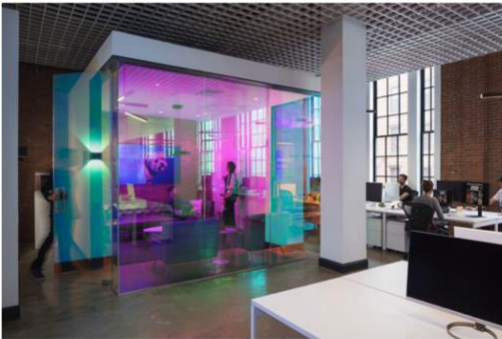
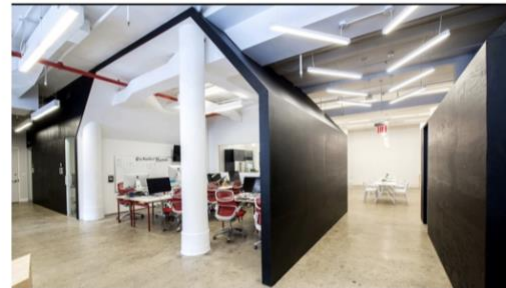




ADDRESS:

416 West 13th Street
Between 9th Ave and Washington St
New York, NY 10014

AVAILABLE SPACES:

2nd Floor #203 - 8,145 SF
2nd Floor #207 -18,800 SF
3rd Floor #307/9 - 9,196 SF
3rd Floor #310 - 2,107 SF
Lower Level #1 - 2,220 SF
Lower Level #3 - 6,000 SF
Lower Level #7 - 7,112 SF

CEILING HEIGHTS:

15 Feet on 2nd Floor
12 Feet on 3rd Floor
9 Feet on Lower Level

POSSESSION:

2nd & 3rd Floors - Arranged
Lower Level - Immediate

TERM:

Short and or Long Term

RENT:

Upon Request

ROOM 203 - 8,145 SF - COMMENTS:

High end built space delivered furnished. 15 foot ceilings with 135 linear feet of floor to ceiling south facing operable windows (INCREDIBLE LIGHT), full pantry, 2 larger sized glass front conference rooms, 6 break out rooms, open seating for 48+, sound proofed recording studio, tenant controlled central AC, polished concrete floors and exposed brick.

ROOM 207 - 18,800 SF - COMMENTS:

Currently occupied by Facebook / Meta. Available June 1, 2024. High end built space with potential to be delivered furnished. 15 foot ceilings, north / south / east exposures, 105 linear feet of floor to ceiling north facing operable windows (INCREDIBLE LIGHT), full pantry, mix of offices, conference rooms, single / double phone booths, 100+ workstations, tenant controlled central AC, polished concrete floors and exposed brick.

ROOM 307/309 - 9,196 SF - COMMENTS:

High end built space delivered furnished. 12-18 foot ceilings, 5 offices, 2 conference rooms, open seating for 53+, 2 full pantries, tenant controlled central AC, polished concrete floors and exposed brick. Space has two massive skylights that floods the space with incredible natural light. 4 exposures and direct views overlooking the highline park and Hudson river.

ROOM 310 - 2,107 SF - COMMENTS:

Built space with one larger glass fronted conference room. Landlord to install new tenant controlled central AC and full pantry. Space has polished concrete floors, exposed brick, and 9 windows facing west and south that bring in beautiful natural light.

ROOM 1 - 2,220 SF - COMMENTS:

Open loft space with built conference room. Space is located on the lower level of the building. 9 Foot ceilings, polished concrete floors, exposed brick, full pantry, and tenant controlled central AC. Perfect for tech, media, design, fashion, or creative office use. Sublease through 4/30/28

ROOM 3 - 6,000 SF - COMMENTS:

Open loft space. Space is located on the lower level of the building. The space is currently built as creative open work space. 9 Foot ceilings, polished concrete floors, exposed brick, full pantry, and tenant controlled central AC. Perfect for tech, media, design, fashion, or creative office use.

ROOM 7 - 7,112 SF - COMMENTS:

Space is located in the lower level of the building. The space has windows, and built out with 54 workstations, 5 conference rooms, 1 larger event space, 4 break out rooms, full pantry, and tenant controlled central AC. Landlord is open to all logical divisions of this space (2,868 SF to 7,112 SF). Space can be delivered furnished and in move in ready condition.

BUILDING NOTES:

The building was built in 1901 and commissioned by John Jacob Astor, one of the first noted millionaires of NY, for Colliers Publishing. The building has done a multimillion dollar renovation to beautifully restore the building back to its original architectural grandeur with modern improvements. Attended lobby, new building windows, polished concrete floors throughout, new bathrooms, redesigned lobbies, newly installed intercom / building security cameras, bike room, and renovated common corridors & stairwells. The building is owner occupied and a super lives in the building. Notable tenants in the building include Betaworks, Fig & Olive, Meta, Rag & Bone, and SJP by Sara Jessica Parker.

NEIGHBORS:

Aesop, Alibaba, All Saints, Apple, Audemars Piguet, Asics, Bally, Barton Pereira, Belstaff, Breitling, Brunello Cucinelli, Buddakan, Bumble & Bumble, Catch, Chelsea Market, Christian Louboutin, Diane von Furstenberg, Equinox, Fig & Olive, Fjallraven, Frame, Gansevoort Hotel, Genesis House, Giorgio Armani US Headquarters, Google, Gucci, Hanro, Hermes, Herman Miller, High Line Park, Intimissimi, Kilian, Krewe Eyewear, La Pecora Bianca, Leica, Little Island, Little West Wine & Spirits, Live Nation, Lladro, Loro Piana, Lucid Motors, Lululemon Athletica, Maiden Home, Maman, Marni, Maje, Medusa Meditterrania, Nili Lotan, Paige Denim, Perfumes de Marly, Pastis, Petrossian, Rag & Bone, RH, RH Guesthouse, Rolex, Sandro, Samsung, Saved NY, Sephora, Shake Shack, Sisley Paris, Soho House, Standard Hotel, Starbucks Reserve, STK, Sweetgreen, TAO Downtown, Temple St. Clair, Tesla, Theory, Two:Minds, Vans, Vince, Warby Parker, Whitney Museum of American Art, YSL (Coming Soon), Zadig & Voltaire, and Zimmermann