

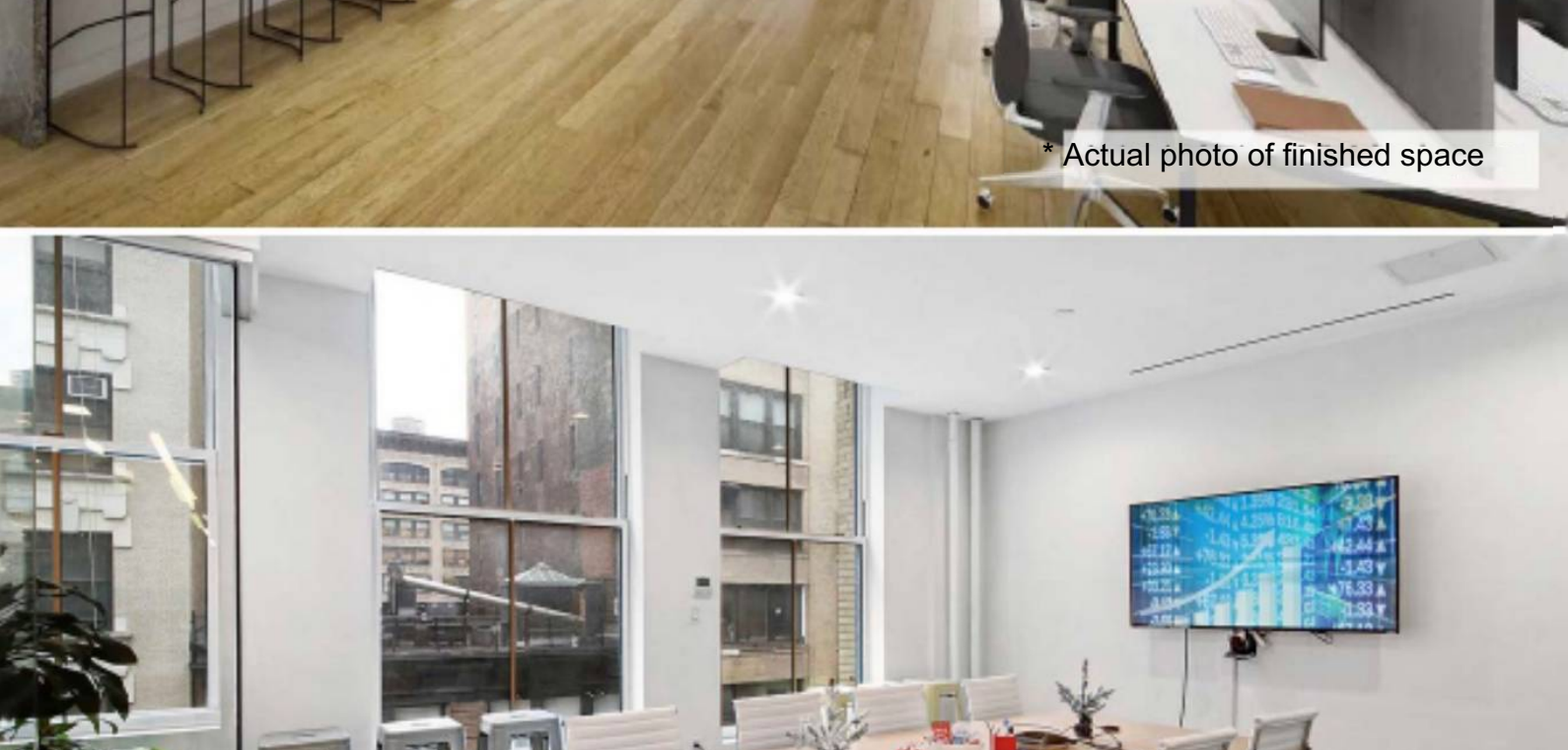
109W27

BEAUTIFULLY BUILT OFFICE SPACE

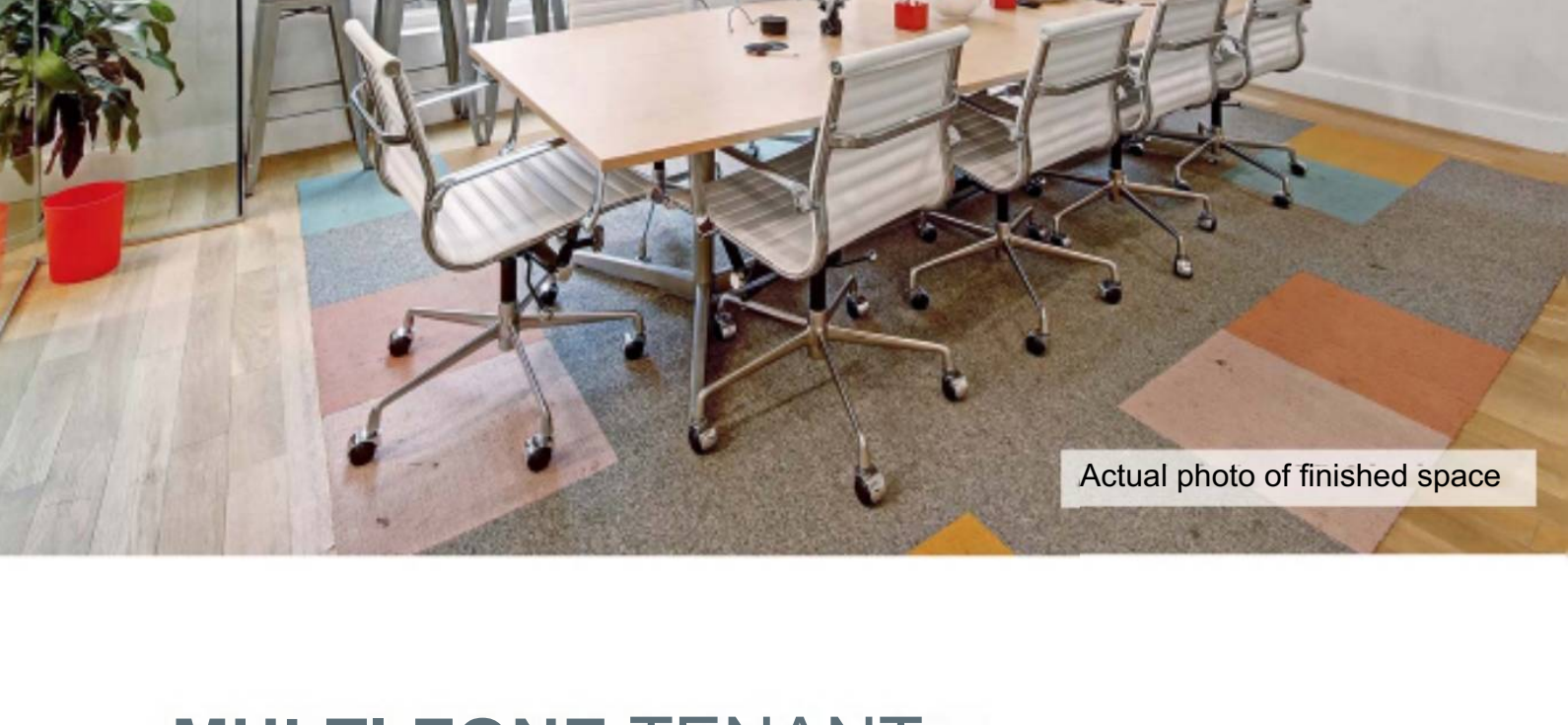
FULL FLOOR
OPPORTUNITY
AVAILABLE Q1'25

LANDLORD WILLING TO CUSTOMIZE
