

109W27

## BEAUTIFULLY BUILT OFFICE SPACE

MOVE IN READY +  
FULLY WIRED

AVAILABLE IMMEDIATELY

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

FLEXIBLE TERMS AVAILABLE: 3 TO 5+ YEARS



**MULTI-ZONE** TENANT  
CONTROLLED HVAC

**EXPOSED BRICK**

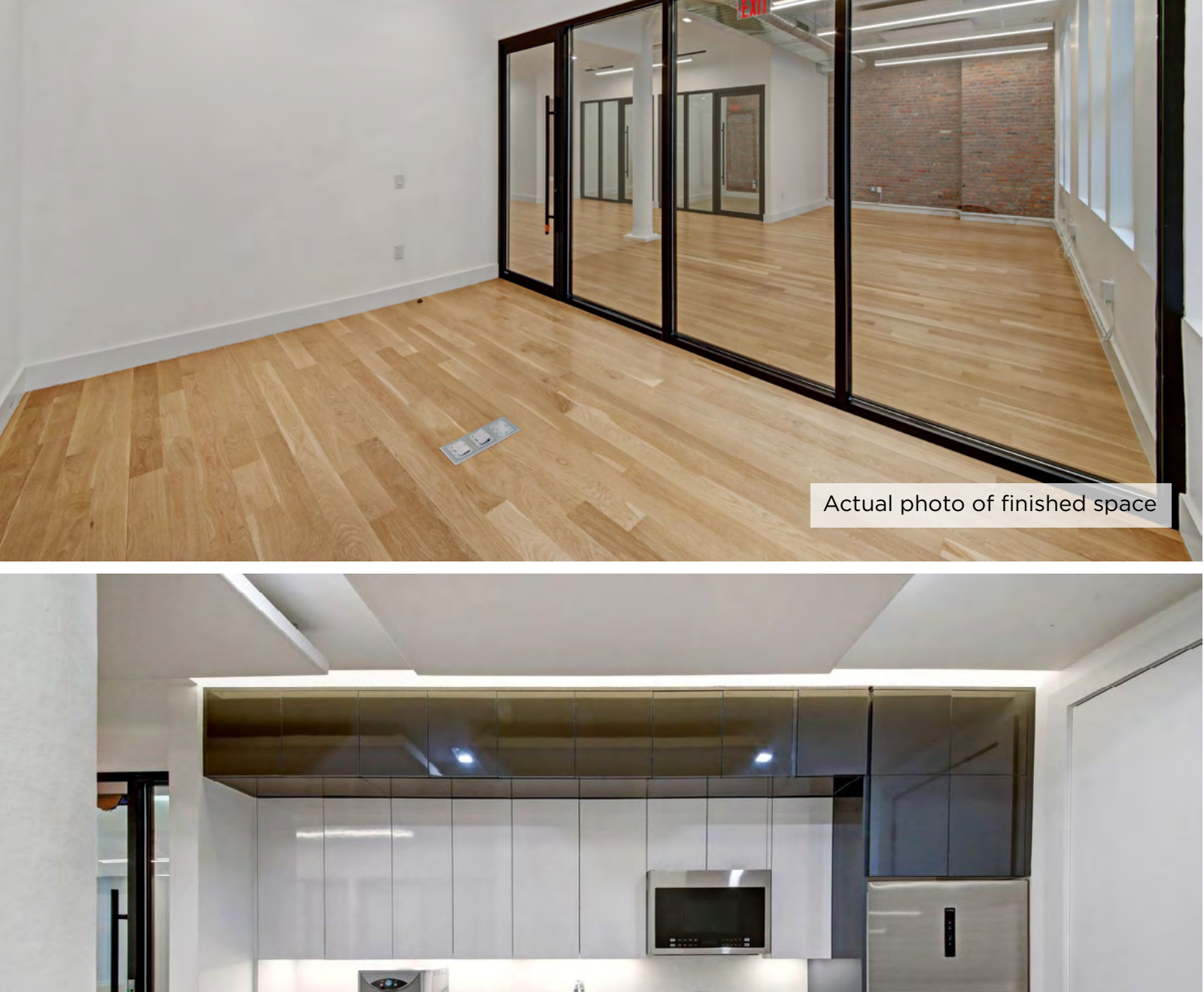
**NEW OVERSIZED +**  
OPERABLE **WINDOWS**

