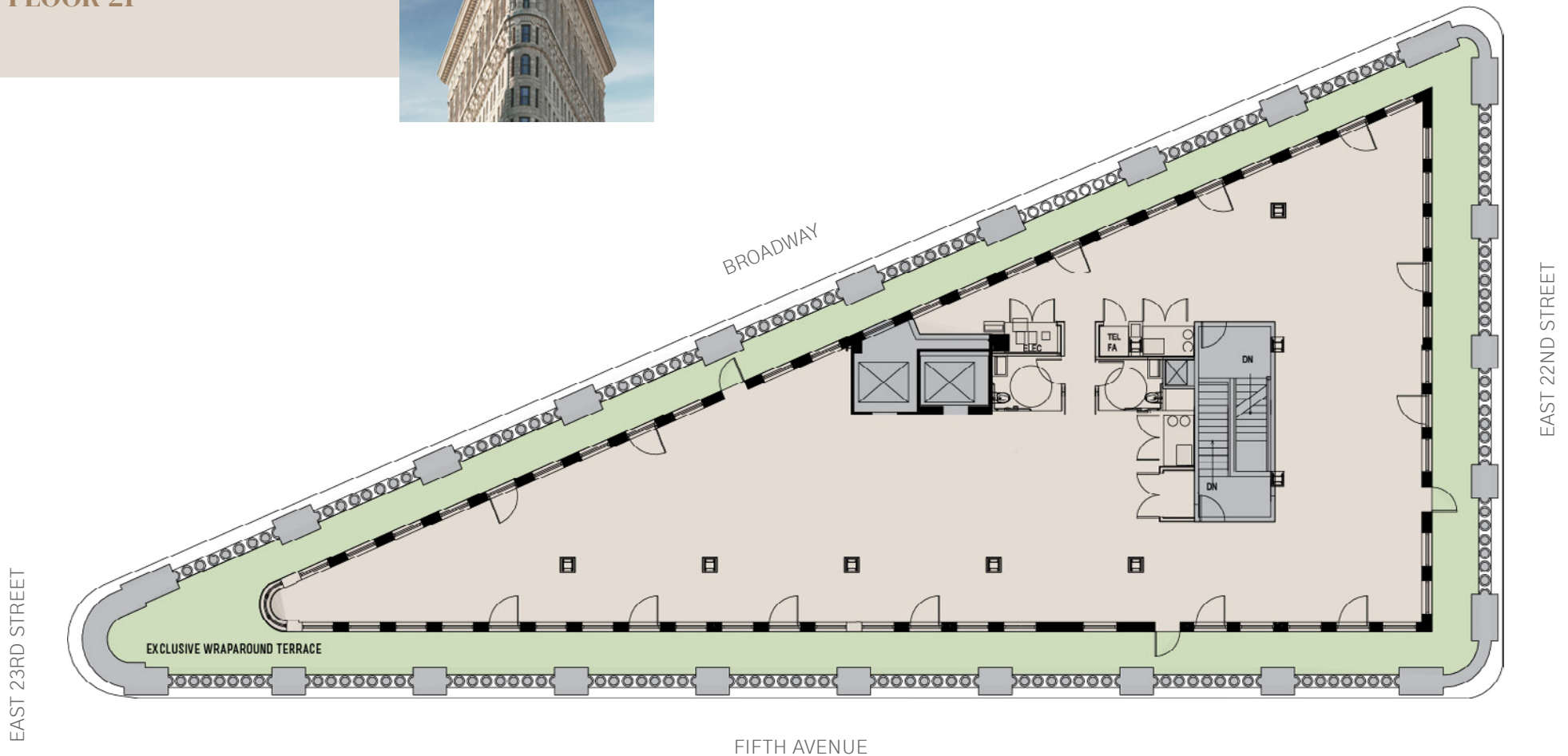


6,185 RSF

CORE & SHELL
FLOOR 21



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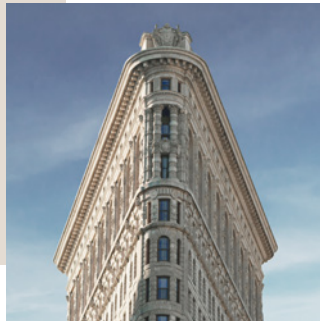
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10,277 RSF

