



WALTER & SAMUELS, INC.

30 East 20th Street Beyond Unique & Elegant

Spectacular Office Duplex Loft!

The most stunning move-in ready office duplex loft in Flatiron!

Contacts

Justin Gentile

+1.212.696.7174 | jgentile@walter-samuels.com

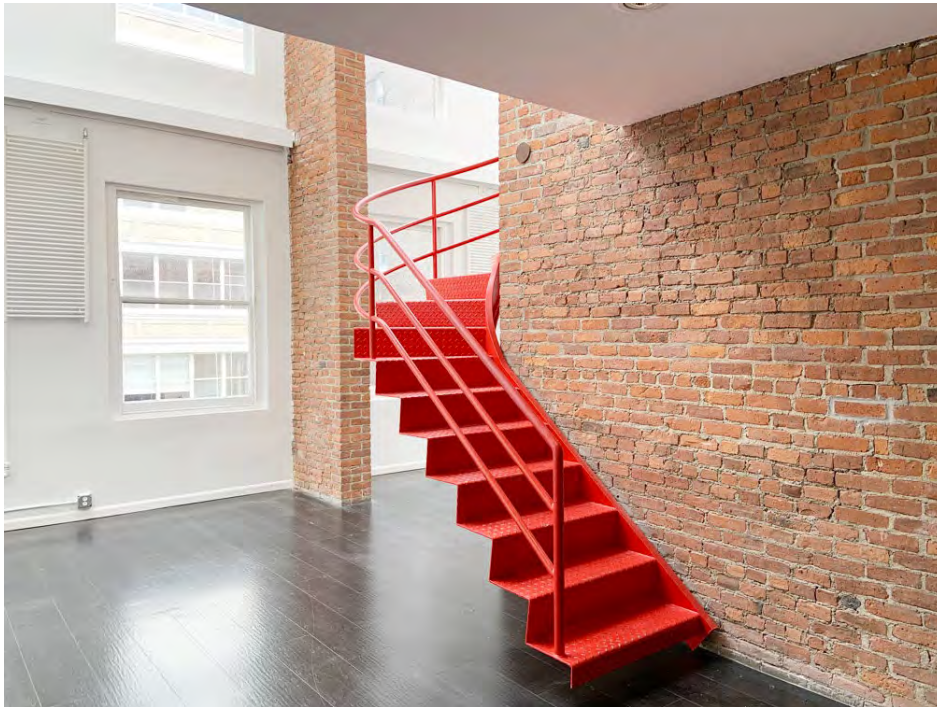
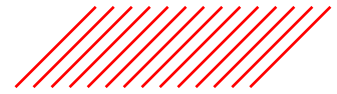
Alex Friedman

+1.212.696.7151 | afriedman@walter-samuels.com

30 East 20th Street
6F/7F

Beyond Unique & Elegant

Stunning move-in ready office duplex



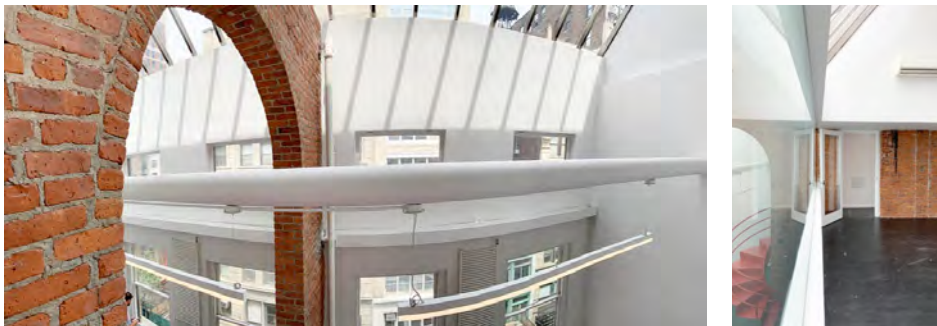
About the Gabay Building

7-story Beaux-Arts office building completed in 1907. Designed by Frederick C. Zobel as a store-and-loft building, it is faced in tan brick and stone. It has a 2-story commercial base set off by a wide torus molding embellished with laurel leaves and a cartouche over the central doorway. The entrance is framed by a columned limestone portico. Projecting wood and pressed metal shop windows flank the entrance.