**NEW** DIRECT/INDIRECT LIGHTING

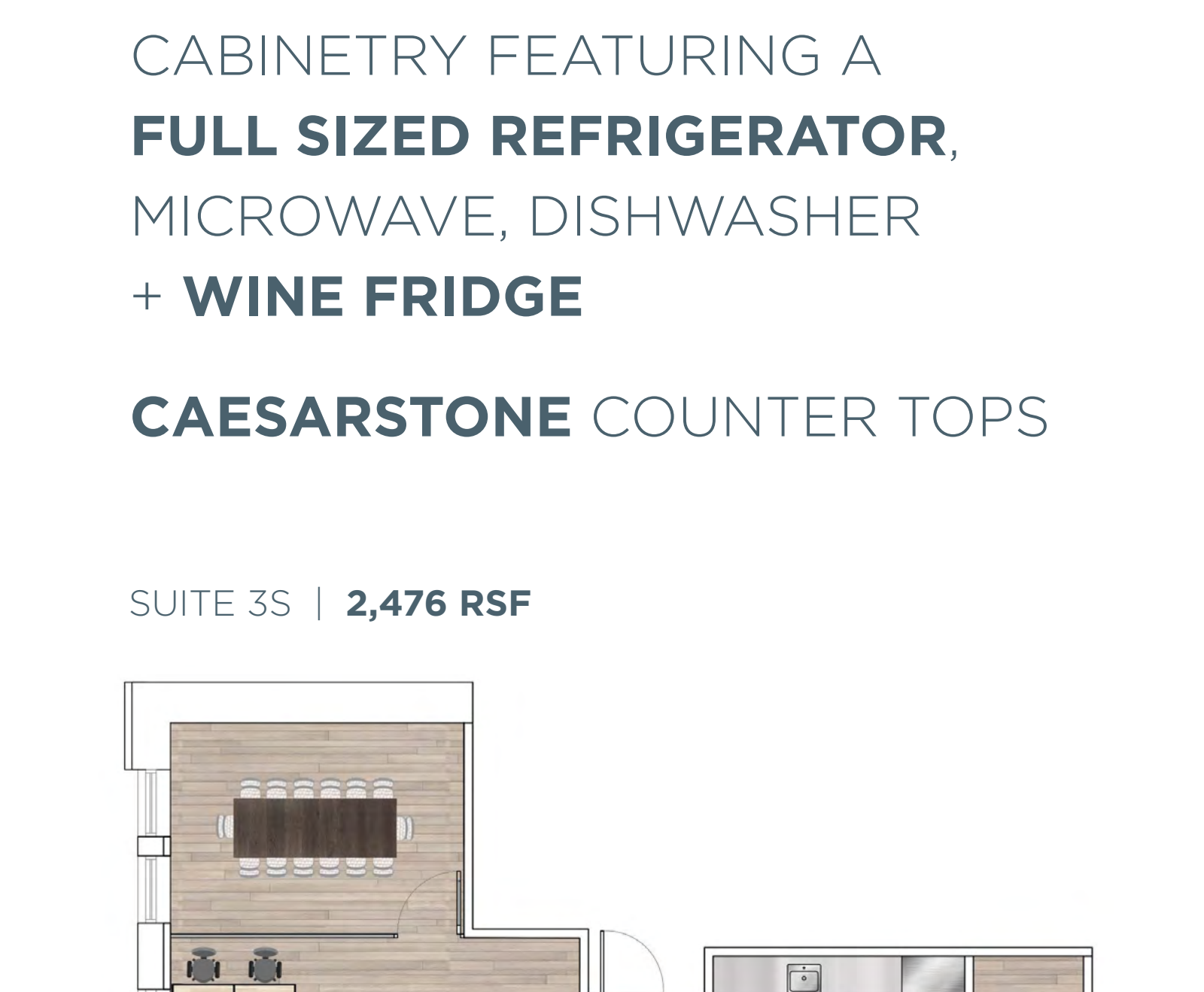
DEDICATED IT CLOSET

**2 NEW RESTROOMS**

**NEW ELECTRIC** WITH PERIMETER  
+ FLOOR OUTLETS



**FRAMELESS GLASS**  
CONFERENCE + MEETING ROOM



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

**CAESARSTONE** COUNTER TOPS

SUITE 3S | 2,476 RSF