OPEN LAYOUT

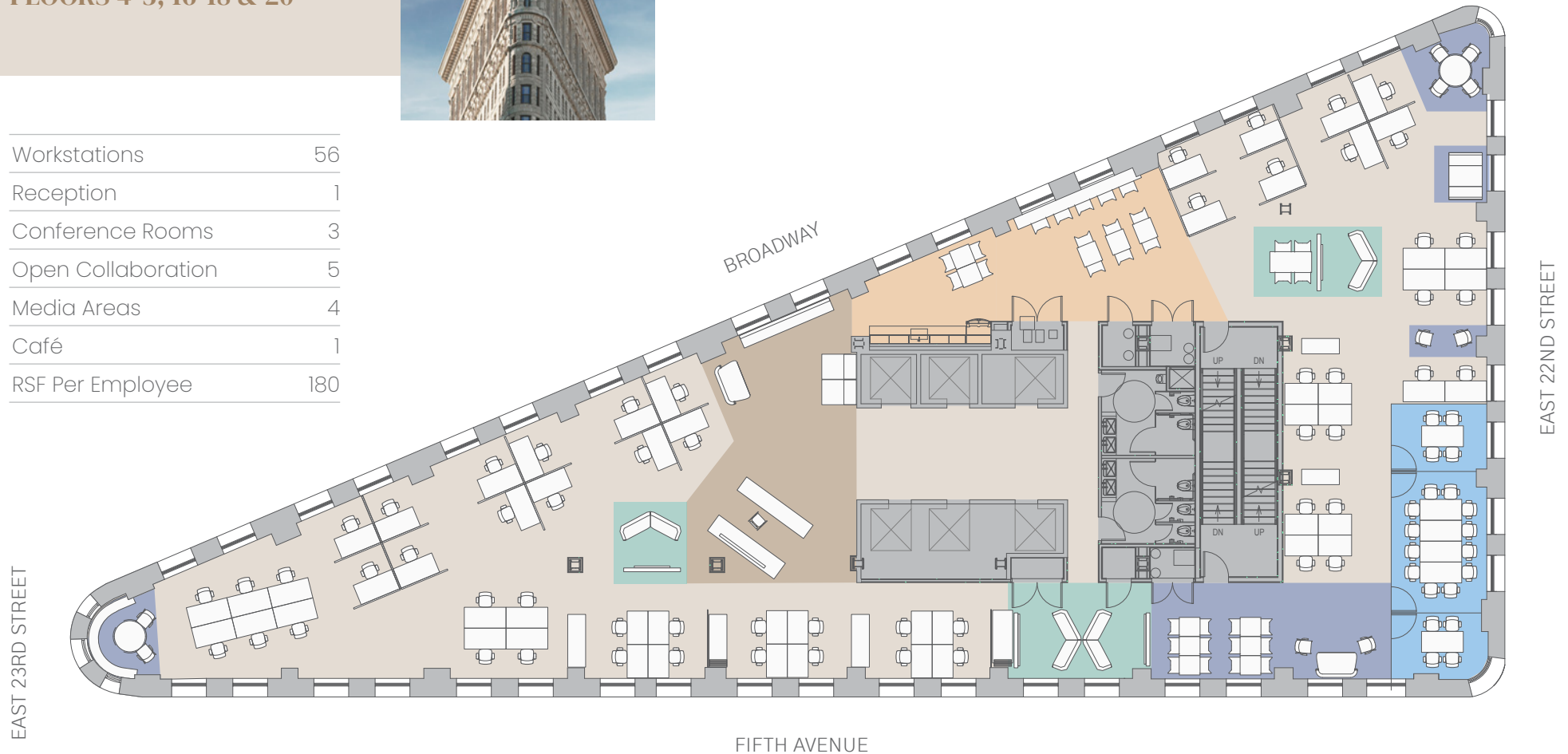
FLOORS 4-5, 16-18 & 20



FLATIRON



Workstations	56
Reception	1
Conference Rooms	3
Open Collaboration	5
Media Areas	4
Café	1
RSF Per Employee	180



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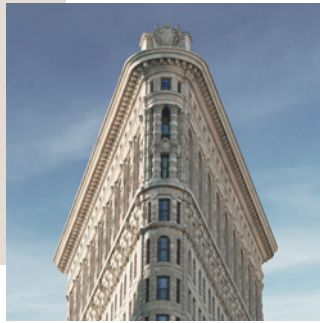
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10,277 RSF

