

# 115 - 117 WEST 27TH STREET

Chelsea, New York  
Between 6th & 7th Avenues

## BUILDING OVERVIEW

Built full floor opportunities within a 12-story building that is right off of Sixth Avenue. Each full floor opportunity gets great natural light as there are three (3) sides of windows (from the east, north, and south).

The building is located right off the newly revitalized NoMad Neighborhood.

Ownership is open to modifications, pending economics. Great boutique asset that sits right off of Sixth Avenue.

## BUILDING FEATURES

12-story, 72,000 SF Office Building

Boutique Full Floors

Some of the best restaurants nearby

Brand new tenant-controlled A/C

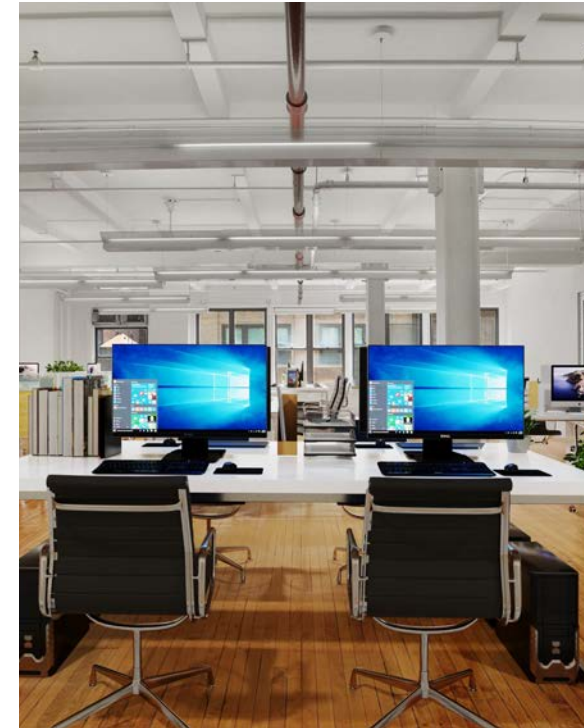
## SUBWAY LINES





# AN AMAZING WORKSPACE

## 8th Floor Workspace



### Space Description

This one-of-a-kind space offers a seamless flow between your open workspace environment and your dedicated conference rooms / meeting rooms.

This full floor opportunity is filled with natural light as the space offers three (3) sides of windows.

The most recent Test - Fits offer the best use of space by allowing for 30 workstations, one (1) meeting room, one (1) large conference / boardroom, two (2) lounge areas, a wide-open cafe / wet pantry, two (2) private restrooms, two (2) storage closets and one (1) IT closet.



# FLOORPLAN

Entire 9th Floor  
6,000 SF

\$**19**,500  
Month



## Open Seating

|              |    |
|--------------|----|
| Workstations | 36 |
|--------------|----|

|                |   |
|----------------|---|
| Reception Area | 1 |
|----------------|---|

## Collaboration Space

|                        |   |
|------------------------|---|
| Office / Meeting Rooms | 1 |
|------------------------|---|

|                          |   |
|--------------------------|---|
| Board Room (12 - Person) | 1 |
|--------------------------|---|

|                    |   |
|--------------------|---|
| Staff Lounge Areas | 2 |
|--------------------|---|

## Support

|                |   |
|----------------|---|
| Kitchen / Cafe | 1 |
|----------------|---|

|                    |     |
|--------------------|-----|
| Call / Phone Rooms | TBD |
|--------------------|-----|

# FEATURING CHELSEA



Just a few doors down from 115 West 27th Street is a brand new Equinox Gym (Opened **August of 2023**). The area is surrounded by critically acclaimed restaurants, elegant bars and night venues. Chelsea is the perfect location for **companies seeking to recruit and retain top talent**.

Companies considering a move to 115 West 27th Street have the luxury of being close to many central subways. When you work here, getting to other parts of the city and outer boroughs is easy. The building is uniquely positioned with seamless accessibility from Herald Square (access to B, D, F, M, N, Q, R, W and the PATH) and Penn Station (access to 1, 2, 3, A, C, E, 7, LIRR and New Jersey Transit).