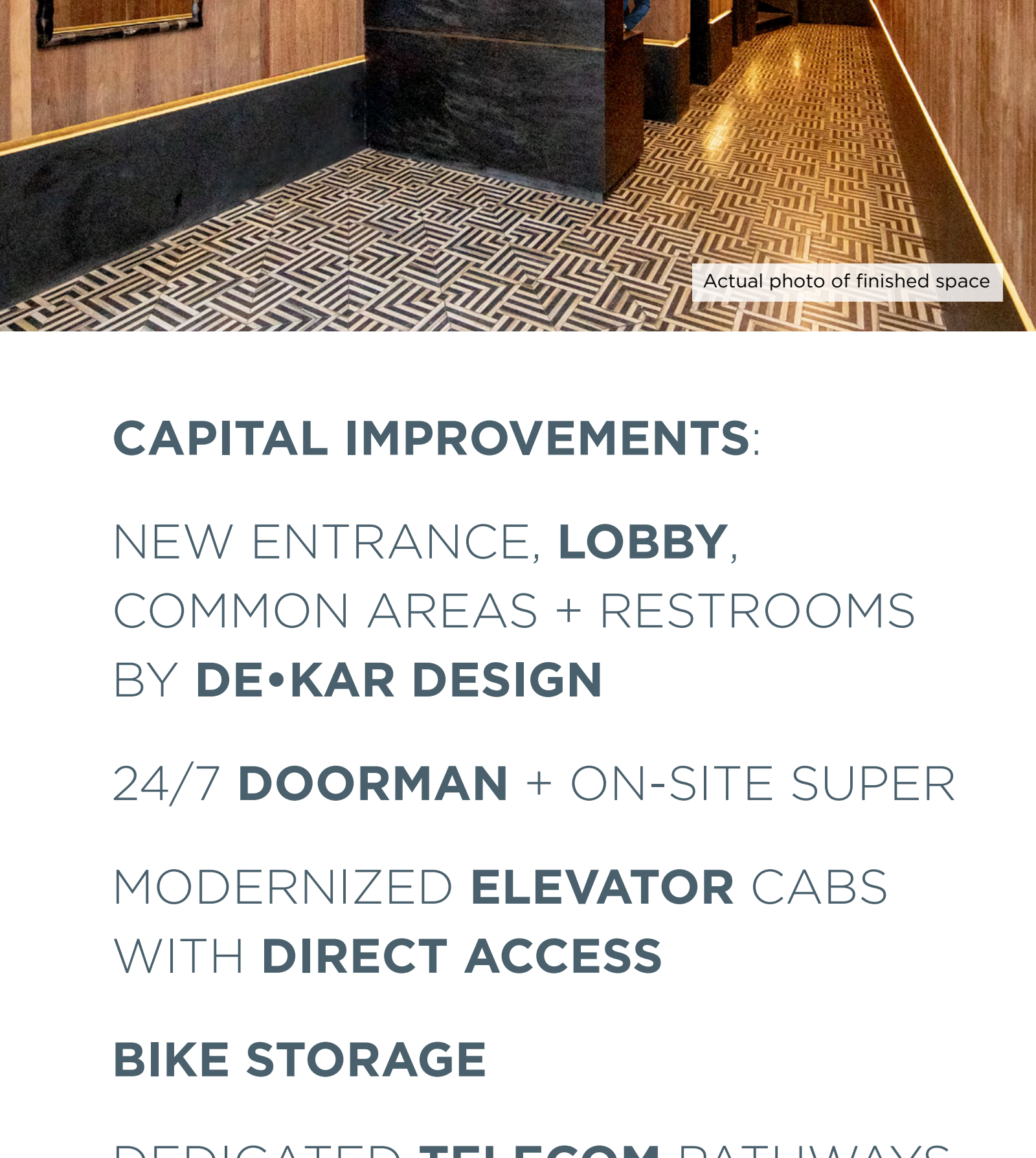


Workstations: 16 Private Offices: 2 Conference Room: 2 Meeting Rooms: 1  
Phone Booths: 1 Pantry: 1 **TOTAL: 18**

E-BROCHURE & FLOOR PLANS



- 11 LEASED
- 10 LEASED
- 9 LEASED
- 8 LEASED
- 7 FULL FLOOR 4,722 SF
- 6 LEASED
- 5 SUITE 5N: 2,022 RSF
- 4 LEASED
- 3 SUITE 3S: 2,476 RSF
- 3 SUITE 2A: 2,683 RSF
- 1 LEASED