HIGH-DENSITY LAYOUT

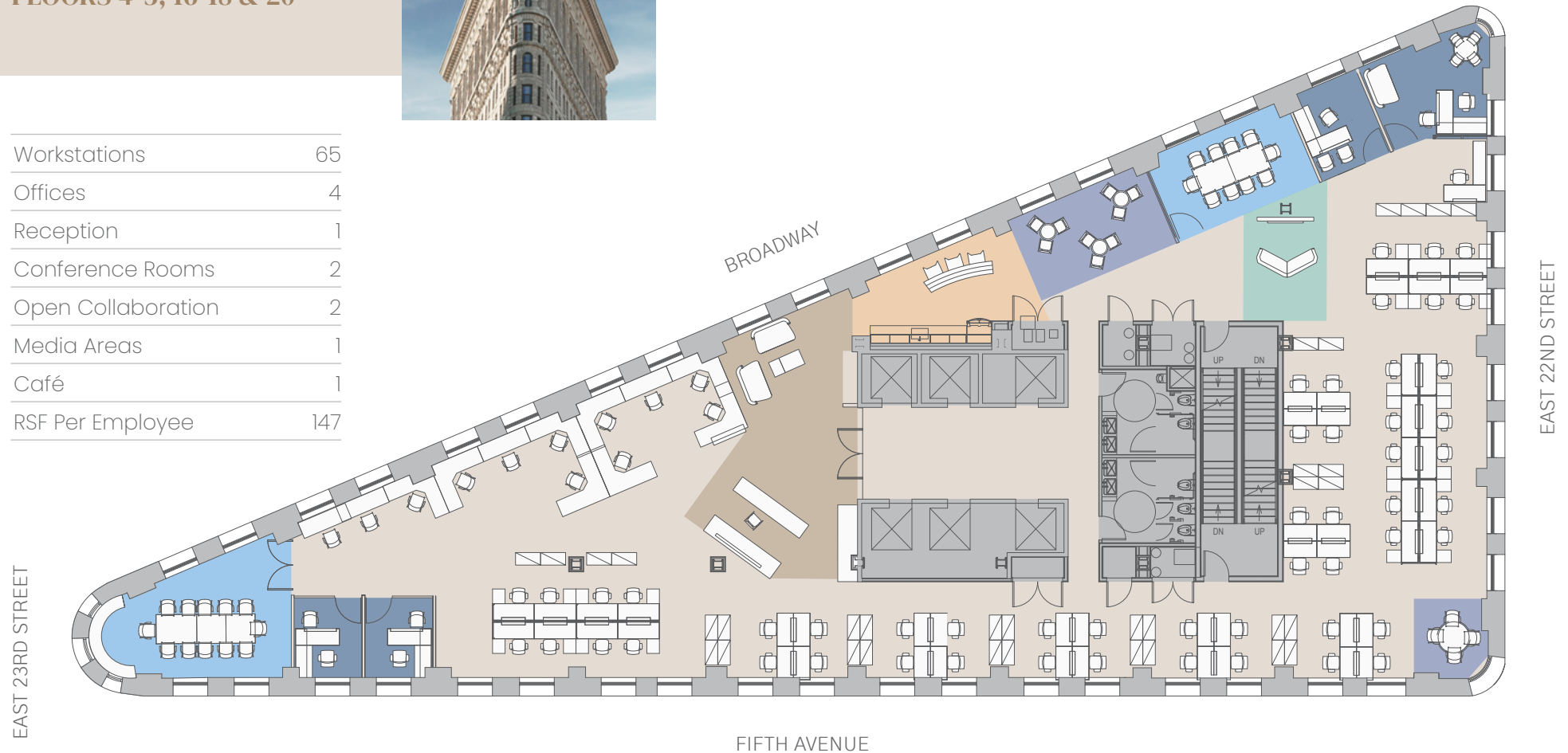
FLOORS 4-5, 16-18 & 20



FLATIRON



Workstations	65
Offices	4
Reception	1
Conference Rooms	2
Open Collaboration	2
Media Areas	1
Café	1
RSF Per Employee	147



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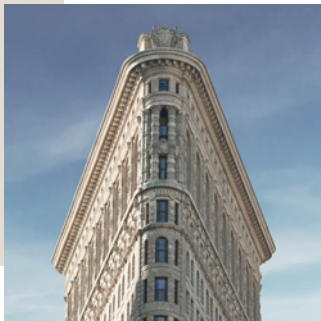
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10,277 RSF

