

695 AVENUE OF THE AMERICAS / BETWEEN 22ND & 23RD STREETS / NEW YORK, NY 10011

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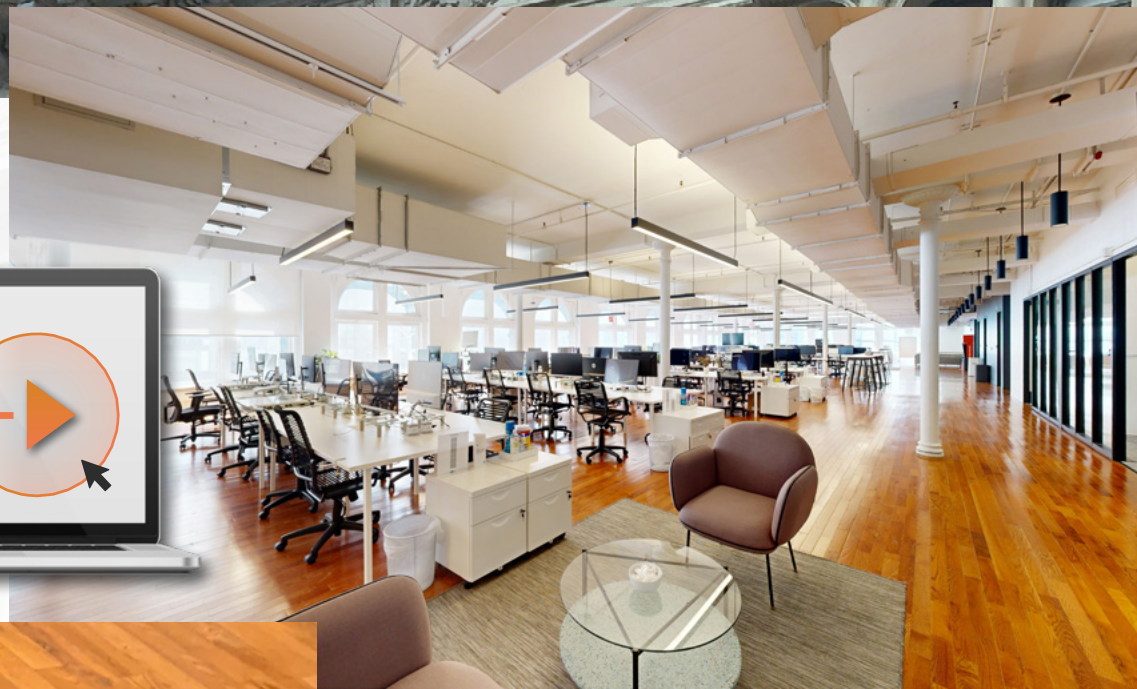
**PRIME PLUG &
PLAY SHORT TERM
OPPORTUNITY IN THE
HEART OF CHELSEA**

FOR DIRECT LEASE
ENTIRE 4TH FLOOR:
38,223 RSF

HIGHLIGHTS

SPACE ATTRIBUTES

- ✓ GENSLER DESIGNED PREBUILT
- ✓ OVERSIZED WINDOWS
- ✓ ABUNDANCE OF NATURAL LIGHT
- ✓ HARDWOOD FLOORS
- ✓ 12'9" CEILINGS



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POSSESSION: JUNE 2024
TERM: SHORT TERM
ASKING RENT: UPON REQUEST

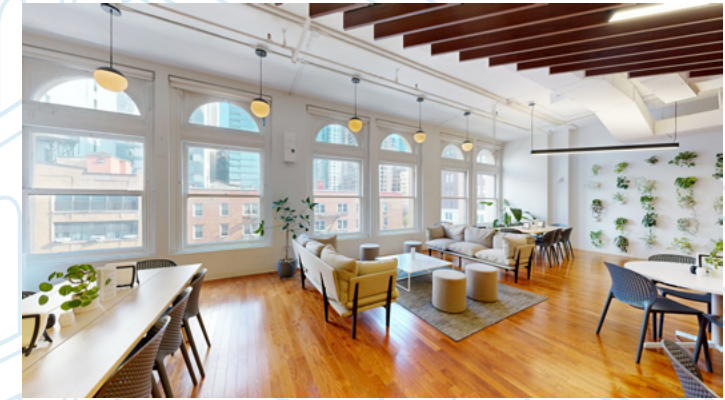


ENTIRE 4TH FLOOR:
38,223 RSF

- 257 Workstations
- 6 Office/Team Rooms
- 125 Open Collaboration
- 1 Large Conference Room
- 4 Conference Rooms
- 5 Huddle Rooms
- 5 Phone Rooms
- 1 Cafe/Pantry