LAYOUT, BUILD ADDITIONAL OFFICES/
MEETING ROOMS + FURNISH

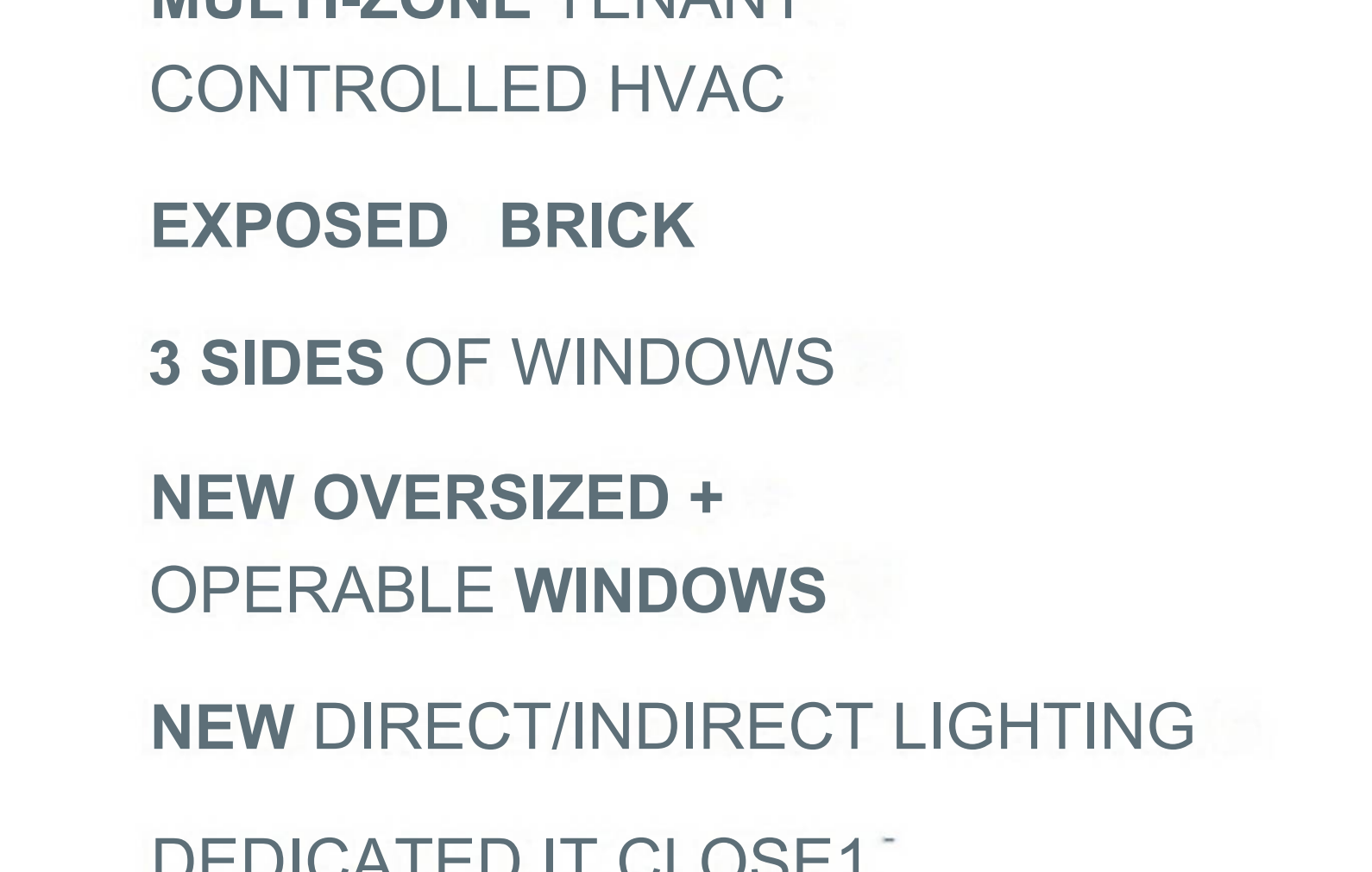
FLEXIBLE TERMS AVAILABLE: 3 TO 5+ YEARS



Actual photo of finished space