OFFICE INTENSIVE LAYOUT

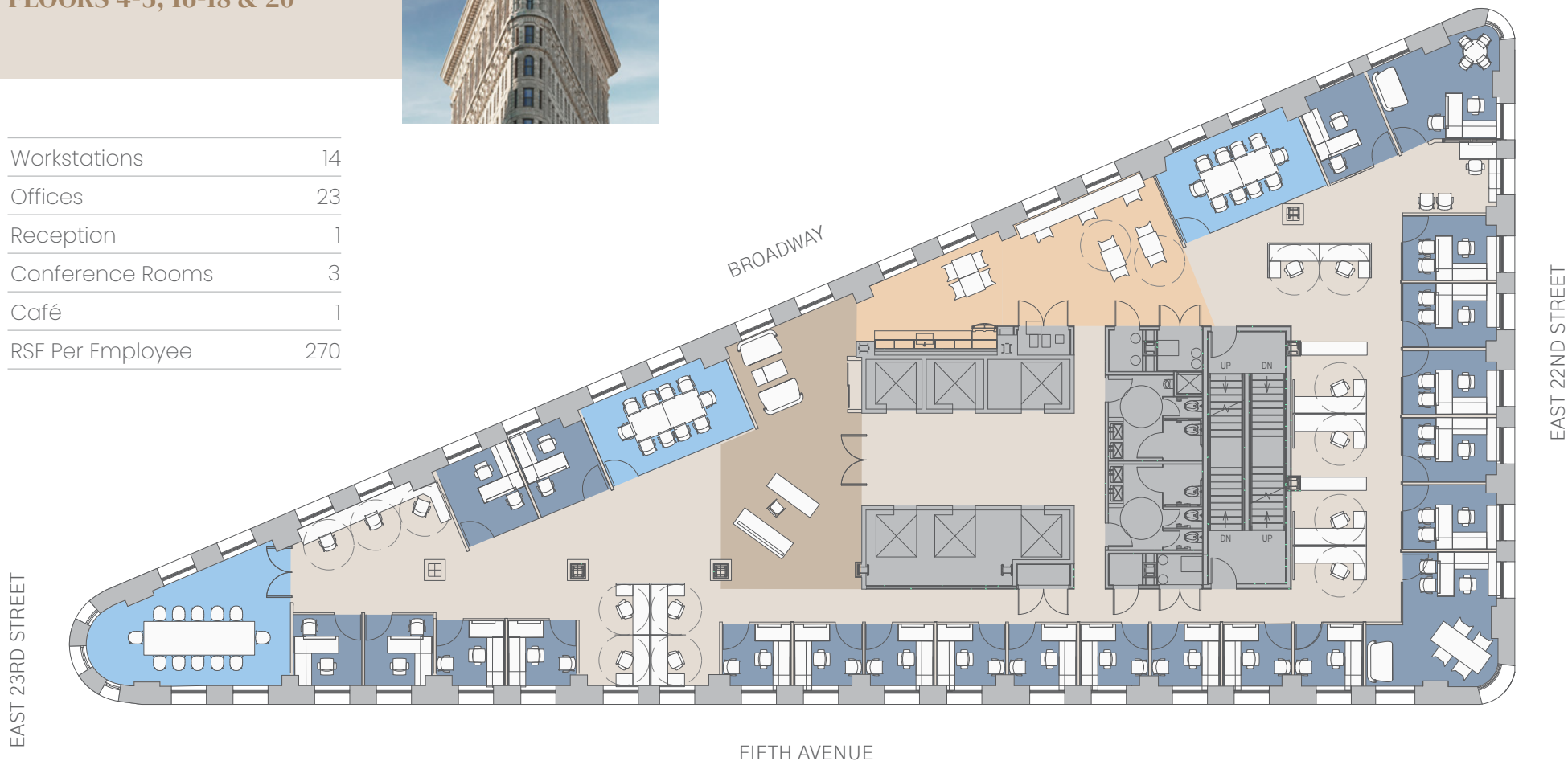
FLOORS 4-5, 16-18 & 20



FLATIRON



Workstations	14
Offices	23
Reception	1
Conference Rooms	3
Café	1
RSF Per Employee	270