Address	30 East 20th Street
Also know as	Gabay Building
Between	Broadway & Park Avenue
Available Space	3,126 RSF
Asking Rent	Upon Request
Conditions	Turnkey
Term	3 - 10 years

- Elegant marble and granite finishes in the lobby.
- 24 hours 7 days a week access.
- 2 passenger elevator
- Virtual doorman door system.
- Proximity to Union square and Madison square park.

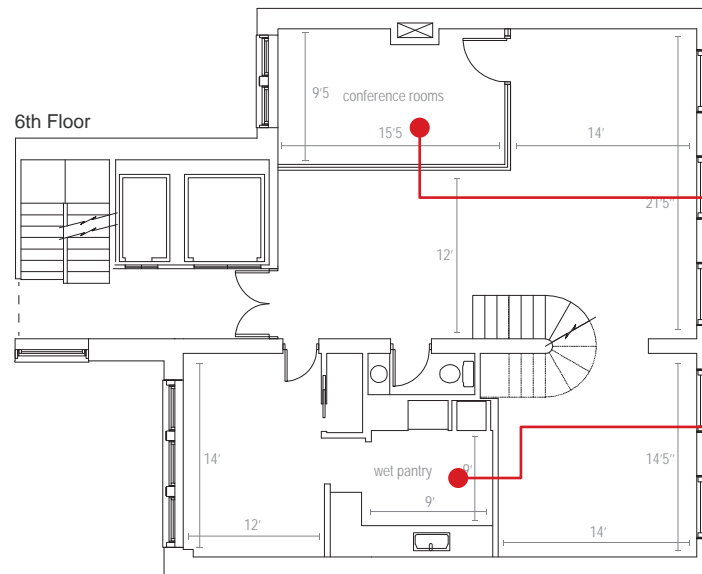
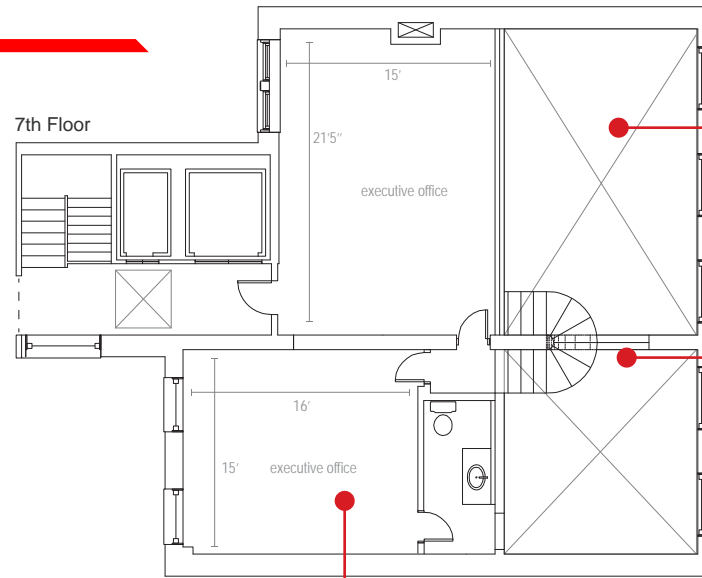
Transportation
4, 5, 6, L, N, Q, R & (PATH)
Citibike dock all around the area



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Floor Plans

3,126 RSF



Ceiling Heights

- 10 FT - 16 FT (7th Floor)
- 10 FT - 27 FT (6th Floor)

