



545W25

CHELSEA ARTS TOWER



EXIT

# SUNDRENCHED

## OFFICE SPACE

### FOR LEASE

#### SPACE

ENTIRE 20TH FLOOR – 4,095 SF

#### RENT

UPON REQUEST

#### USE

PERFECT FOR FAMILY OFFICE

#### ELECTRIC

DIRECT

#### POSSESSION

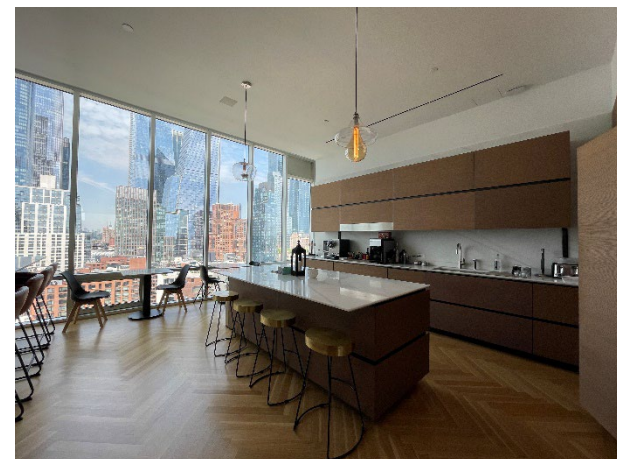
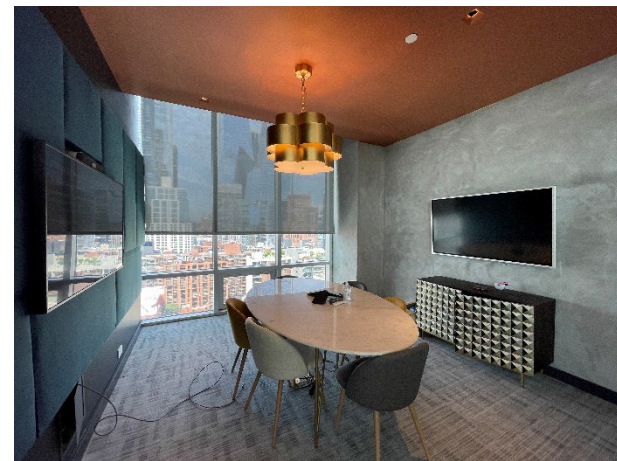
IMMEDIATE

#### ESCALATIONS

3% PER ANNUM  
& REAL ESTATE TAX INCREASES

## BUILDING FEATURES

- SOARING 13' CEILINGS
- POLISHED CONCRETE FLOORS
- MODERN LIGHTING WITH PROGRAMMABLE DIMMERS
- A/C SYSTEM THROUGHOUT
- KITCHEN & PANTRY WITH MODERN FINISHES
- HIGH SPEED FIBER INTERNET ACCESS
- 400 SF TERRACE WITH FABULOUS SOUTHWEST VIEWS
- 2 HIGH-SPEED PASSENGER ELEVATORS WITH DIRECT ACCESS TO THE SPACE



