

# 511-531 West 25<sup>th</sup> Street – Leasing Availabilities



Availabilities			
521-531 West 25th Street	511 West 25th Street	Total	Floor
	3,224 SF	<b>3,224 SF</b>	9
	11,083 SF	<b>11,083 SF</b>	8
	11,083 SF	<b>11,083 SF</b>	7
	11,083 SF	<b>11,083 SF</b>	6
Roof Deck	10,129 SF	<b>10,129 SF</b>	5
24,534 SF	11,067 SF	<b>35,601 SF</b>	4
24,349 SF	11,067 SF	<b>35,416 SF</b>	3
23,952 SF	11,067 SF	<b>35,019 SF</b>	2
21,579 SF	7,543 SF	<b>29,122 SF</b>	1
	2,065 SF	<b>2,065 SF</b>	LL Mezz
	4,426 SF	<b>4,426 SF</b>	LL
<b>94,414 SF</b>	<b>93,837 SF</b>	<b>188,251 SF</b>	<b>Total</b>

Building Specifications	
Typical Floor Plate:	11,083 SF - 24,530 SF
Ceiling Heights:	11'1" - 13'6" (Floors 2-9), 10'3" - 15'11" (Ground)
Elevator Capacity:	
511	One Passenger, Two Freights
521-537	Three Passenger



# Renderings

Welcoming ground floor reception opportunity with direct private access

Floor 2 East Ceiling Height: 11'1" - 12'4"

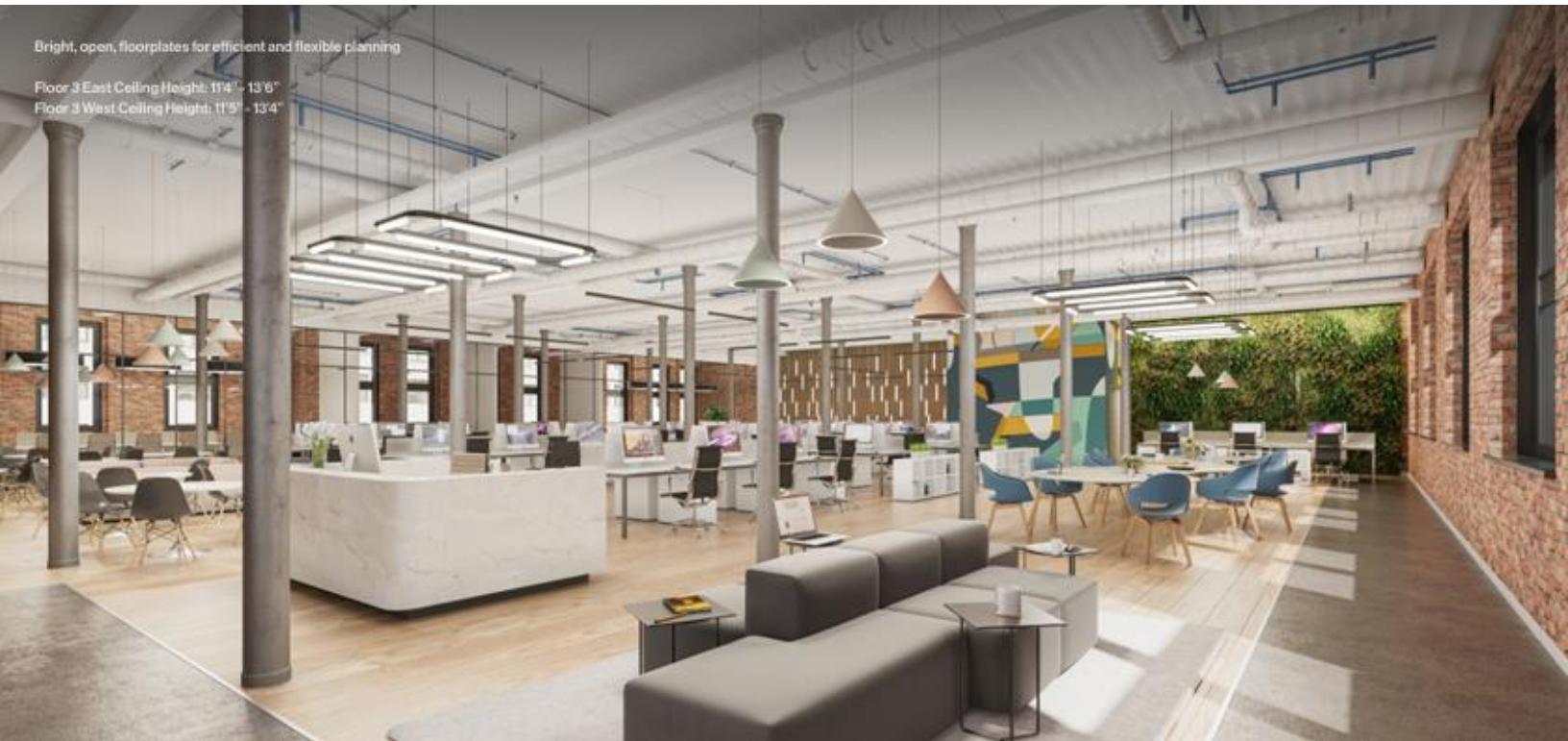
Floor 2 West Ceiling Height: 11'0" - 13'2"