Actual photo of finished space



Actual photo of finished space

MULTI-ZONE TENANT
CONTROLLED HVAC

EXPOSED BRICK

3 SIDES OF WINDOWS

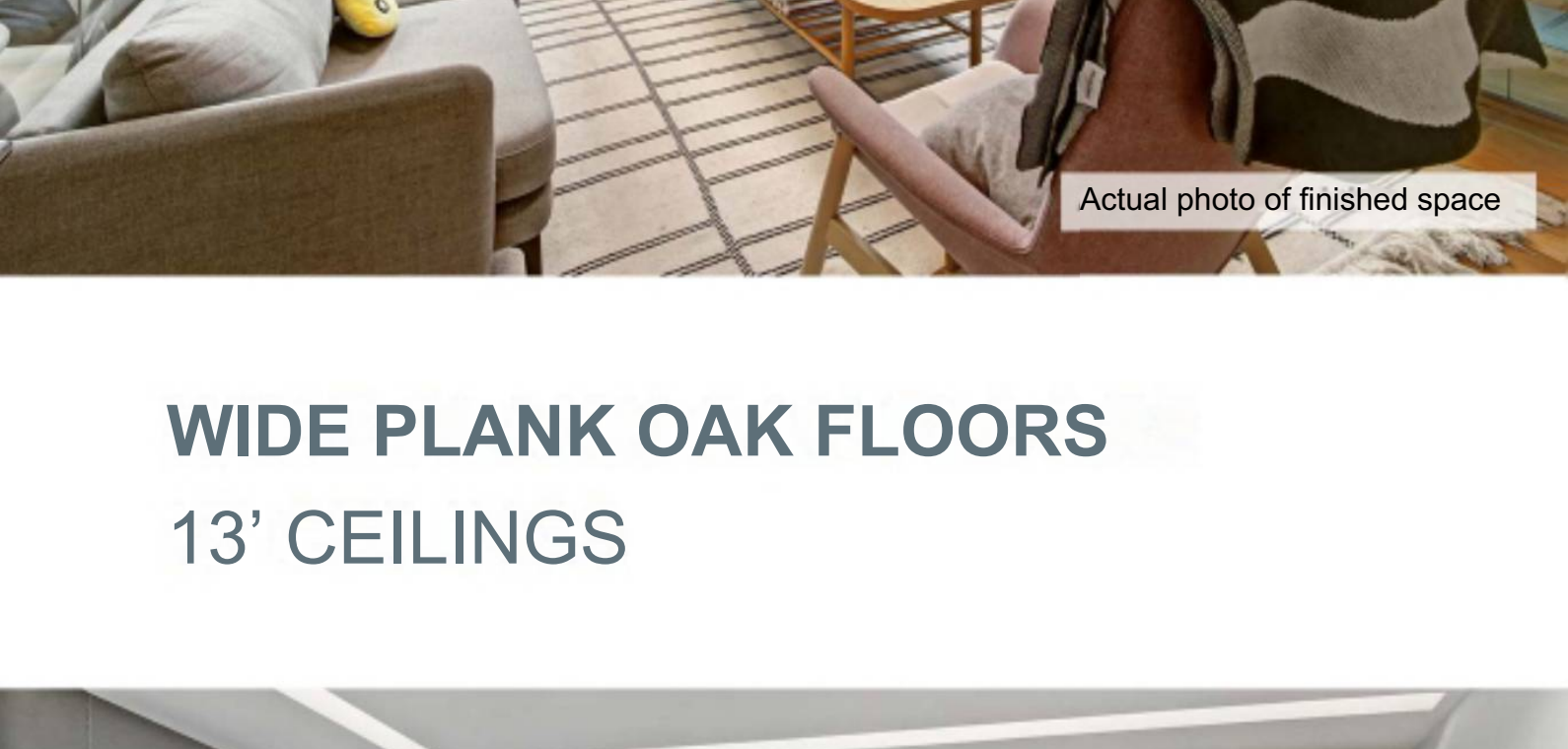
