



28
& 7

BOUTIQUE CLASS-A
OFFICE SPACE
AT 28&7 CHELSEA, NYC

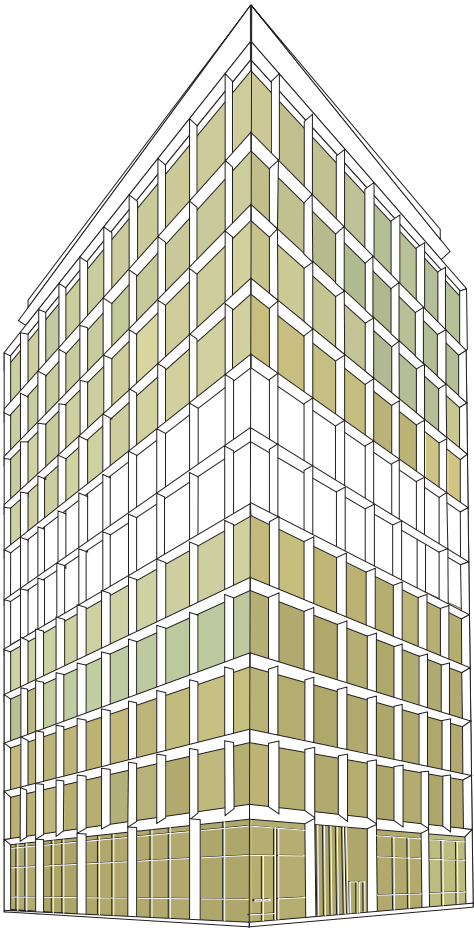


PRIME CHELSEA CORNER PROPERTY BETWEEN THE HIGHLINE & MADISON SQUARE PARK

Situated on a high-profile corner directly across from the Fashion Institute of Technology in New York City's Chelsea neighborhood, 28&7 is the optimal location for companies seeking to be at the nexus of Midtown, the Fashion District, NoMAD, and the New West Side. With the High Line and Hudson Yards a few blocks to the west and Madison Square Park just to the east, tenants enjoy superior proximity to Manhattan's most stylish new destinations for luxury shopping and world-class dining, culture, and entertainment.

