

Starrett- Lehigh

601 W 26TH, NEW YORK, NY 10001

PRIME SUBLEASE
OPPORTUNITY
IN CHELSEA

PARTIAL 9TH FLOOR (SUITE 900): 46,767 RSF

Overview

As a building that is both a campus and a center of commerce, the strategically located Starrett-Lehigh building represents the creative hub of New York City. With 2,300,000 square feet of dedicated office and retail space, Starrett-Lehigh supports a community of industry-leading firms. The fashion, apparel, showroom, tech, new media, creative services, publishing, and lifestyle industries are all represented. Spaces at Starrett-Lehigh are extensions of each user's brand, and a team of professionals experienced in crafting custom build outs are available to assist.

Large, open spaces in shell condition are available, as well as pre-built suites ready for their next business venture. Starrett-Lehigh has fantastic bones, and its floors offer expansive and flexible layouts, double-height ceilings with enormous windows, and impressive river and skyline views. The building provides convenient access to freight elevators, and Starrett-Lehigh also houses one of the few truck elevators in the city.

As with any community, the people and social experiences are paramount. Starrett-Lehigh offers events like food and beverage tastings and rooftop fitness classes, and social spaces like communal lounges and workspaces throughout the building.

Situated in Chelsea, the building is less than a 15-minute walk to subway stations on 7th and 8th Avenues, and there is immediate access to Citi Bike and bus stations on surrounding streets. Outdoor options abound nearby, with both the Hudson River Park and The High Line within one block. Starrett-Lehigh offers the opportunity to elevate brands in this incredible building community.





Building Features:

- Ground floor food hall
- Fitness center
- Bike room
- 10th floor amenity center and terrace
- Event / Expo space
- Creative tenant hub

2.3
Million Sq
BUILDING
FOOTPRINT

100k
Square Feet
AMENITIES
EXPERIENCE
COMING SOON

150
Million Dollars
CAPITAL
IMPROVEMENTS
UNDERWAY



Eastern View



Southern View



Western View

PARTIAL 9TH FLOOR: SUITE 900: 46,767 RSF



Layout:

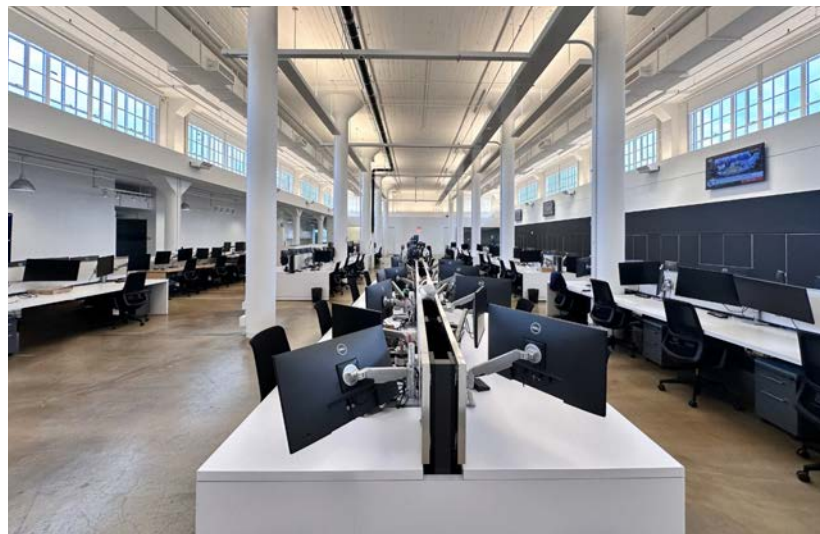
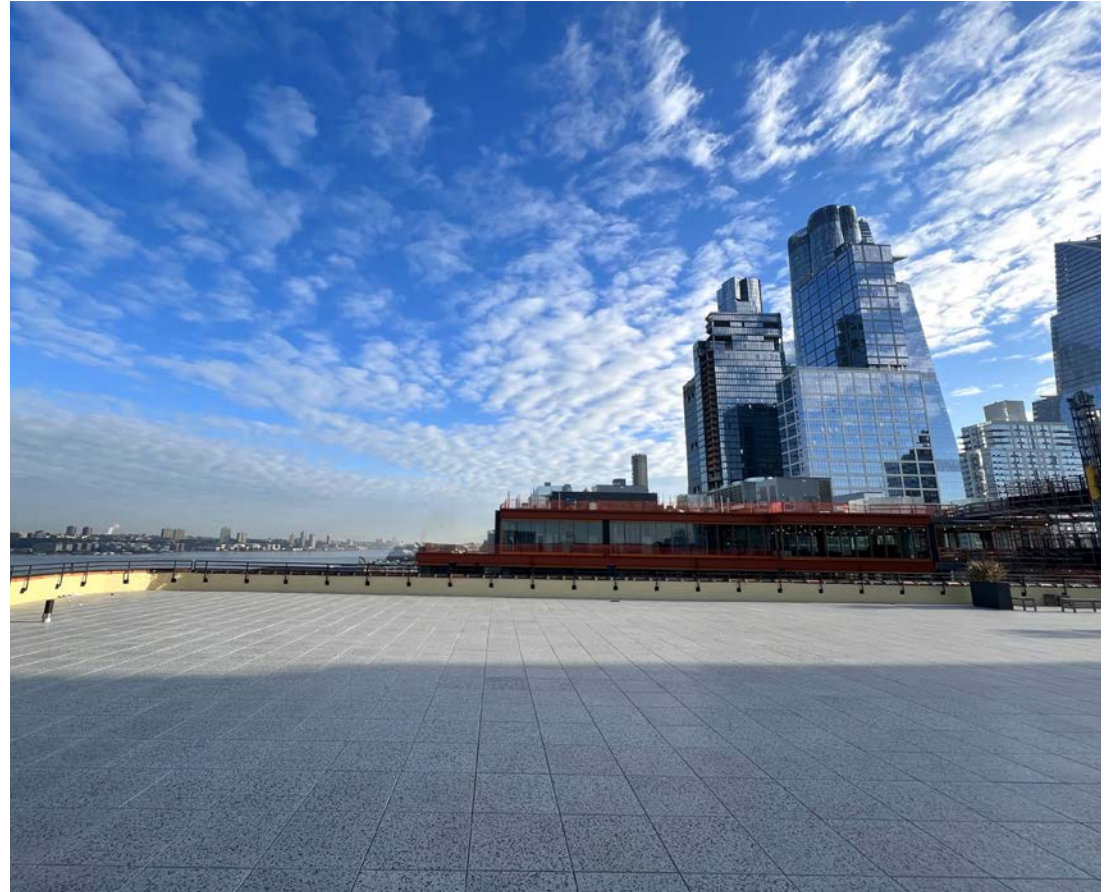
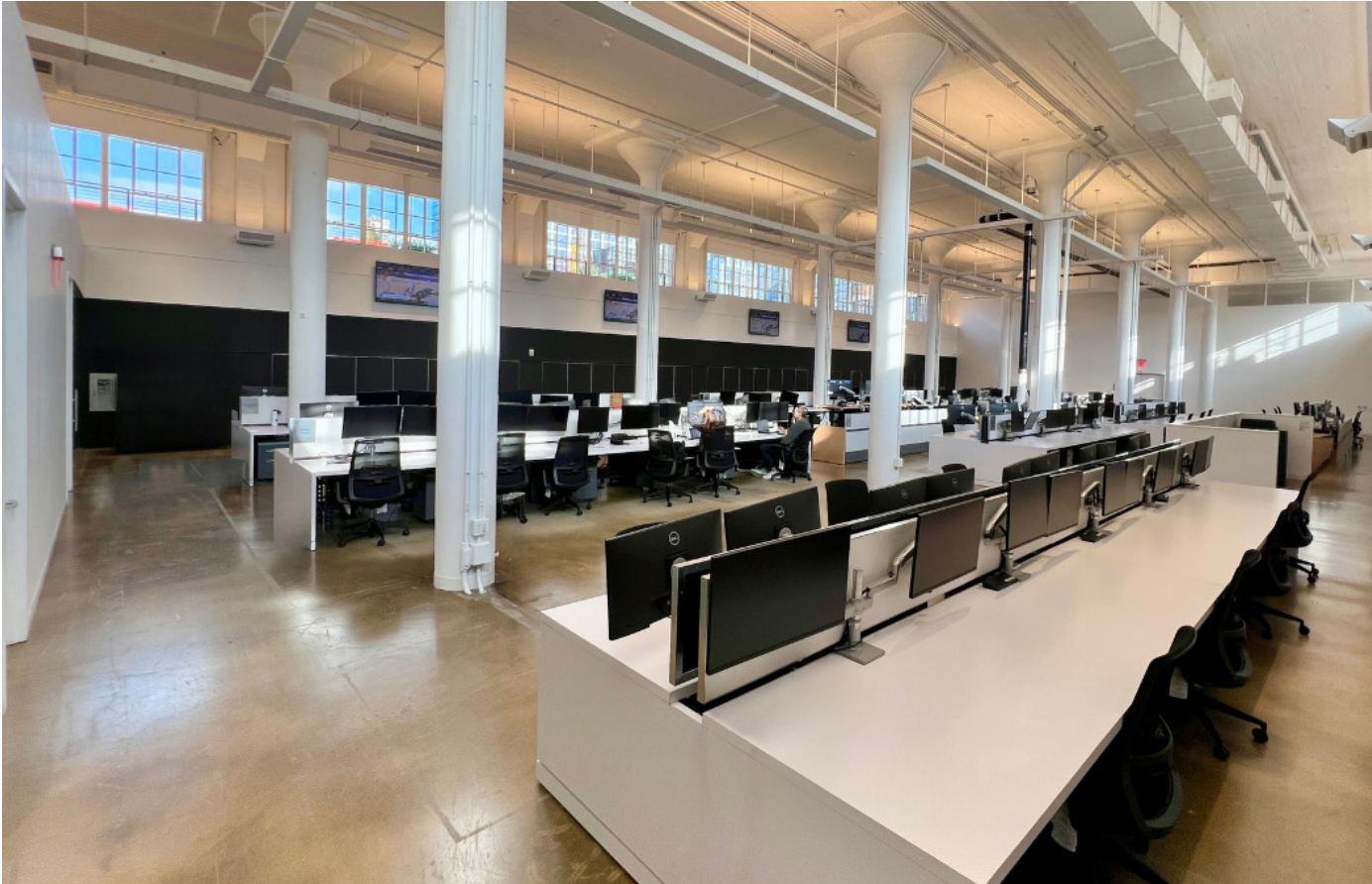
Boardroom	1
Executive Suite with:	
- Conference Room	1
- Lounge	1
- Meeting Rooms	2
Conference Room	2
Offices/Meeting Rooms	24
2 Person Team Rooms	6
6 Person Team Room	1
Open Work Areas	5
Wellness Room	1
Workstations	137
(ability to densify up to 185)	