NEW OVERSIZED +
OPERABLE WINDOWS

NEW DIRECT/INDIRECT LIGHTING

DEDICATED IT CLOSET

2 NEW RESTROOMS

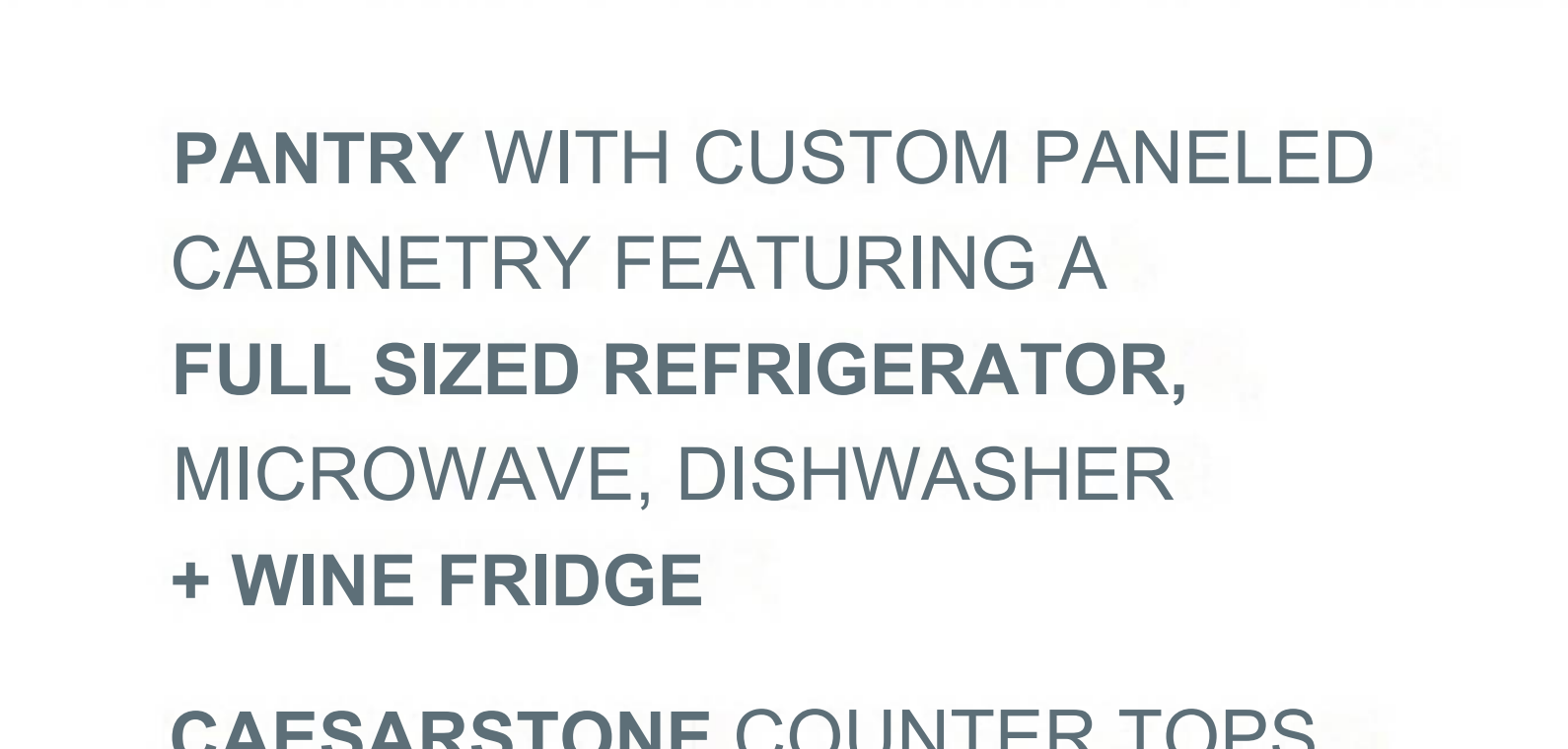
NEW ELECTRIC WITH PERIMETER
+ FLOOR OUTLETS



