



# 48

WEST TWENTY FIFTH







## The Building

48 West 25th Street is 12-stories, built in 1920, and acquired by Savanna in Q4 2018. The building is strategically located in one of the most exciting submarkets in the country, at the crossroads of Flatiron, Nomad, Gramercy & Chelsea. Already a booming neighborhood known for its excellent restaurants and amenities, 48 W 25th a premier destination for tenants.

Savanna recently completed a new lobby & elevator renovation in addition to implementing a new prebuilt program. As part of the major capital improvement program, they have also commenced a retail façade renovation with an estimated completion date of Q1 22. Given Savanna's exceptional reputation for being one of the more innovative owners, this is a can't-miss opportunity in a premier neighborhood.



Building Size  
**125,956 SF**



Year Built  
**1920**



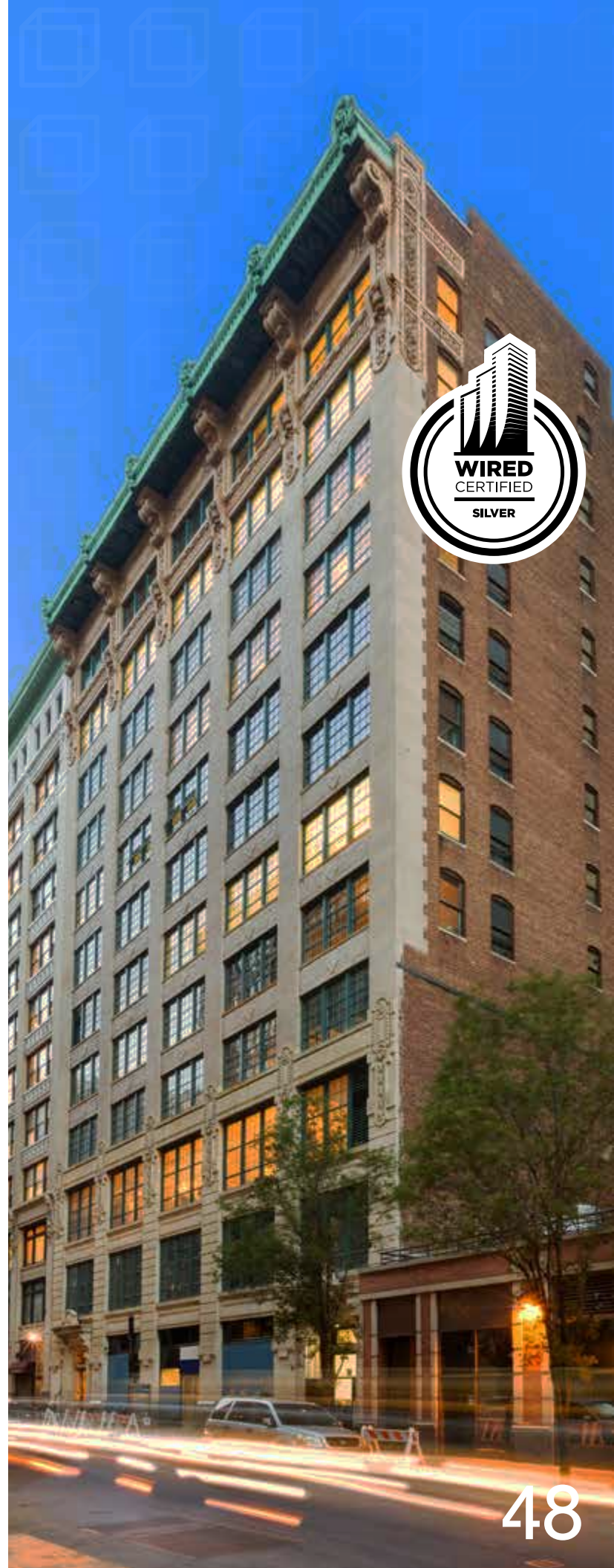
Renovated  
**2019**



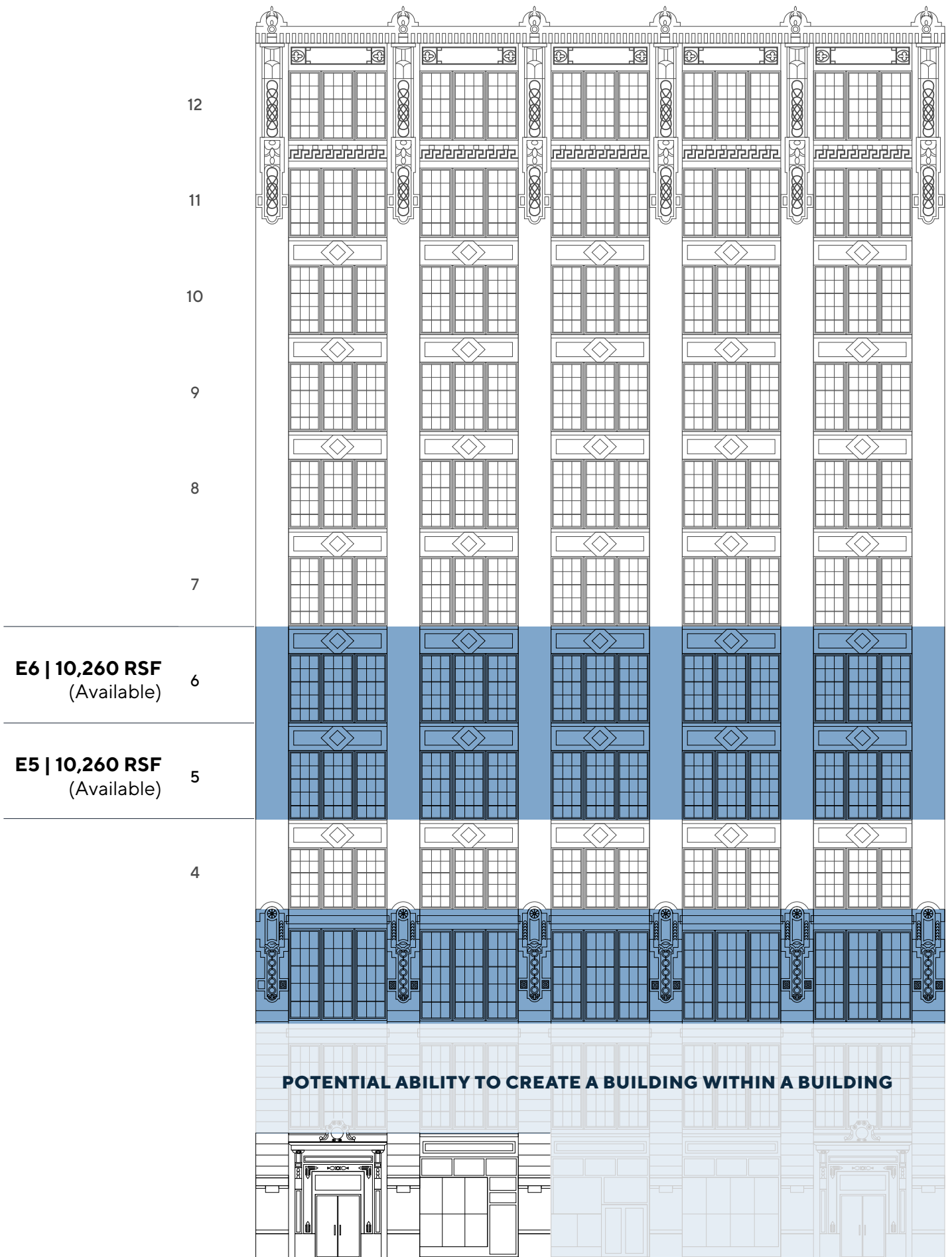
Capital Improvements  
**\$15MM**



SF Available  
**41,040 RSF**



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Third Floor - Reception



Third Floor - Pantry



Example Finishes: 3rd Floor



## Entire 5th Floor – 10,260 RSF

- Brand new high-end prebuilt available 1Q2022
- High ceilings & excellent light
- Can be leased with the 6th floor to create 20,520 SF of contiguous space