Bright, open, floorplates for efficient and flexible planning

Floor 3 East Ceiling Height: 11'4" - 13'6"

Floor 3 West Ceiling Height: 11'5" - 13'4"





# Renderings

Industrial, loft-like space with authentic features and modern infrastructure

Floor 4 East Ceiling Height: 11'5" - 13'1"  
Floor 4 West Ceiling Height: 11'3" - 12'11"



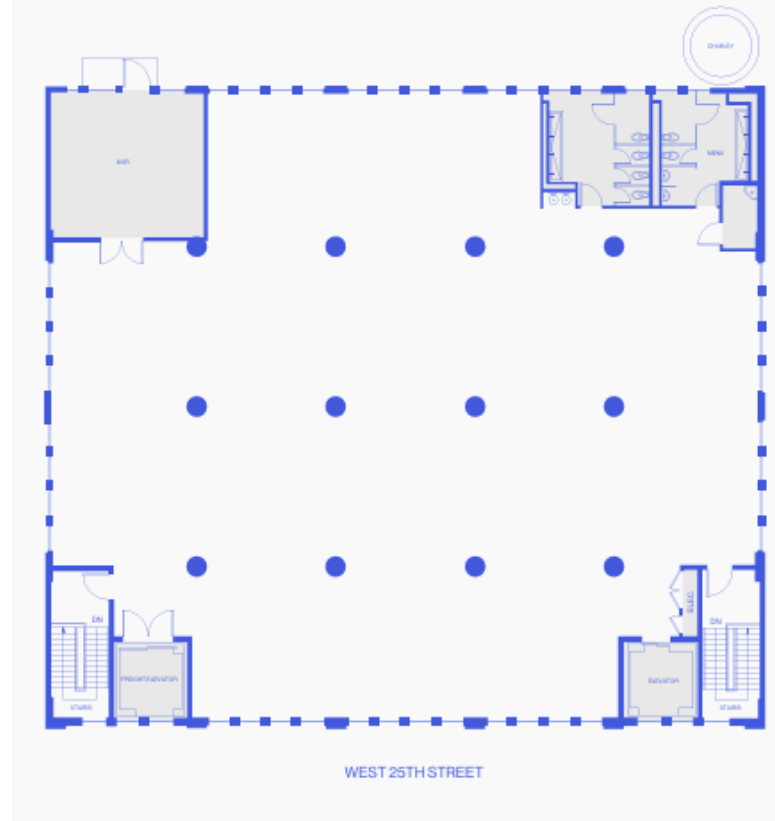
Potential rooftop access



## 1st Floor



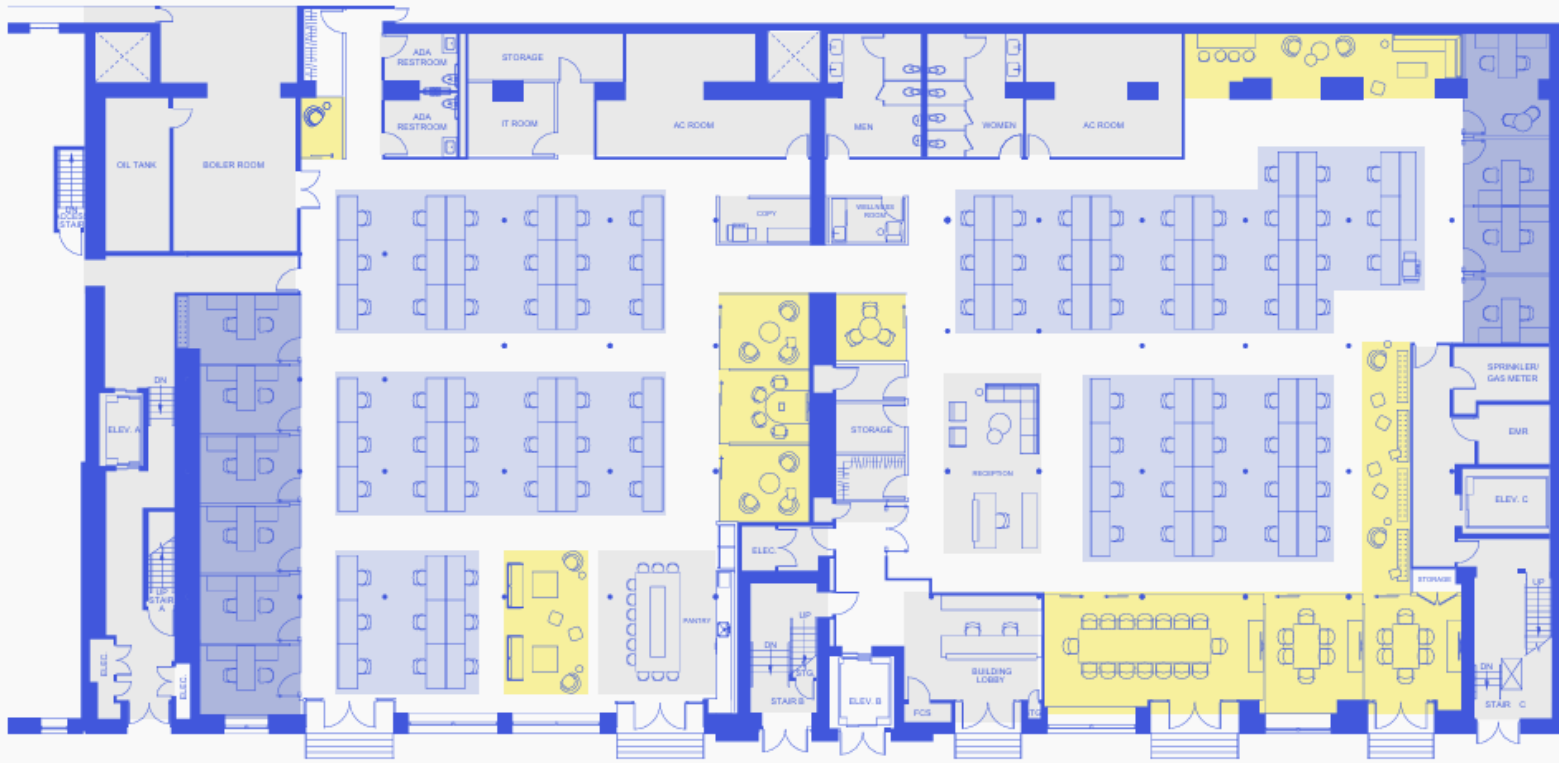
## 5th Floor



## 9th Floor



## 1st Floor



## 2nd-4th Floors



## Floor Sizes

Typical Floor Area: 11,083–24,534 sf (varies by building)

## Recent Upgrades

- New Class E systems
- Sprinkler upgrades
- Window replacements along portions of the south elevation 521-537
- New concrete and steel stairs at 521-541
- CCTV upgrade
- Access control upgrade

## Electrical

The property is served by Con Edison electrical services from utility transformers located in below-grade vaults along West 25th Street. The electrical services supply two 4,000-Amp, 120/208-volt, 3-phase main switchboards.

## Emergency Power

None

## Fire Safety

Buildings are fully sprinklered

## Security

Attended lobby in the 511 Building 24/7

## Telecom/Cable/Internet

The building is served by Verizon. The building has both fiber-optic and conventional copper telecommunications risers.

## Storage Space

Available pursuant to availability.

## Domestic Water

Two water lines, one at 511 and one at 541. Each line is a two-inch copper service from West 25th Street.

## Floor Load

521-541

Typical load level is 115 lbs. /square foot.

## Area Amenities

The High Line, The Meatpacking District, The West Chelsea Art Gallery, Hudson River Park, Chelsea Piers, Pace Gallery, and Hudson Yards.

## Transportation

The buildings are within a short walk of the PATH train to New Jersey, the C, E, F, M, 1, and 7 subway lines, New York Waterways boats, and the 11, 140, 14A, 20, 5, 7, 21 and 23 MTA bus lines.