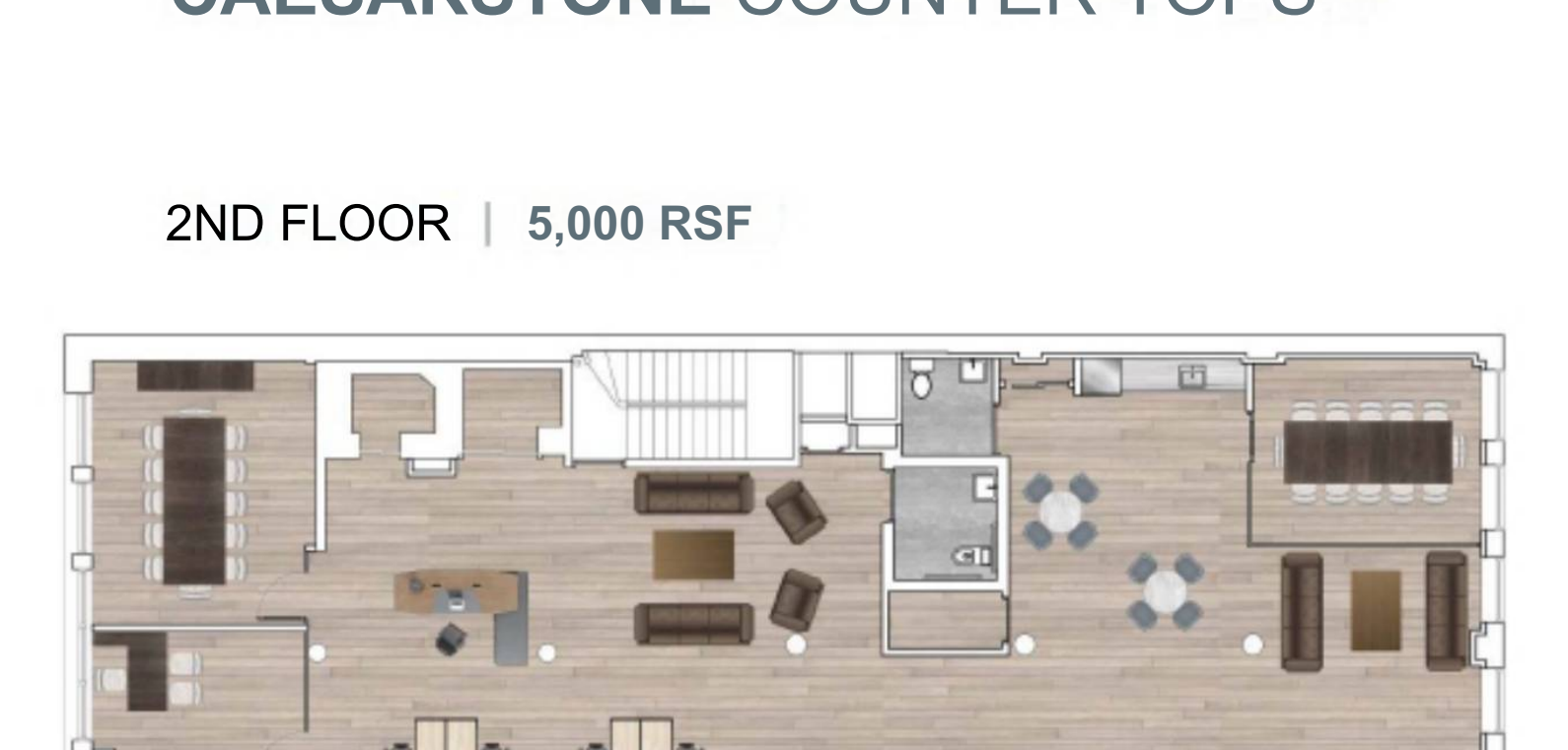
Actual photo of finished space

FRAMELESS GLASS
CONFERENCE + MEETING ROOM

CONFERENCE + MEETING ROOM



Actual photo of finished space