Spiral Staircase

- Classic New York style loft finishes
- Exposed brick arch wall

Executive Office

- First one with private bathroom
- Second one has private entrance

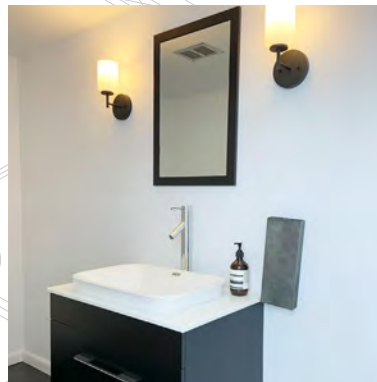
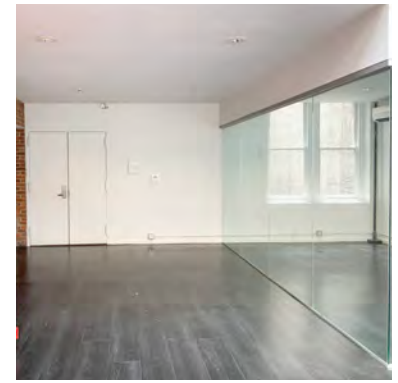
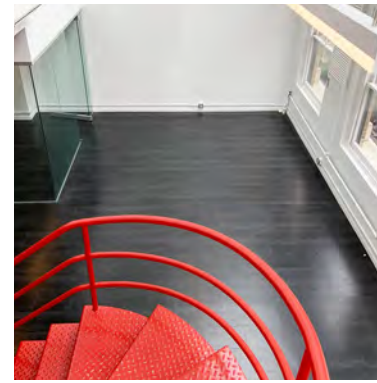
Conference Room

- Glass box
- Great nature light

Wet Pantry

- Ample space
- New kitchen fixtures and appliances

6F/7F Pictures



6F/7F Neighborhood



30 East 20th Street



Madison Square Park



High-End Cuisine

Must-See Flatiron District

Centered around lush Madison Square Park, the Flatiron District is a dynamic hub of food, shopping and culture rivaling that of prominent neighbors like Chelsea and Union Square. It's an area filled with exciting history too, some of which remains visible today.



Nightlife



Historic Sights



Shopping



Arts and Entertainment



Safe and Secure



Cheap Eats

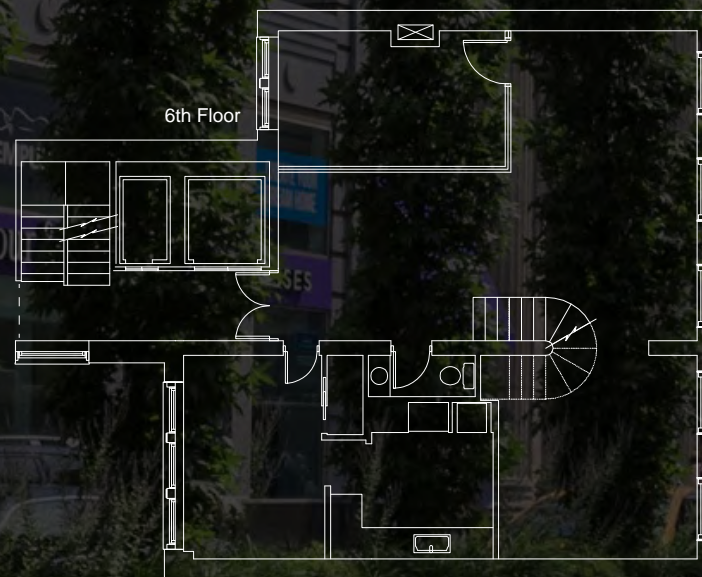
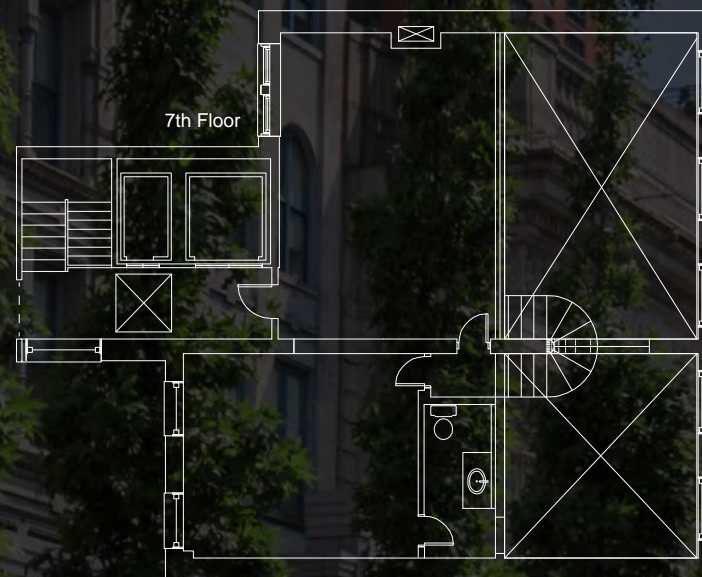


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