**CAPITAL IMPROVEMENTS:**

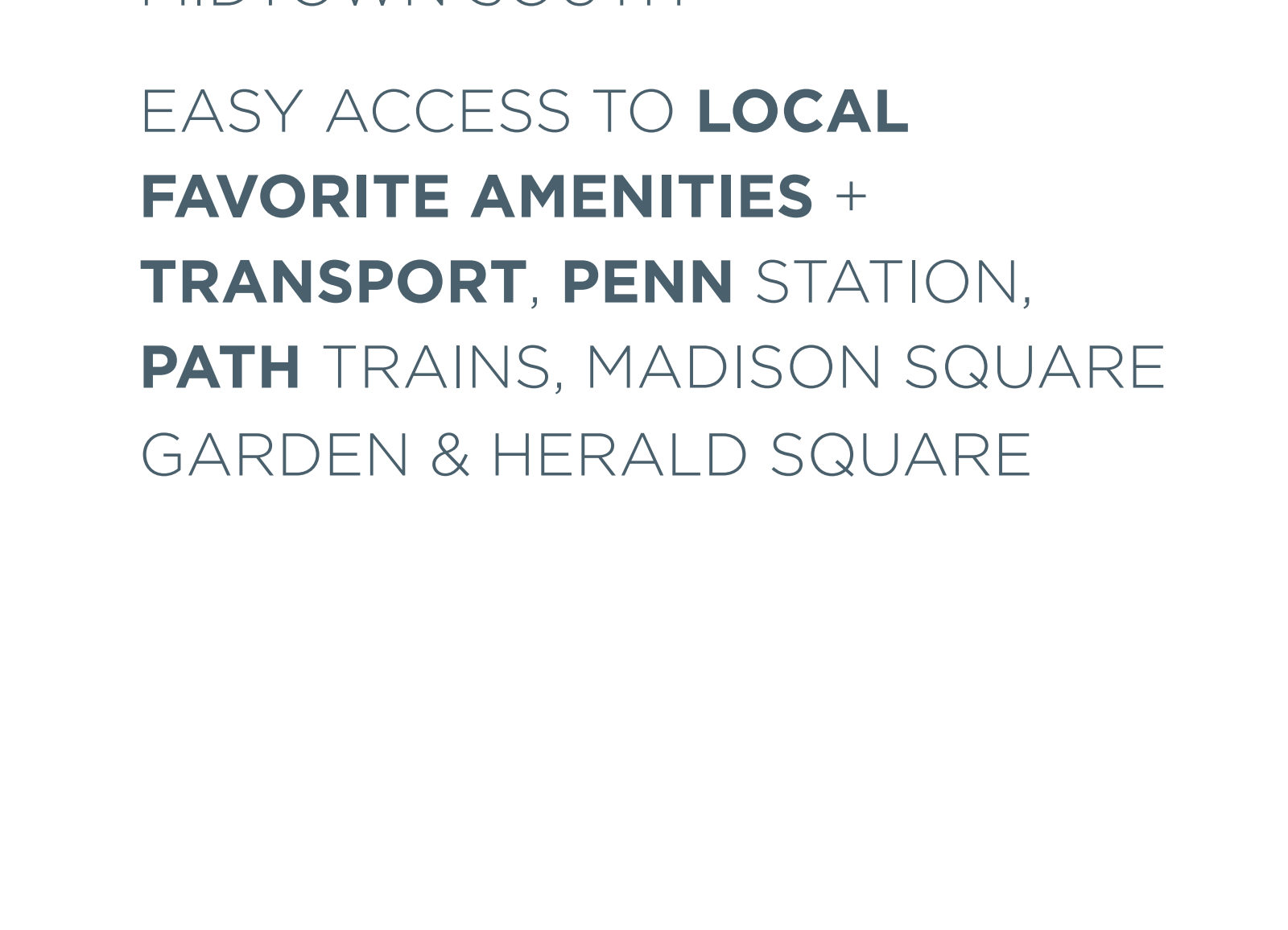
NEW ENTRANCE, **LOBBY,**  
COMMON AREAS + RESTROOMS  
BY **DE•KAR DESIGN**

24/7 **DOORMAN** + ON-SITE SUPER  
MODERNIZED **ELEVATOR** CABS  
WITH **DIRECT ACCESS**

**BIKE STORAGE**

DEDICATED **TELECOM** PATHWAYS

WIRED FOR **FIOS**



**NOMAD**, CHELSEA +  
MIDTOWN SOUTH

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