



520 WEST 27TH STREET

BETWEEN TENTH AND ELEVENTH AVENUES
NEW YORK, NY



CHELSEA OFFICE CONDOMINIUM



520 WEST 27TH STREET

BETWEEN TENTH AND ELEVENTH AVENUES
NEW YORK, NY

Available:	Unit 403
Size:	3,073 RSF
Asking Price:	\$2,300,000 (\$748/RSF)
Annual Common Charges:	\$22,412 (\$7.29/RSF)
Annual Real Estate Taxes:	\$22,248 (\$7.24/RSF)

Overview:

Unique opportunity to purchase a 3,073 RSF office condominium in Chelsea. Located in Manhattan's art and gallery epicenter, 520 West 27th Street is an 11 story, 92,000 square foot office condominium building that was built in 2008.

The office unit has a beautiful, recently renovated and professionally designed layout with high ceilings and floor-to-ceiling windows overlooking the Zaha Hadid Building, Hudson Yards and the High Line. Next door, the Selina Chelsea Hotel has a restaurant and rooftop bar with panoramic views of the NYC skyline.

Chelsea is Manhattan's trendy and sought-after neighborhood packed with architectural and art delights, including the High Line, Hudson Yards, Chelsea Market, and the iconic Madison Square Garden, 520 West 27th Street sits in a prime position in this dynamic district.

Unit Highlights:

- Extremely high-end installation with glass conference room and bullpen seating
- Private bathroom with a shower and pantry
- Floor-to-ceiling windows flood the space with natural light
- Dramatic southern views overlooking the High-Line and the Hudson Yards
- Large common outdoor terrace on the 5th floor



High-end installation with large conference room



Open bullpen seating with large windows overlooking
The Zaha Hadid Building and The High Line



