

# 153 West 27<sup>th</sup> Street

Chelsea, New York

Between Sixth and Seventh Avenues

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## Building Overview

153 West 27th Street is a 12-story building located in the heart of Chelsea. The building is in a prime location between 6th and 7th Avenues, close to major transportation and subway lines. Built in the 1900s, this building offers spaces that set themselves apart from the rest. A converted factory building, 153 offers tenants the industrial chic aesthetic currently trending among tech tenants in New York.

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## Building Highlights

- 12-story, 106,920 SF office building
- Blocks from Penn Station
- Some of the best restaurants/bars located nearby
- Tenant controlled A/C

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## Lease Term

Negotiable

Available June 1<sup>st</sup>, 2025





# Current Tenant's Layout

The current tenant thoughtfully designed the space with a keen eye for detail and functionality. The buildout includes a well-appointed conference room, private office, three phone rooms, a comfortable lounge area, wet pantry, and an open workspace configured for 16 desks — all tailored to maximize efficiency and comfort.





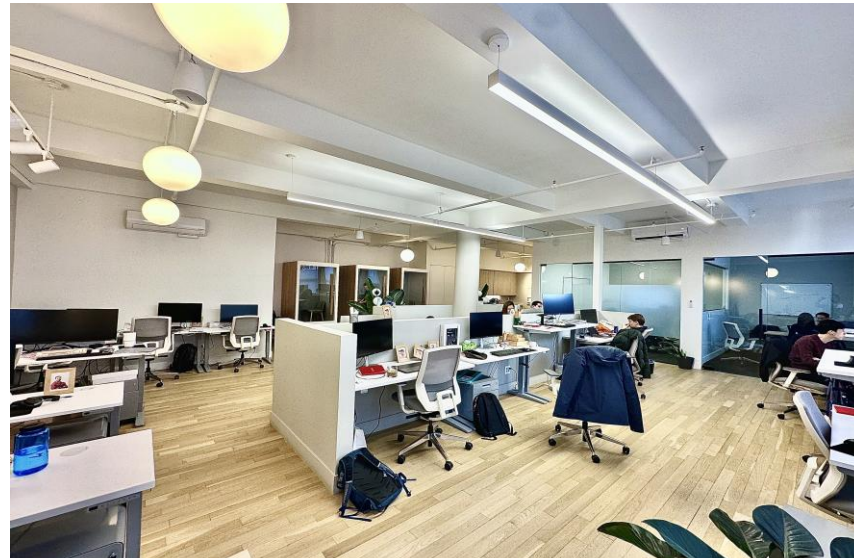
# Space Description

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Ownership would install a beautiful wraparound glass corner office so that he could deliver on a space that aligned with our requirements.

This partial 11<sup>th</sup> floor features expansive southern-facing windows that flood the space with natural light and offer unobstructed views.

This thoughtfully designed unit includes a spacious conference room, an additional smaller office, a large open area that comfortably accommodates 16 workstations, a dedicated lounge with phone booths, and a sleek wet pantry.





# Great Natural Light

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# Floor Plan

153 West 27<sup>th</sup> Street

Partial 11<sup>th</sup> Floor

2,497 SF

## Open Seating

Workstations	12 – 14
Reception Area	1

## Collaboration Space

Office/Meeting Rooms	2
Conference Rooms	1

## Support

Wet Pantry	1
Phone Booths	3

UPDATED FLOORPLAN WITH NEW OFFICE

\$11,000 / month