Madison Square Park



# DISCOVERING THE NEIGHBORHOOD

## Bars, Restaurants, and Hotels



Moxy



The Ritz Carlton



Patent Pending



The Virgin Hotel



L'Adresse



Apotheke



Electric Shuffle



The Ivory Peacock



# DISCOVERING THE NEIGHBORHOOD

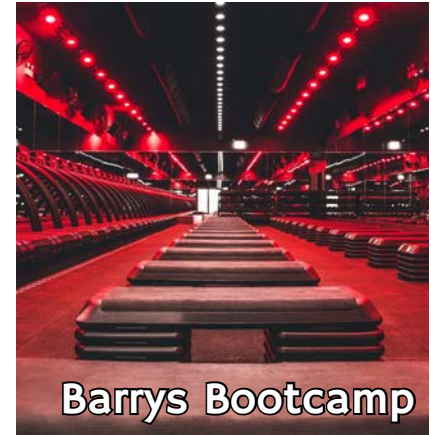
Fitness, Wellness, & Entertainment



Humming Puppy



Equinox Fitness



Barrys Bootcamp



Swingers Crazy Golf



Escape Virtuality



NY Live Arts



Escape The Room



GYM U NYC



# MAP OVERVIEW

## 115 - 117 W 27TH STREET

SURROUNDING (5 MINUTES WALK) MAP

### RESTAURANTS / BARS

- |                |                        |
|----------------|------------------------|
| 1 WALDY'S WOOD | 13 VIN SUR VINGT       |
| 2 OSCAR WILDE  | 14 SOL MEXICAN COCINA  |
| 3 OL'DAYS      | 15 WAGAMAMA            |
| 4 PLANTA QUEEN | 16 LA PECORA BIANCA    |
| 5 ILILI        | 17 THE FLATIRON ROOM   |
| 6 ULIVO        | 18 THE IVORY PEACOCK   |
| 7 KAZU NORI    | 19 THE GREY DOG        |
| 8 ZAYTINYA     | 20 JUNOON              |
| 9 PERGOLA      | 21 TACOMBI             |
| 10 MAMAZUL     | 22 DEEP INDIAN KITCHEN |
| 11 THE SMITH   | 23 EATALY              |
| 12 230 FIFTH   | 24 ELEVEN MADISON PARK |

### COFFEE

- |             |
|-------------|
| 1 STUMPTOWN |
| 2 THINK     |
| 3 PATENT    |
| 4 STARBUCKS |
| 5 GREGORYS  |
| 6 MARATHON  |

### HOTELS

- |                    |
|--------------------|
| 1 VIRGIN HOTELS    |
| 2 ACE HOTEL        |
| 3 THE RITZ-CARLTON |
| 4 THE NED          |

### QUICK CASUALS

- |                          |
|--------------------------|
| 1 JUICE GENERATION       |
| 2 BLACK SEED             |
| 3 SWEETGREEN             |
| 4 CHIPOTLE MEXICAN GRILL |
| 5 LITTLE BEET            |
| 6 PLNT BURGER            |
| 7 INDAY                  |
| 8 NAYA                   |
| 9 DIG                    |
| 10 HILL COUNTRY          |
| 11 BOMBAY SANDWICH       |
| 11 PLAYA BOWLS           |

### TRANSPORTATION

- |  |
|--|
| 1 23 <sup>RD</sup> STREET 6 LINE           |
| 2 23 <sup>RD</sup> STREET R, W LINES       |
| 3 23 <sup>RD</sup> STREET F, M, PATH LINES |
| 4 28 <sup>TH</sup> STREET F, M LINES       |
| 5 28 <sup>TH</sup> STREET R, W LINES       |

NOTE: < 5-MINUTES WALK TO HERALD SQUARE (B, D, F, M, N, Q, R, W)  
< 8-MINUTES WALK TO PENN (1, 2, 3, A, C, E)