BUILDING FEATURES

TRUE PLUG & PLAY OPPORTUNITY



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LOCATION

CENTER OF IT ALL

RESTAURANTS

1. The Grey Dog
2. Smithfield Hall
3. Operation: Falafel
4. Sushi By Bou Chelsea
5. The Flatiron Room - NoMad
6. Pisillo Italian Panini - Chelsea
7. Bazár Tapas Bar & Restaurant
8. The Storehouse NYC
9. Sushi Seki - Chelsea
10. Towa
11. Hill Country Barbecue Market
12. 7th Street Burger Chelsea
13. Lulla
14. Malibu Diner
15. Excellent Dumpling House
16. Bar Cicchetti by Fabio Viviani
17. Counter & Bodega
18. TAPPO NYC ThinCrust Pizza
19. Hole In The Wall
20. The Copper Still Chelsea
21. Norikoh
22. Mr Mista Oh
23. Merchants NY
24. Tacombi
25. Pasta by Hudson
26. Momoya
27. Beatnic Vegan Restaurant
28. BXL Zoute
29. COTE Korean Steakhouse
30. Sagaponack
31. Jue Lan Club
32. Periyali
33. Boqueria Flatiron
34. Burger & Lobster - Flatiron NYC

GRAB 'N' GO

1. Maman
2. Anita Gelato
3. Patisserie Chanson
4. Naya
5. Sweetgreen
6. Cava
7. Shake Shack

MARKETS

1. Trader Joe's
2. Whole Foods
3. Fairway
4. Eataly NYC Flatiron

HOTELS

1. Stewart Hotel
2. Holiday Inn Express
3. Courtyard by Marriott
4. Hampton Inn
5. Kimpton Hotel Eventi
6. DoubleTree by Hilton
7. Hyatt
8. Hotel Hayden
9. Cambria Hotel NY - Chelsea
10. Hilton Garden Inn
11. Virgin Hotels
12. Moxy NYC Chelsea
13. MADE
14. Hyatt House
15. Fairfield Inn & Suites
16. INNSIDE
17. Ace Hotel New York
18. The Ritz Carlton
19. Hilton
20. Holiday Inn
21. Senton Hotel
22. Four Points by Sheraton
23. Broadway Plaza Hotel
24. The Hotel Chelsea
25. Renaissance NY Chelsea Hotel
26. Hyatt Place
27. Chelsea Savoy Hotel
28. The Evelyn
29. Motto by Hilton
30. Hampton Inn
31. Hotel Henri
32. Heritage Hotel New York City
33. The New York EDITION
34. Chelsea Inn

NEARBY TENANTS

1. Netflix
2. Mastercard
3. Adobe
4. Google
5. IBM
6. Tiffany
7. Grey Advertising
8. Microsoft
9. Meta

FITNESS CLUBS

1. Blink Fitness - Chelsea
2. Hourglass Workout
3. Roam149
4. Planet Fitness
5. Fit Hit
6. Phoenix Fitness
7. CrossFit NYC: The Black Box
8. TrainStation NYC
9. Orangetheory Fitness
10. Life Time
11. Crunch Fitness - Chelsea
12. The Pilates Circuit
13. Barry's Chelsea
14. F45 Training Flatiron
15. CompleteBody Limelight
16. The Fort
17. Preshar Fitness
18. Iron BodyFit
19. Fitting Room - Flatiron
20. SLT Flatiron
21. CompleteBody 19th Street
22. SWEAT440 - Chelsea

ART & CULTURE

1. Madison Square Garden
2. Empire State Building
3. Fashion Institute of Technology
4. Madison Square Park
5. Flatiron Building
6. Gramercy Park
7. Ruben Museum of Art
8. Union Square Park