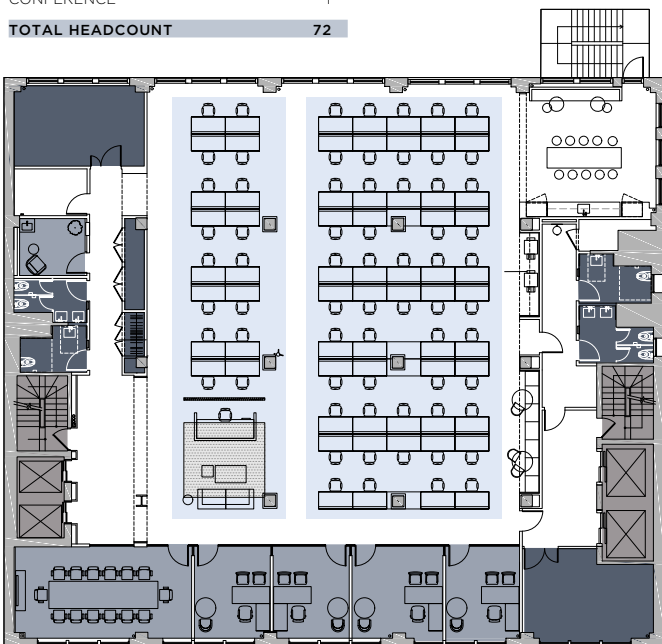
## Test Fit

### LEGEND:

TYPE	QTY
RECEPTION	1
WORKSTATION	67
OFFICE	4
WELLNESS ROOM	1
CONFERENCE	1

**TOTAL HEADCOUNT 72**

### PREBUILT: DENSE PROGRAM



Example Finishes: 3rd Floor



6th Floor Existing Installation



## Entire 6th Floor – 10,260 RSF

- Built space available immediately
- Can be leased as-is short term, or for long term with a full concession package
- Can be leased with the 5th floor to create 20,528 SF of contiguous space
- Existing installation features wood floors, exposed ceiling, two pantries, seven phone booths and a wellness room
- Can be delivered furnished



