30 Irving Place

Samco Properties

212 685 6400
samcoproperties.net

30 Irving Place – Union Square Building within a building

Subject Premises:

- ENTIRE 2nd Floor, Ground Floor Corner End Cap, and lower level
  - 9,353 SFT 2nd Floor
  - 2,500SFT ground floor corner [NO LOSS FACTOR]
  - Additional 1500 square feet of dry storage in basement
  - 11,853 total rentable SFT

Features:

- Turn Key HQ Opportunity, fully built, wired, and furnished. A+ transit access. Desirable Irving Place presence. Brand new lobby and restored façade.
- Ownership open to large tenant signage. Major Union Square Branding opportunity.
- Dedicated private entry through the corner of ground floor and use of main building lobby (glass reception on 2nd floor)
- Retail and Showroom Opportunity on ground floor, with ability to activate sidewalk for café seating
- Super bright, large communal kitchen on 2nd floor (complete with appliances)
- Ground floor corner features 16’ ceilings, floor to ceiling storefront windows, large open stair case to 2nd floor, meetings rooms, and office.
- Full commercial kitchen on ground floor, complete with hood, drains, sinks, and walk in box (less than 2 years old)
- Private Bathrooms on 2nd floor and lower level, featuring a shower on 2nd floor (great for bikers or the possibility of having a Peloton in the office)
- Tenant Controlled HVAC, Hard Wood Floors, Glass Offices, Covered Radiators, LED Light Fixtures. Operable windows.
- Attended Lobby (recently renovated)
- 4 Sides of light, 2 passenger elevators and 2 freight cabs

ISP Offerings:

- Fios, Spectrum Fiber, Pilot, Lightower

30 Irving Place – 2nd Floor + Corner Enhanced

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Exiting 2nd Floor as built, furnished

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Ground Corner as built, furnished

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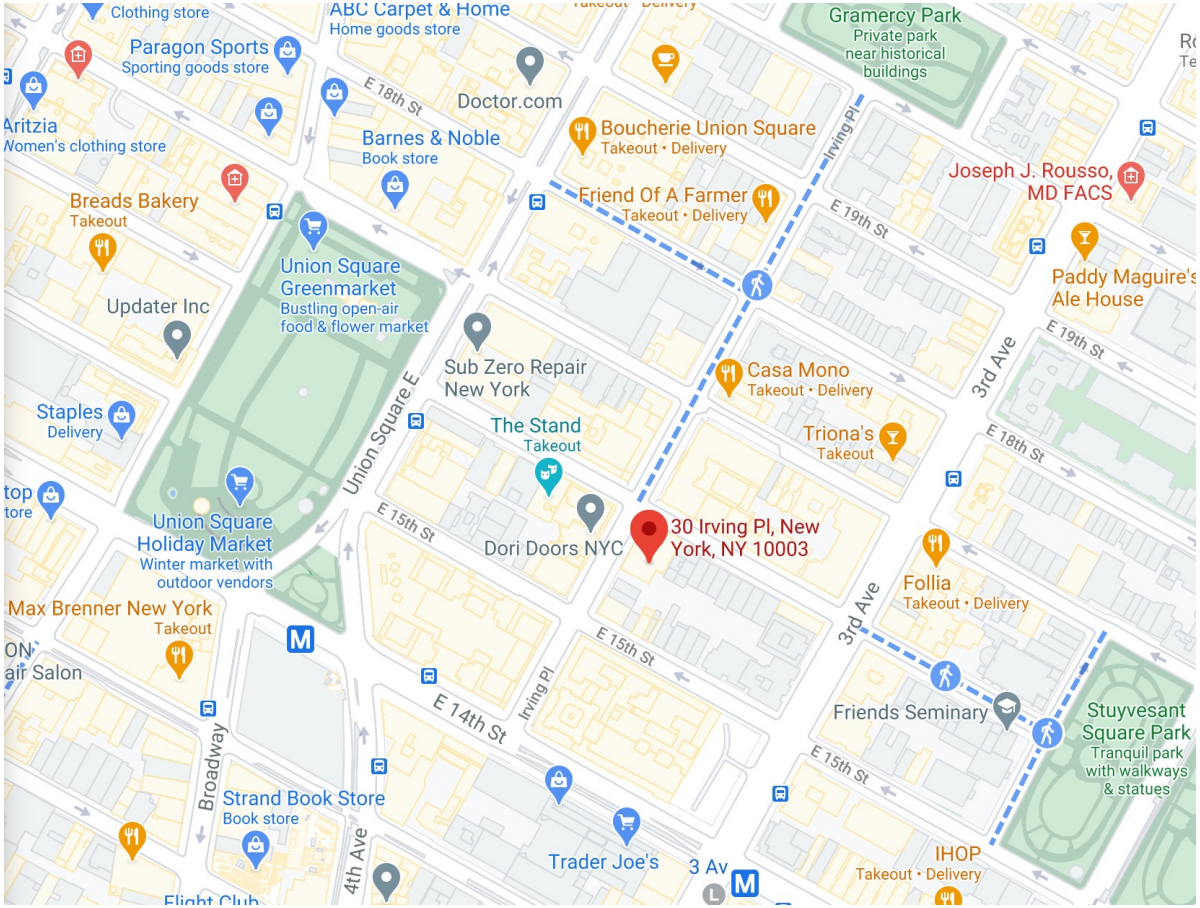
Location:



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