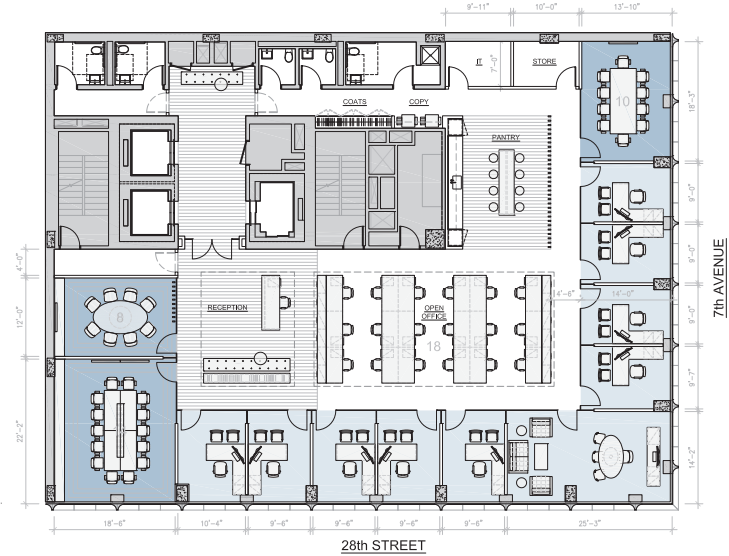


CURRENT AVAILABILITIES

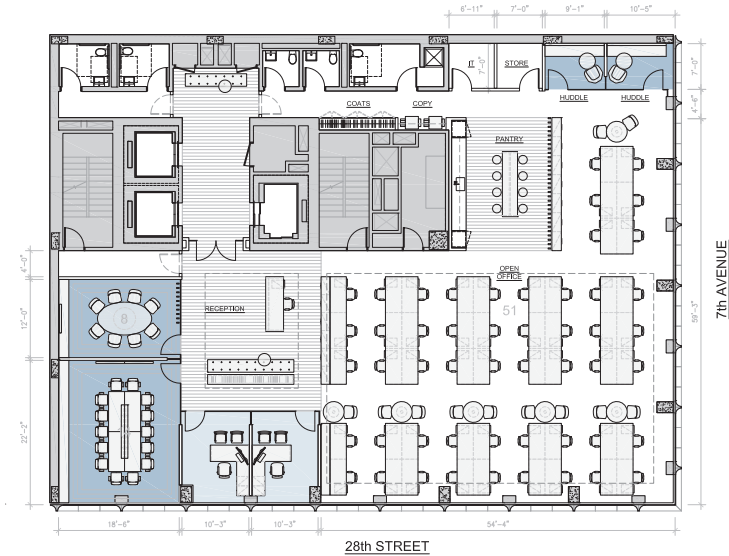


Floor	Rentable Area	Ceilings
Level 12/Penthouse	-	15'
Level 11	8,649 RSF	12'-9"
Level 10	8,685 RSF	12'-9"
Level 9	8,685 RSF	12'-9"
Level 8	8,685 RSF	12'-9"
Level 7	-	12'-9"
Level 6	-	12'-9"
Level 5	8,685 RSF	12'-9"
Level 4	8,685 RSF	12'-9"
Level 3	8,685 RSF	12'-9"
Level 2	8,685 RSF	12'-9"
Ground	Lobby 2,261 GSF Retail 4,758 GSF	20'

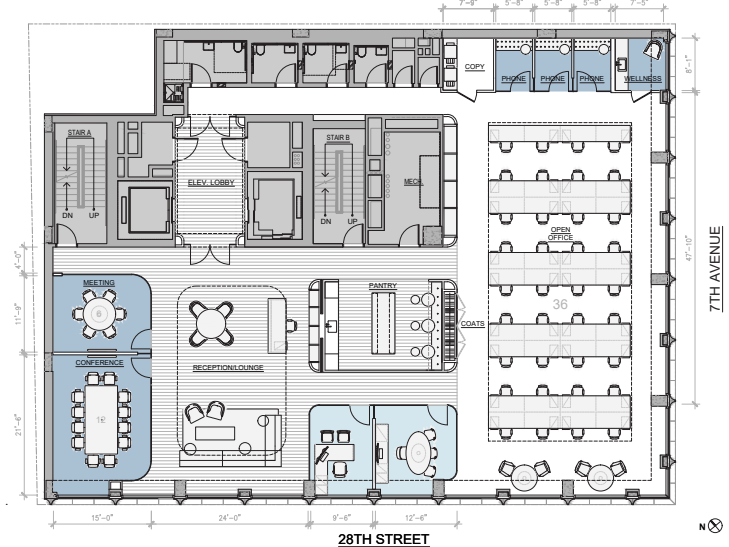
Floors 2-11 - Typical Floor Testfit - Office Intensive



Floors 2-11 - Typical Floor Testfit - Open Office



Floor 8 - Prebuilt Plan





BUILDING SPECS

BUILDING AREA

91,313 RSF

NUMBER OF FLOORS

11 Office Floors
2 Mechanical Floors
Ground + Cellar

CONSTRUCTION

Cast-in-place concrete frame with concrete slabs

ENCLOSURE

Terracotta rainscreen with energy efficient low-e triple glazing with thermally broken aluminum mullions

FLOOR LOADS

50 lbs. psf load for tenant floors

PERIMETER COLUMNS

Columns are spaced approximately 9’6” on center

ELECTRICAL

6 Watts psf demand load, excluding the floor by floor air conditioning load. 460V, 3phase Con Ed direct metering service for each floor

LEED GOLD CERTIFICATION

28&7 has achieved LEED Gold Certification with the U.S. Green Building Council (USGBC)

SECURITY

Security guards control concierge desk 24 hours a day, 7 days per week. CCTV security monitoring and access control located at concierge desk.

ACCESSIBILITY

The building is ADA compliant

TENANT ACCESS

Tenants have access 24 hours a day, 7 days per week via keycard access points

ELEVATOR

One 3,500-lb capacity passenger elevator operating at 1200 fpm serve Ground - Level 12.

One 4,000-lb capacity service and passenger lift operating at 1,200 fpm serves all floors including Cellar, Ground - Level 12.

HVAC

Roof mounted central cooling tower with individual floor by floor water cooled packaged

air conditioning units. System is designed to operate as Fan powered terminal units.

EMERGENCY GENERATOR

Emergency generator located on the mechanical penthouse to support building’s life safety, legally required and optional standby loads within the building. Fuel oil main storage tank is located on cellar level to support the generator.

LIFE SAFETY

The building contains a Class “E” addressable fire alarm system with a Fire Command Station located at the concierge desk in the Office Lobby. The building is fully sprinklered in accordance with the NYC Building code.