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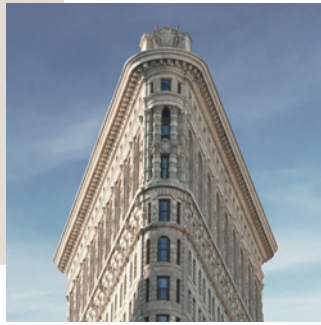
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10,452 RSF

OPEN LAYOUT

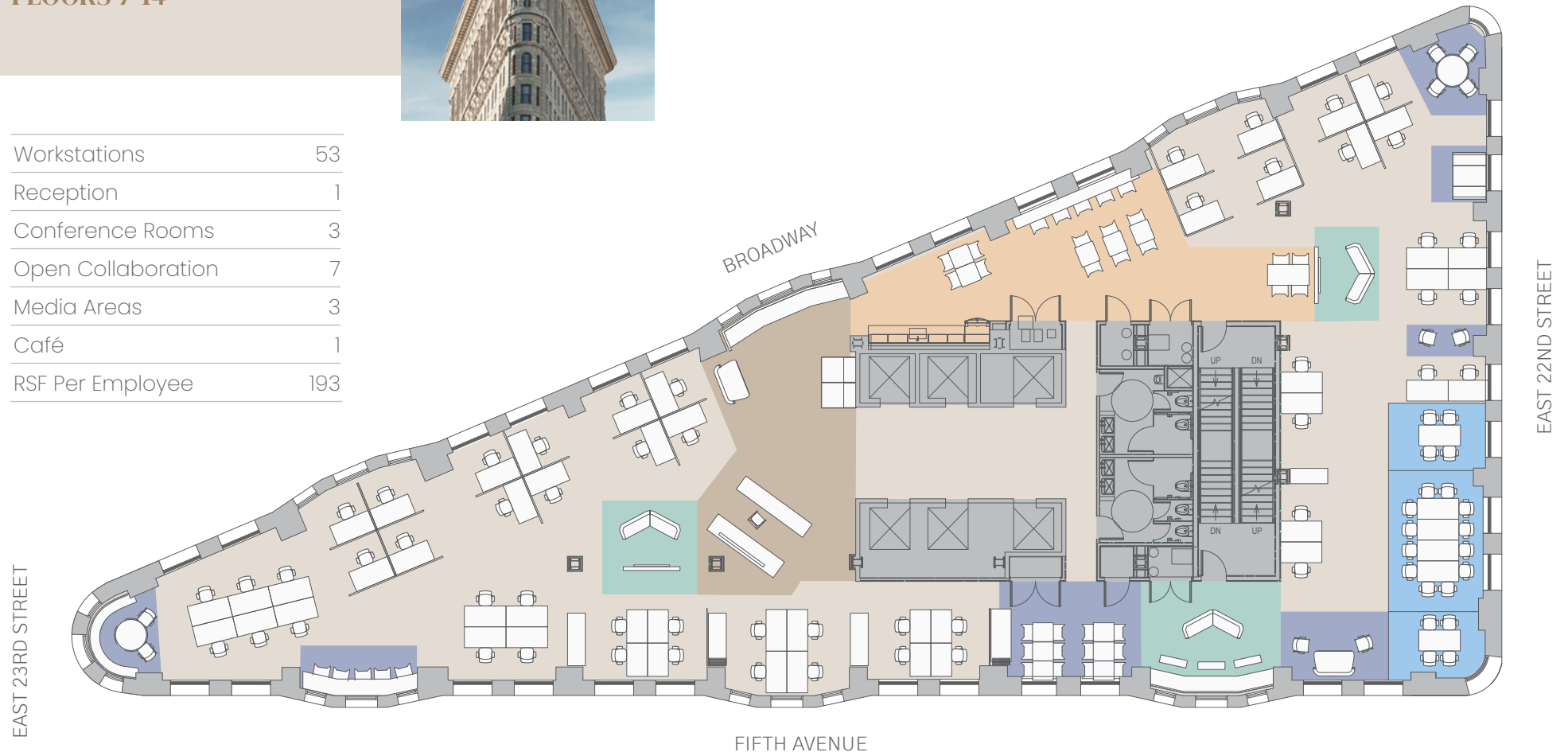
FLOORS 7-14



FLATIRON



Workstations	53
Reception	1
Conference Rooms	3
Open Collaboration	7
Media Areas	3
Café	1
RSF Per Employee	193