Kitchen



Reception



Dramatic northern views overlooking
The High Line and Hudson Yards



520 West 27th Street entrance



The High Line

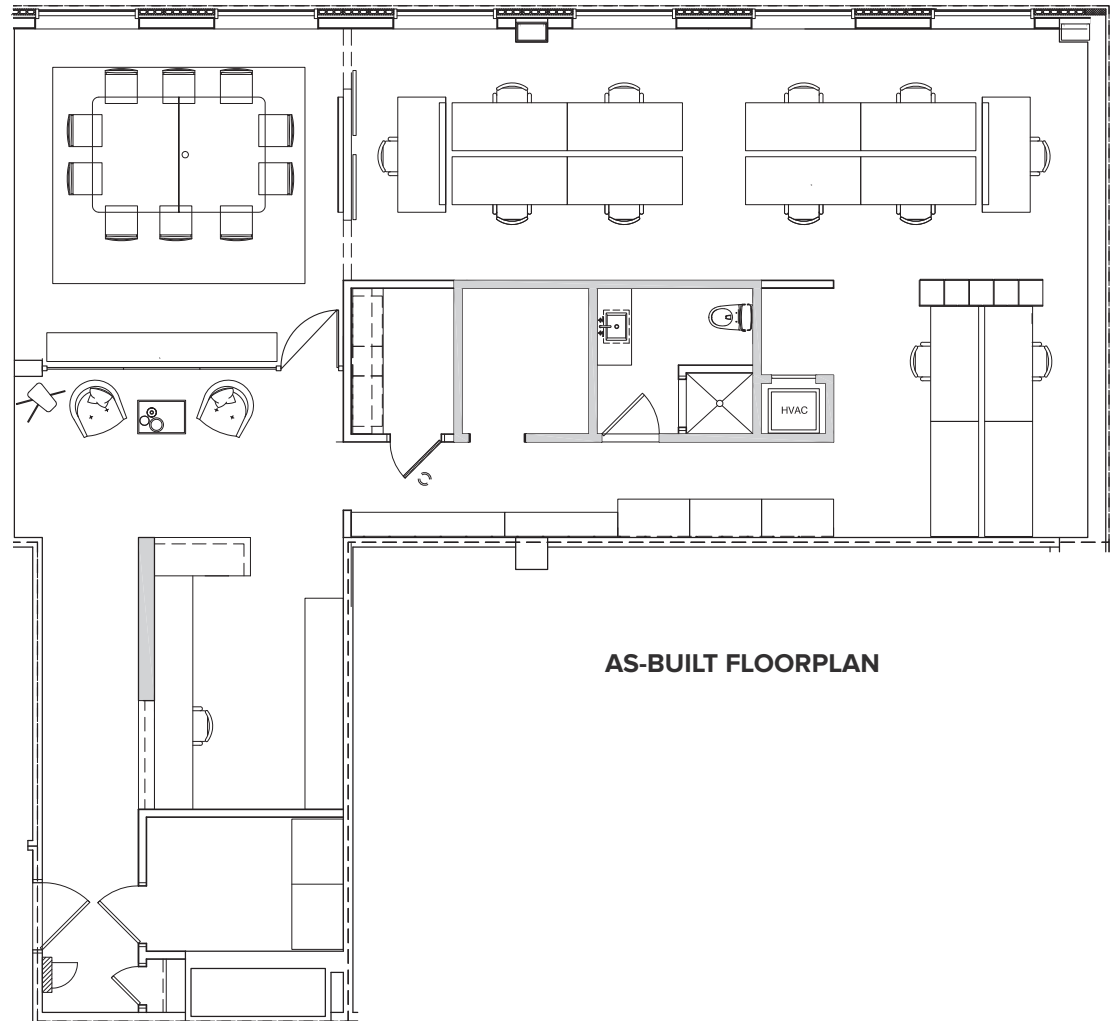


520 WEST 27TH STREET

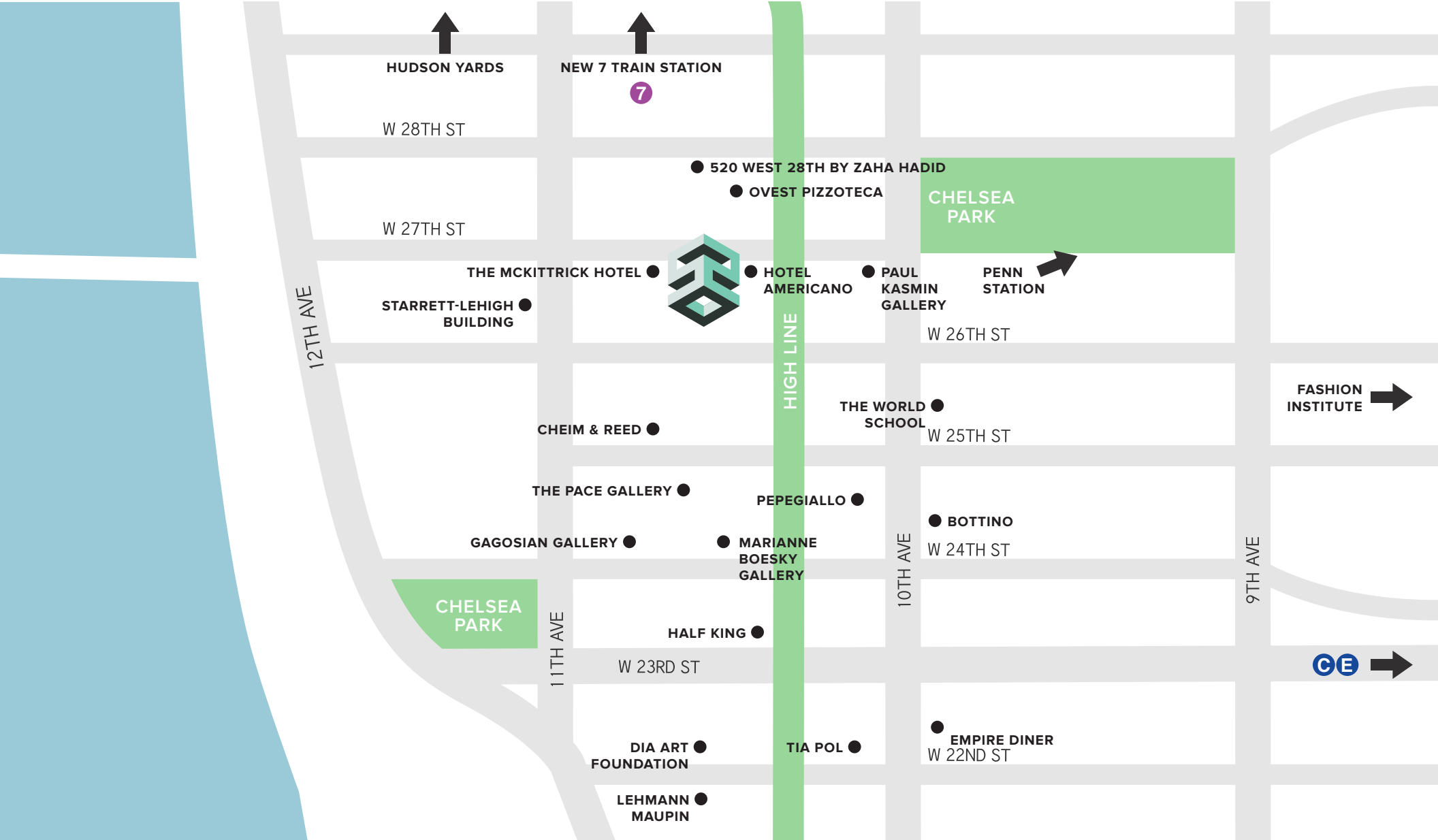
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WEST 27TH STREET



AS-BUILT FLOORPLAN



HUDSON YARDS

NEW 7 TRAIN STATION

7

W 28TH ST

520 WEST 28TH BY ZAHA HADID

OVEST PIZZOTECA

CHELSEA PARK

W 27TH ST

THE MCKITTRICK HOTEL



HOTEL AMERICANO

PAUL KASMIN GALLERY

PENN STATION

STARRETT-LEHIGH BUILDING

W 26TH ST

FASHION INSTITUTE

CHEIM & REED

THE WORLD SCHOOL

W 25TH ST

THE PACE GALLERY

PEPEGIALLO

GAGOSIAN GALLERY

MARIANNE BOESKY GALLERY

BOTTINO

W 24TH ST

CHELSEA PARK

11TH AVE

HALF KING

W 23RD ST

10TH AVE

9TH AVE

CE

DIA ART FOUNDATION

TIA POL

EMPIRE DINER
W 22ND ST

LEHMANN MAUPIN