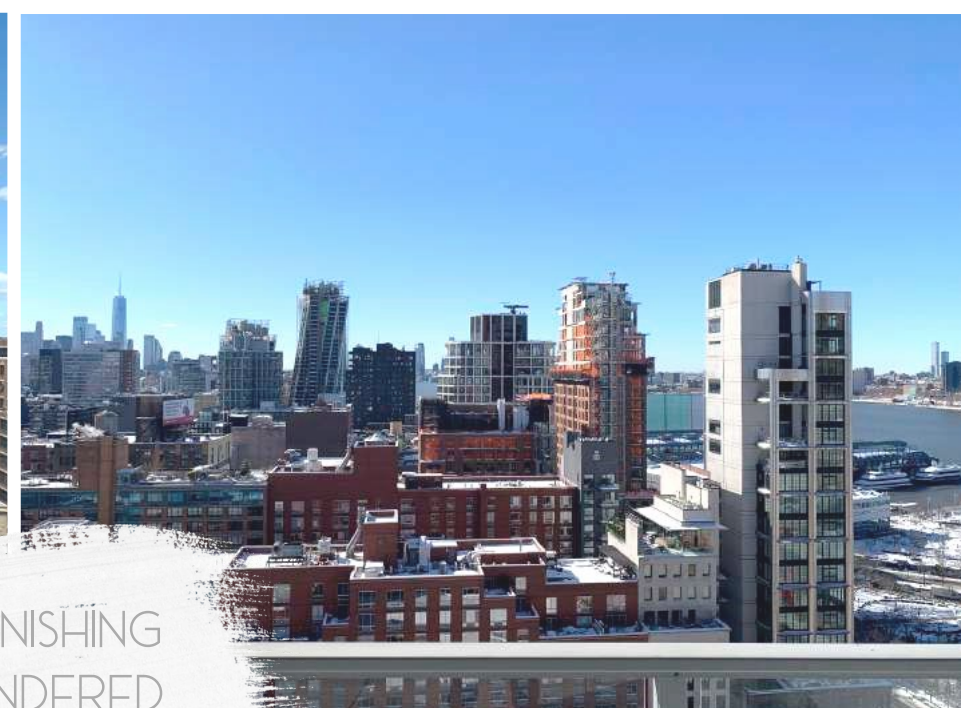


# FLOOR PLAN

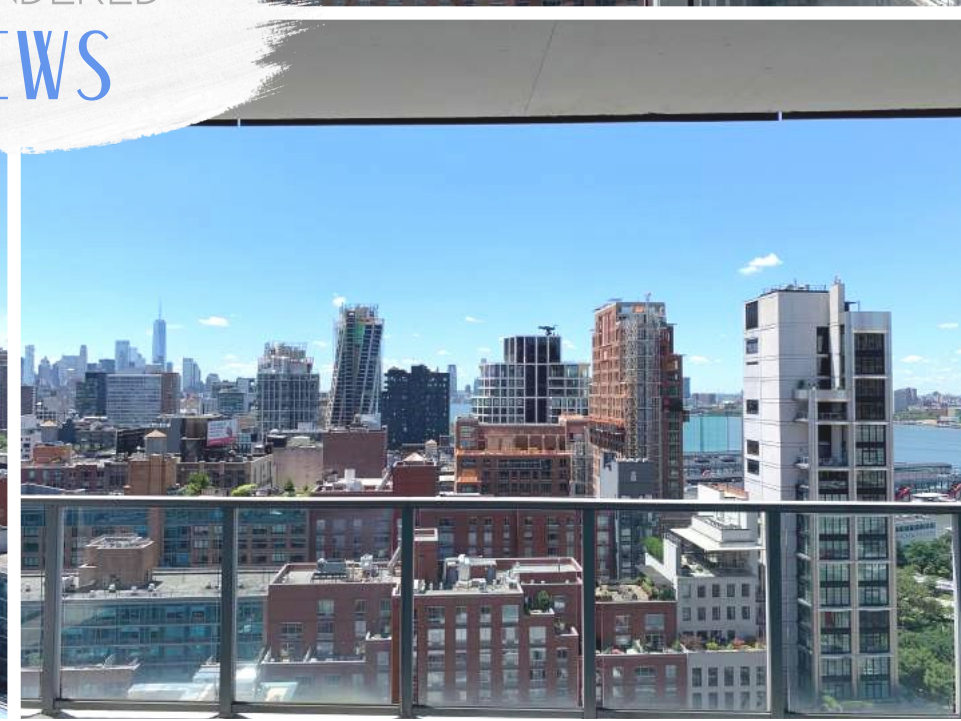
ENTIRE 20TH FLOOR

4,095 SF





ASTONISHING  
UNHINDERED  
VIEWS







# WELCOME TO CHELSEA

THE HEART OF NEW YORK CITY'S ART DISTRICT AND ONE OF THE CITY'S HOTTEST NEIGHBORHOODS. BE SURE TO TAKE A STROLL DOWN THE AMAZING HIGH LINE — AN ELEVATED PARK BUILT ON AN ABANDONED RAILROAD TRACK — UNLIKE ANYTHING YOU'VE SEEN BEFORE. WANDER THE COUNTLESS GALLERIES SHOWCASING BOTH ESTABLISHED AND EMERGING ARTIST'S WORK, EXPLORE THE THRIVING ENTERTAINMENT SCENE AND VISIT THE NEIGHBORHOOD'S FAMOUS NIGHTCLUBS, BUZZING BARS AND PERFORMING ARTS VENUES. YOU WON'T BE BORED IN CHELSEA.





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