Actual photo of finished space

WIDE PLANK OAK FLOORS

13' CEILINGS



Actual photo of finished space

PANTRY WITH CUSTOM paneled
CABINETRY FEATURING A
FULL SIZED REFRIGERATOR,
MICROWAVE, DISHWASHER
+ WINE FRIDGE

CAESARSTONE COUNTER TOPS

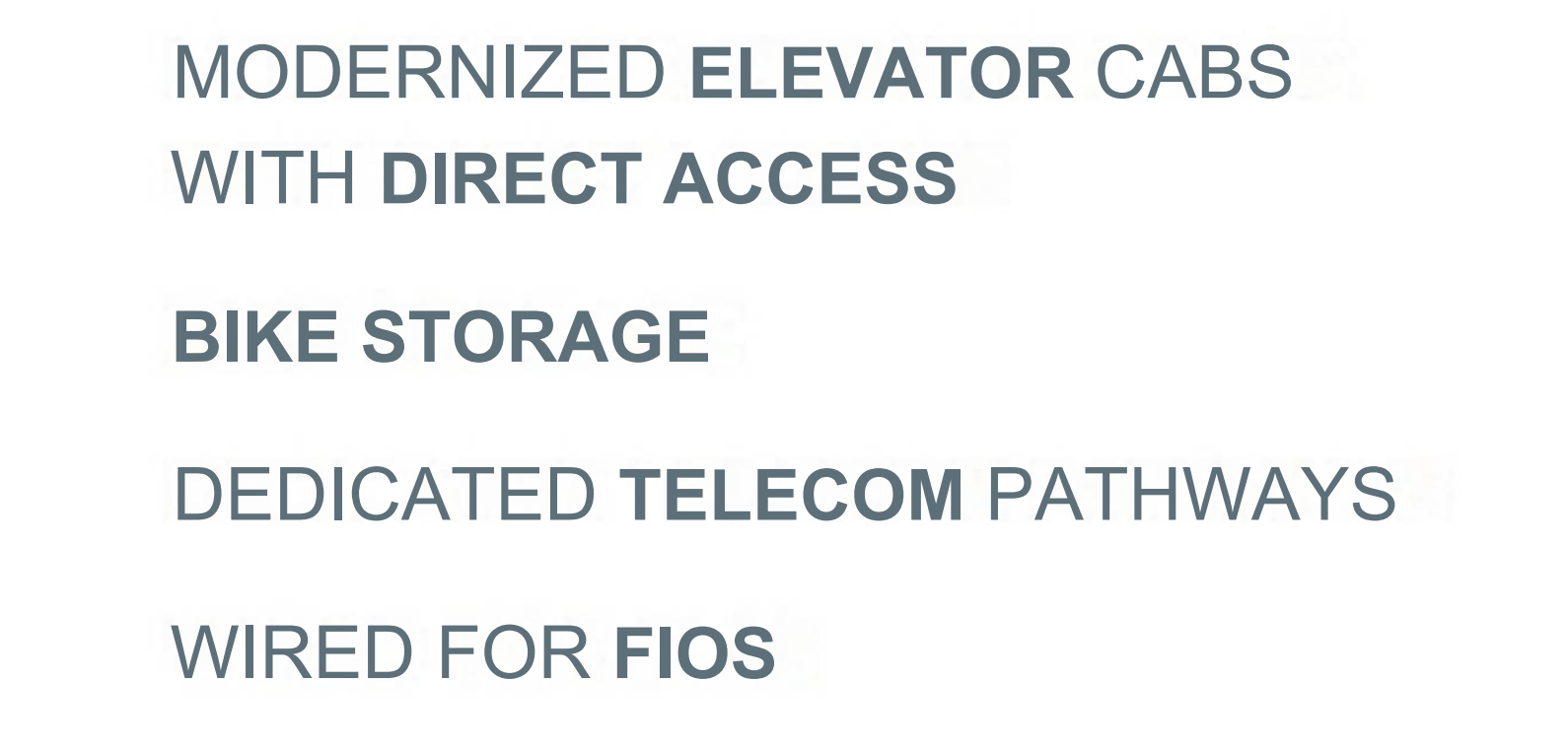
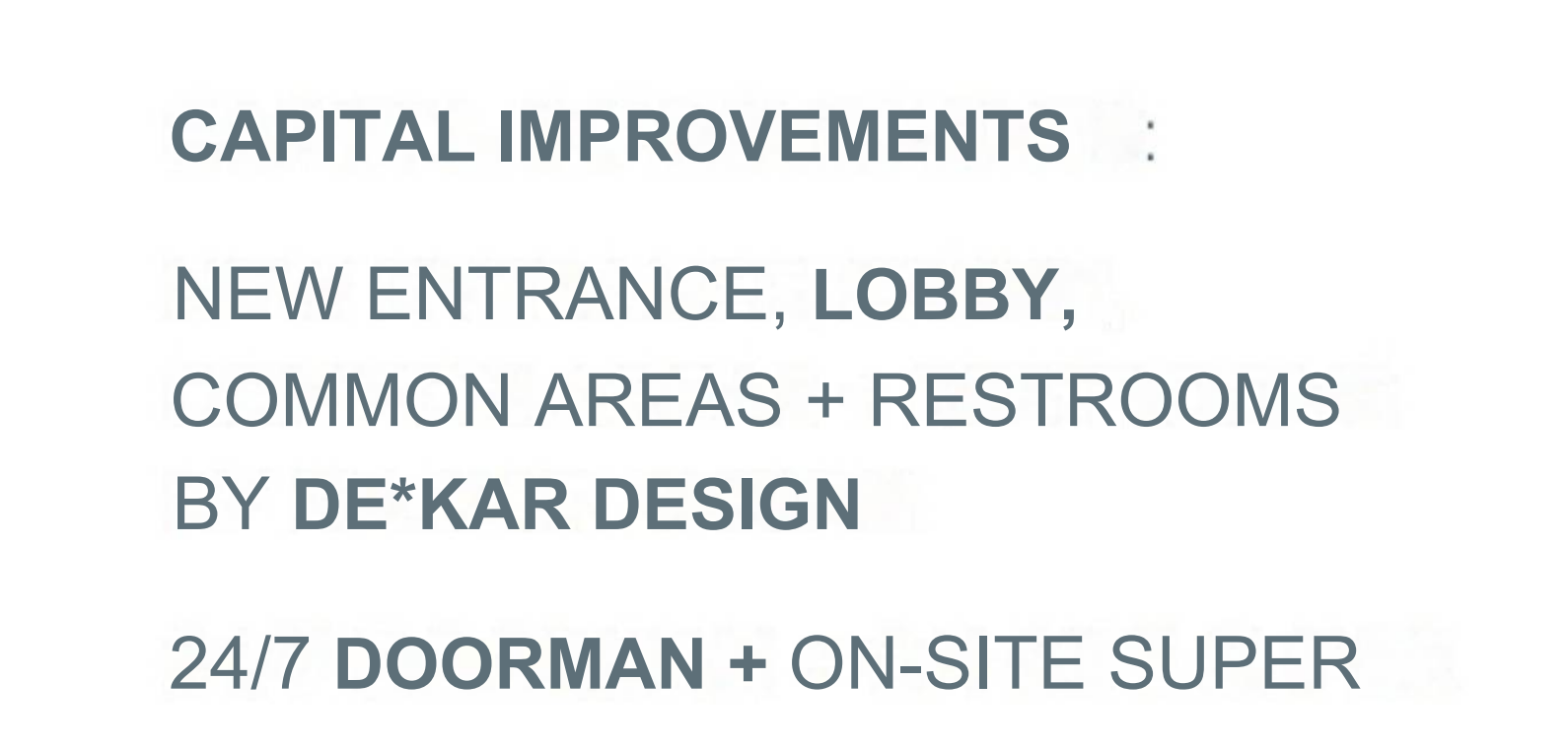
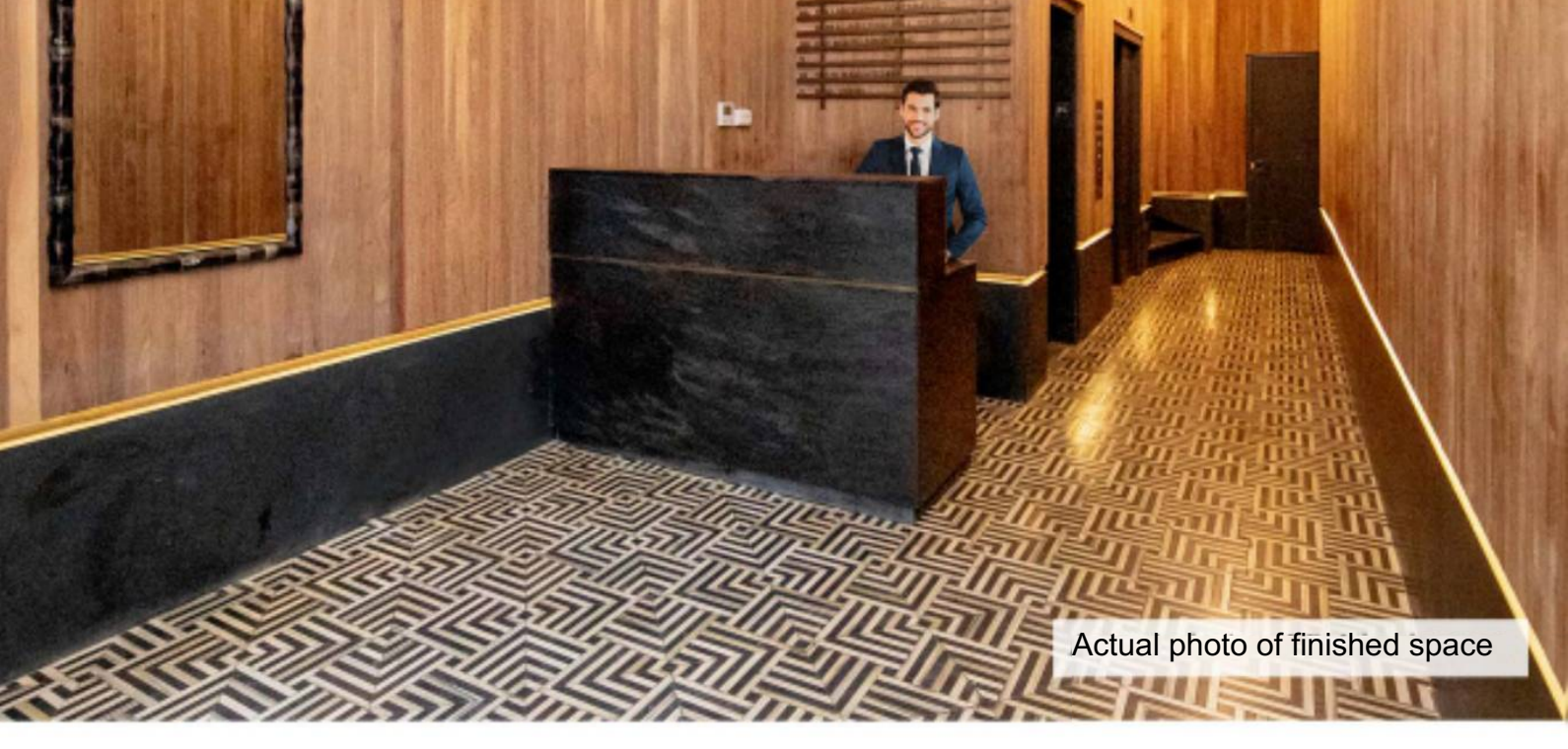
2ND FLOOR | 5,000 RSF