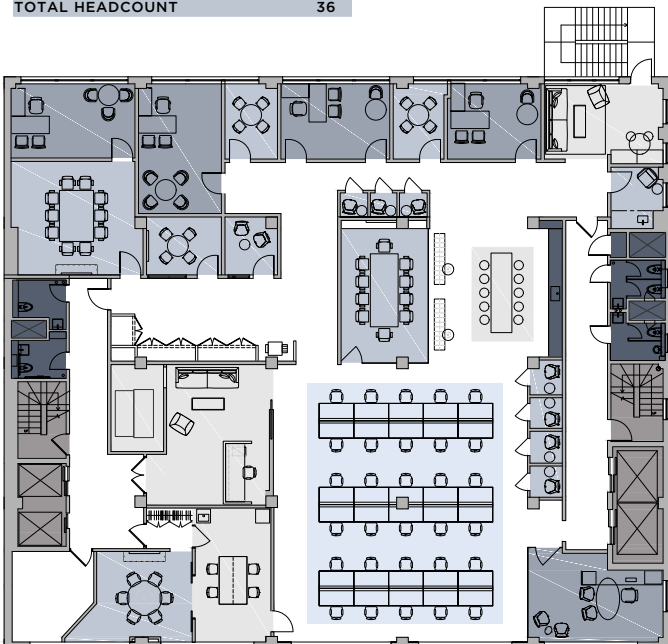
## Test Fit

### LEGEND:

TYPE	QTY
RECEPTION	1
OFFICE	5
WORKSPACE	30

### EXISTING INSTALLATION: DENSE PROGRAM

TOTAL HEADCOUNT 36

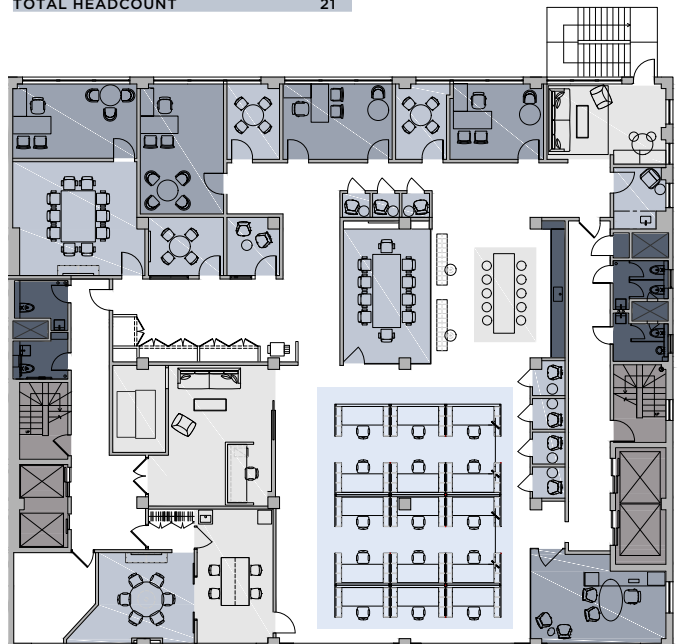


### LEGEND:

TYPE	QTY
RECEPTION	1
OFFICE	5
WORKSPACE	15

### EXISTING INSTALLATION: ADAPTABLE PROGRAM

TOTAL HEADCOUNT 21





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## The Scene

48 W 25th Street is located just 1 block from Madison Square Park at the crossroads of Flatiron, Nomad, Gramercy and Chelsea. Arguably one of the most exciting markets in the country, the location is in the midst of NYC's finest dining and activities such as Eataly, Whole Foods, Sweetgreen, Soul Cycle, and Y7 Studio just to name a few. Commuters can appreciate 12 nearby subway lines, the PATH Train on 23rd Street and major public transportation hubs that are in walking distance (LIRR, NJ Transit, Amtrak).

Madison Sq. Park

Bar Almond Restaurant

Soul Cycle – NOMAD







- Flatiron Building
- Shake Shack - Madison Sq. Park
- Eataly
- The Smith — NOMAD HOTEL





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WEST TWENTY FIFTH

- ### CORPORATE TENANTS
- 1 Google
  - 2 LinkedIn
  - 3 Sony Corp. of America
  - 4 Yelp

- ### RETAIL
- 1 ABC Carpet & Home
  - 2 Barnes & Noble
  - 3 Bed Bath & Beyond
  - 4 Buffalo Exchange
  - 5 The Container Store
  - 6 H&M
  - 7 Home Depot
  - 8 J. Crew
  - 9 MUJI Chelsea
  - 10 Noir et Blanc
  - 11 T.J.Maxx

- ### RESTAURANTS
- 1 ABC Kitchen
  - 2 Almond
  - 3 Cha Cha Matcha
  - 4 Cosme
  - 5 Cote
  - 6 Eataly
  - 7 Gramercy Tavern
  - 8 Grimaldi's Pizzeria
  - 9 Il Mulino Prime
  - 10 ilili
  - 11 Junoon
  - 12 NoMad Restaurant
  - 13 Oscar Wilde
  - 14 Shake Shack
  - 15 The Smith
  - 16 Stumptown Coffee
  - 17 SUGARFISH
  - 18 Sushi by Bou
  - 19 sweetgreen
  - 20 Whole Foods