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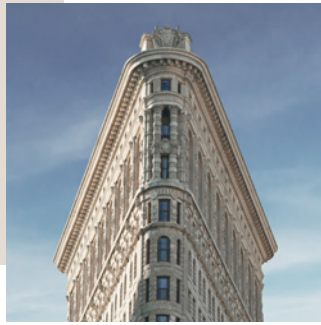
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10,452 RSF

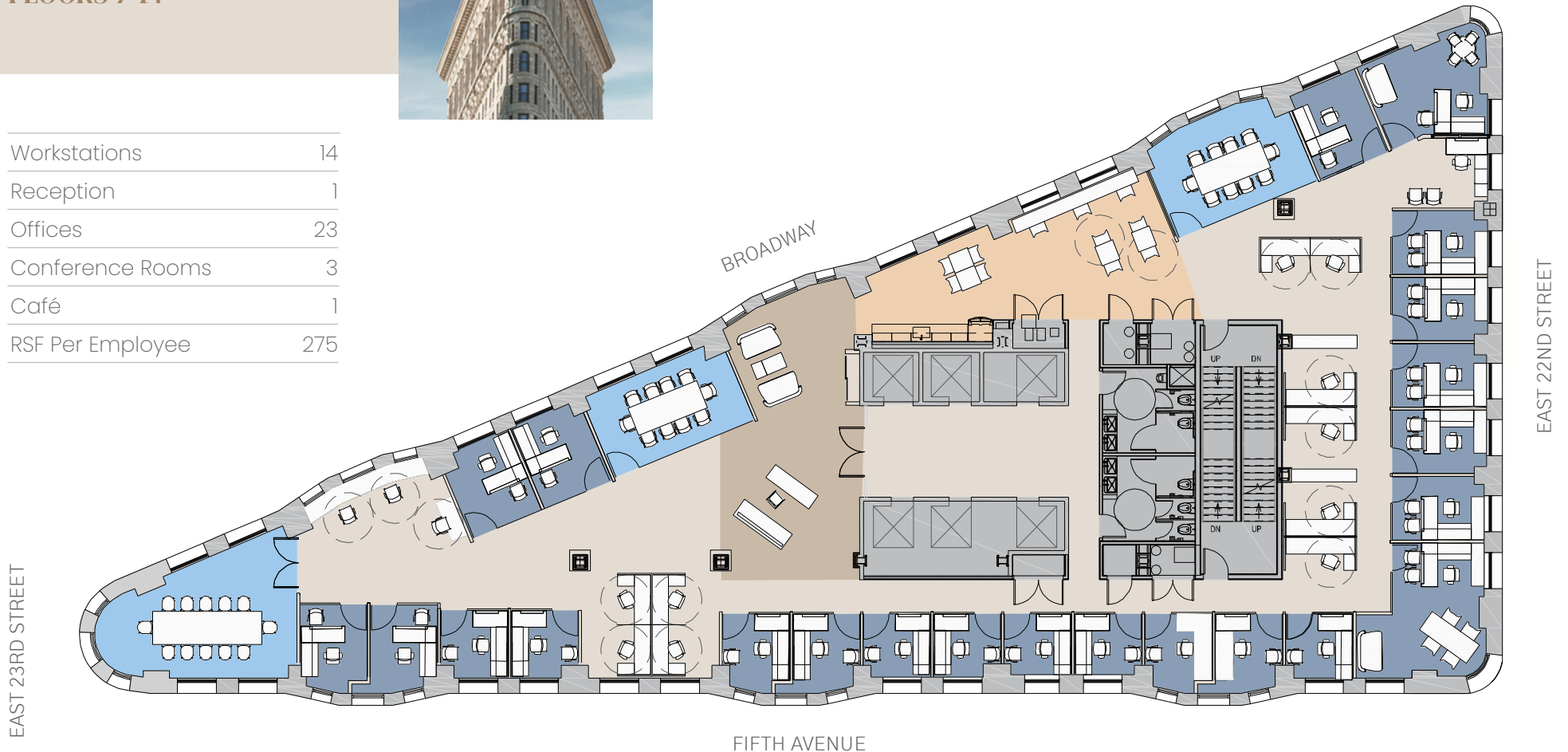
OFFICE INTENSIVE LAYOUT
FLOORS 7-14



FLATIRON



Workstations	14
Reception	1
Offices	23
Conference Rooms	3
Café	1
RSF Per Employee	275



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