Workstations: 42 Private Offices: 3 Conference Room: 1 Meeting Rooms: 2
Phone Booths: 4 Pantry: 1 TOTAL: 45

E-BROCHURE & FLOOR PLANS



11 LEASED
10 LEASED
9 LEASED
8 LEASED
7 LEASED
6 LEASED
5 LEASED
4 LEASED
3 LEASED
2 FULL FLOOR 5,000 SF
1 LEASED



Actual photo of finished space

CAPITAL IMPROVEMENTS :

NEW ENTRANCE, LOBBY,
COMMON AREAS + RESTROOMS
BY DE*KAR DESIGN

24/7 DOORMAN + ON-SITE SUPER

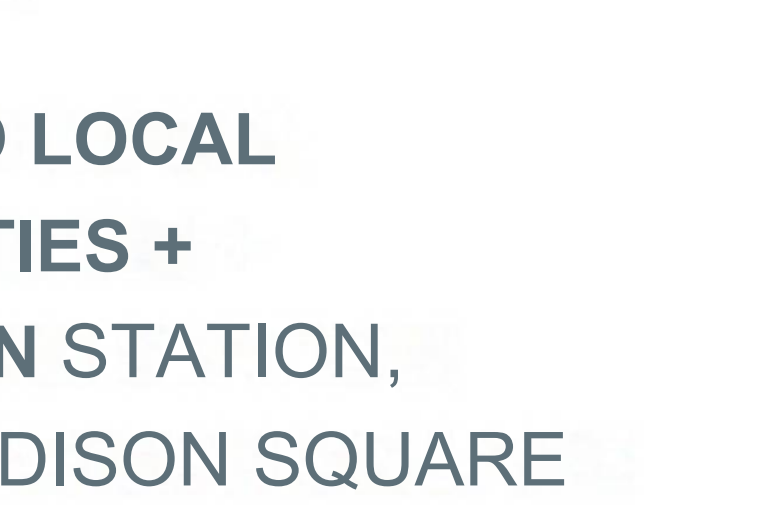
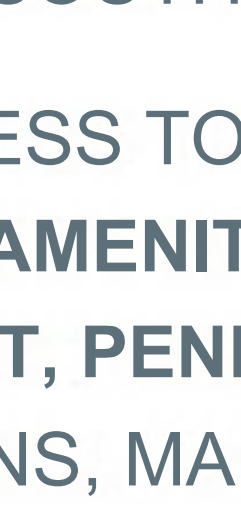
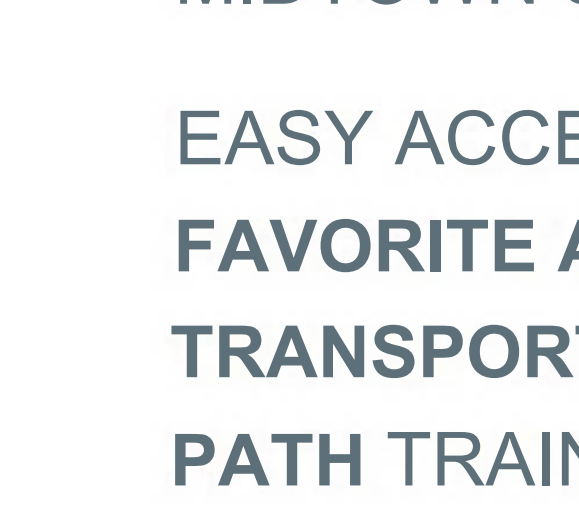
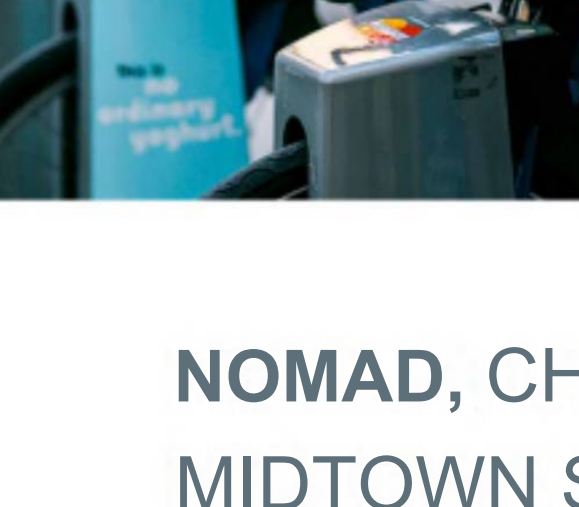
MODERNIZED ELEVATOR CABS
WITH DIRECT ACCESS

BIKE STORAGE

DEDICATED TELECOM PATHWAYS

WIRED FOR FIOS

13' CEILINGS ON THE 2ND FLOOR



NOMAD, CHELSEA +
MIDTOWN SOUTH

EASY ACCESS TO LOCAL
FAVORITE AMENITIES +
TRANSPORT, PENN STATION,
PATH TRAINS, MADISON SQUARE
GARDEN & HERALD SQUARE