Space Features:

- Double height, exposed ceiling
- 7,000 SF private wraparound terrace overlooking the Hudson River and Hudson Yards
- Mix of carpet and polished concrete flooring
- Unobstructed natural light and views

POSSESSION: Immediate
TERM: Through December 31, 2033
ASKING RENT: Upon Request

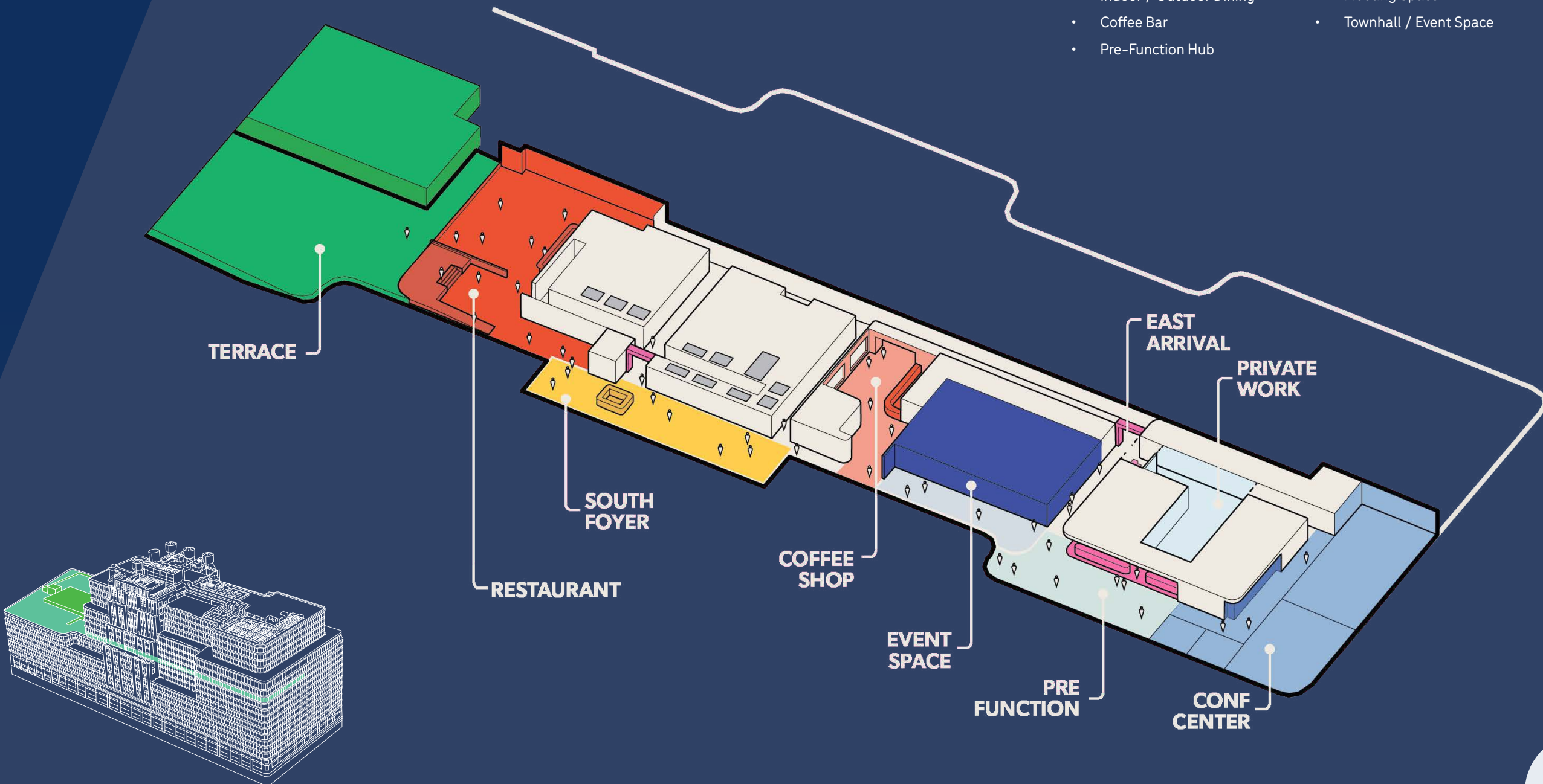




10TH FLOOR: AMENITY CENTER

Features:

- Outdoor Terrace
- Indoor / Outdoor Dining
- Coffee Bar
- Pre-Function Hub
- Private Work Area
- Meeting Space
- Townhall / Event Space



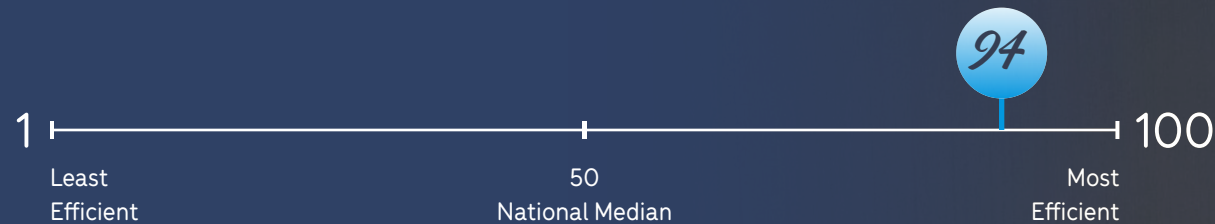
ESG Snapshot

ENERGY STAR ENERGY PERFORMANCE SCORECARD

94
OUT OF 100

Starrett-Lehigh

For Year Ending	Decemeber 31, 2021
Property Address	601 West 26th St, NY, NY 10001
Primary Function	Office
Gross Floor Area (ft²)	1,925,012
Year Built	1931
Energy Use / SF	86.7 kBtu



Certifications/Scores

- FitWel® and FitWel® Viral With Distinction
- 2022 Energy STAR® rating: 94
- WELL Health and Safety®
- NYC Department of Buildings efficiency grade: A

Building Initiatives

- On-site Energy Manager
- HVAC Optimization studies performed to measure and track energy efficiencies
- Merv-13 filters and IAQ sensors installed to monitor air quality and mitigate safety risks
- Air purifiers installed in passenger elevator cars



Fitwel
Viral Response
Certified



Source: Energy Star® Portfolio Manager

In Good Company

Attractions

1. Jacob Javitz Center
2. The Edge Observatory
3. The Vessel
4. The Shed
5. Madison Square Garden
6. Pace Gallery
7. Lehmann Maupin
8. Chelsea Piers
9. Gagosian
10. David Zwirner

Dining/Bars

1. Electric Lemon
2. Estiatorio Milos
3. Whole Foods
4. Sweet Green
5. Frying Pan
6. Mercado - Little Spain
7. Think Coffee
8. Bluestone Lane
9. Porchlight

10. Whitman's
11. Death Ave
12. Il Bastardo
13. Gallow Green
14. Ovest Pizzoteca
15. Porteno
16. Marquee
17. Chop-Shop
18. Bottino
19. Jun-Men Ramen Bar
20. Citizens of Chelsea
21. Pinhook
22. Cookshop
23. Tao Downtown
24. Chelsea Market
25. Food Hall at Terminal Stores

Hotels

1. Equinox Hotel
2. The Pendry Hotel
3. Mckittrick
4. Selina
5. The High Line Hotel

Corporate Neighbors

1. 66 Hudson Boulevard: Pfizer
2. 50 Hudson Yard: BlackRock
3. 410 Tenth Ave: Amazon
4. 441 Ninth Ave: Peloton, Lyft
5. 30 Hudson Yards: Warner Media / ATT
6. 5 Manhattan West: JPMorgan Chase Digital, Noom, Amazon
7. 1 Manhattan West: NHL, Accenture
8. Farley Building (390 9th Ave): Facebook
9. 10 Hudson Yards: SAP, Coach, L'Oreal
10. 540 West 26th Street: Roc Nation
11. 512 West 22nd Street: Warner Media Innovation Lab, Next Jump Media
12. 555 West 18th Street: IAC, Vimeo
13. 85 Tenth Ave, 75 Ninth Ave, 111 Eighth Ave, Pier 57: Google

