

22 WEST 27TH STREET

NoMad, New York
Between Broadway and Sixth
Avenue

BUILDING OVERVIEW

A newly renovated 12-story building between Broadway & Sixth Avenues. Ownership is currently completely renovating floors throughout this beautiful Nomad Asset.

The building is uniquely positioned, which allows for great natural light throughout all floors. The south side of the asset allows direct sunlight to spill through as there are low lying building's located along 26th Street. The north side of the building also has low lying building to the east, which allows for great exposure. Ownership is currently in the processing of redesigning the lobby, which is due to be delivered in 2024.

BUILDING HIGHLIGHTS

- 12-story, 72,000 SF office building
- Boutique full floors
- Some of the best restaurants/bars located nearby
- Brand new tenant-controlled A/C
- Brand new installation

LEASE TERM

Negotiable



LOBBY RENOVATION 2024

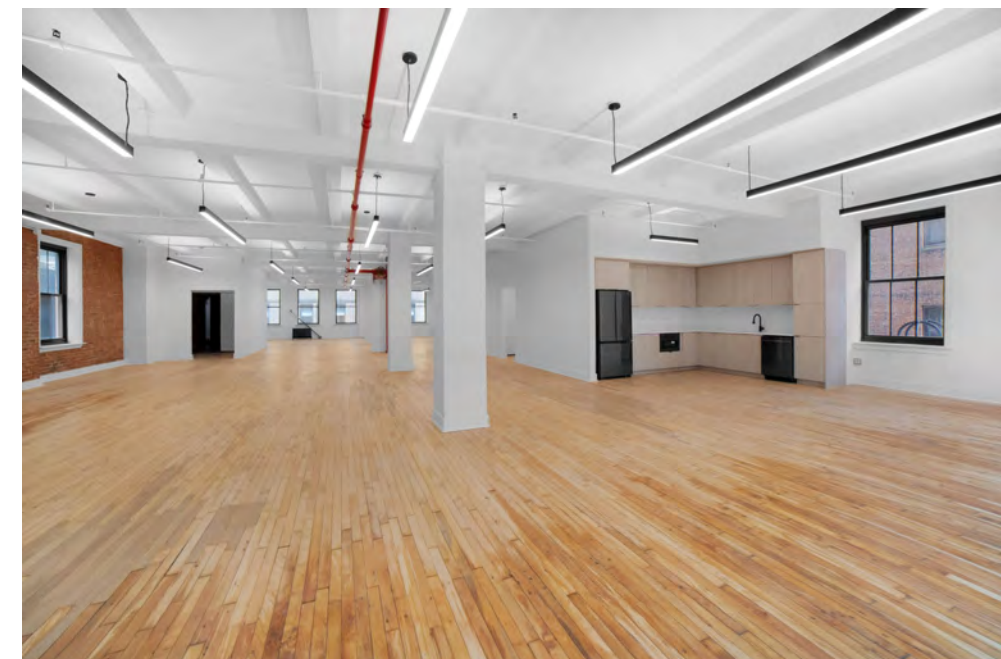
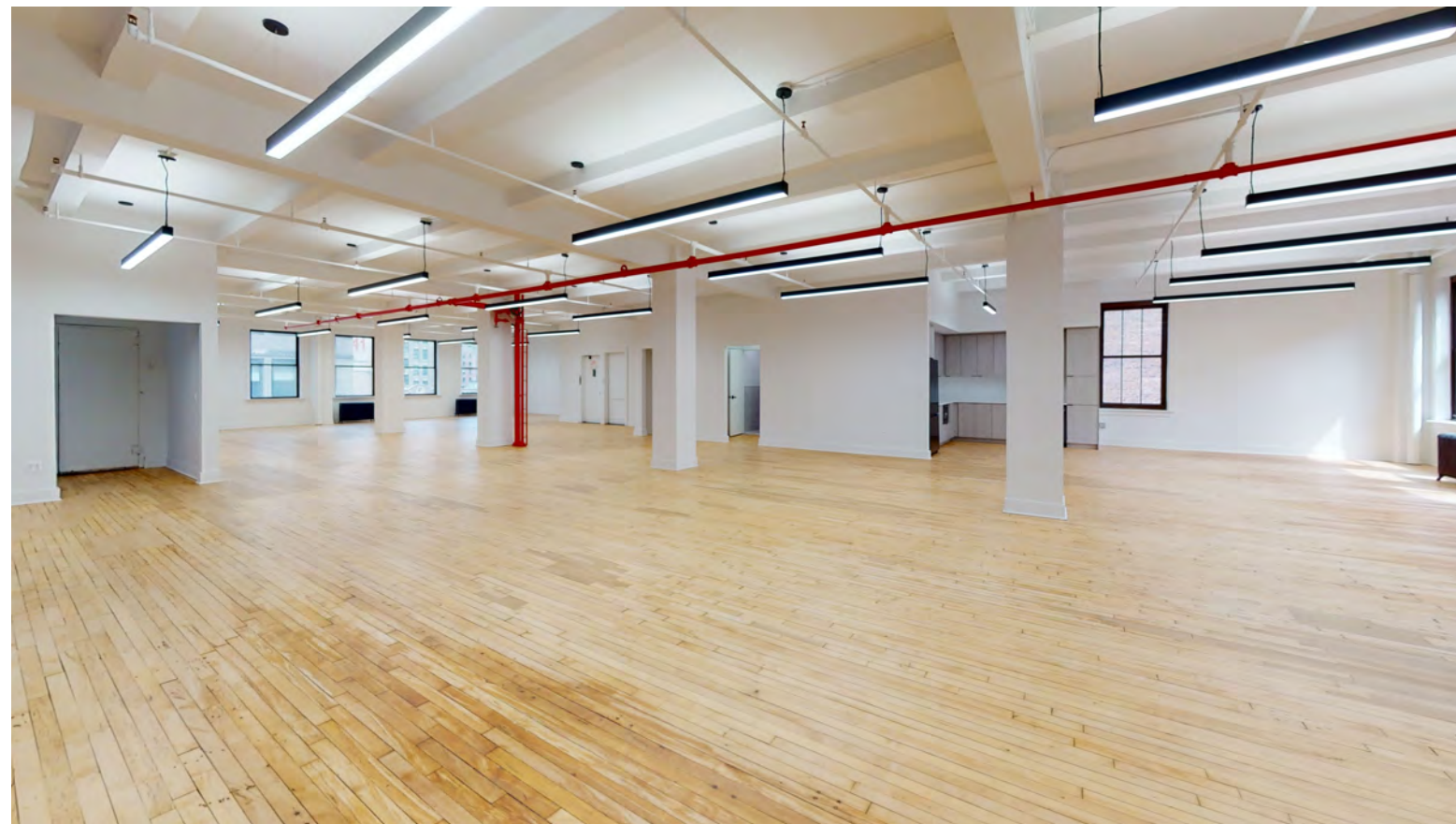
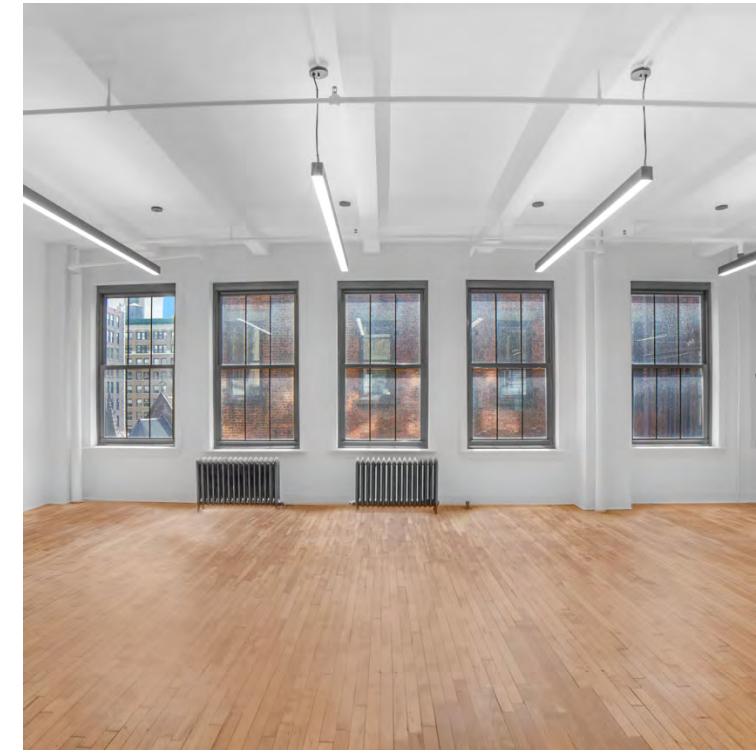
Ownership is currently in the process of reviewing lobby renovations that are due to be completed in 2024. Design inspiration of new lobby can be found below:



SPACE DESCRIPTION

Brand new construction for the entire 7th floor space. The build out consists of all brand-new flooring, lightning, exposed bricks, exposed ceilings, restrooms, and kitchen / wet pantry!

The full floor opportunity can be custom designed (*with glass offices / meeting rooms / conference rooms*) and can comfortably accommodate 35 - 45 employees pending layout and design.



The entire 7th floor gets drenched with natural light. The space has four (4) sides of light / windows. Ownership is also willing to provide a **brand new furniture package** at the asking price of **\$45 PSF** for a **three (3) Year minimum term**.

FLOOR PLAN

22 West 27th Street
Entire 7th Floor

6,000 SF

\$22,500/month

OPEN SEATING

01	Workstations	35 - 45
02	Reception Area	1

COLLABORATION SPACE

01	Office/Meeting Rooms	3
02	Conference Rooms	1
03	Board Room (12 – person)	1
04	Staff Lounge Areas	2

SUPPORT

01	Kitchen / Café	1
02	Call / Phone Rooms	1



TEST FIT

THE PERFECT LOCATION IN NOMAD



NoMad is one of the most sought-after neighborhoods for Technology Trendsetters. 22 West 27th Street is uniquely positioned right in the heart of NoMad, with four (4) high-end luxury hotels:

- The Ace Hotel – 20 West 29th Street (Just 2-blocks north)
- The Virgin NoMad – 1225 Broadway
- The Ritz Carlton Nomad – 25 West 28th Street
- The Ned – 1170 Broadway

Directly across the Street from 22 West 27th Street will be a brand new Equinox Gym. The area is surrounded by critically acclaimed restaurants, elegant bars and night venues. NoMad is the perfect location for companies seeking to recruit and retain top talent.

Companies considering a move to 22 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).



22 West 27th Street is less than a 2-minute walk to **Madison Square Park**, which recently completed a \$2M dollar renovation with all new amenities to park-goers.

NEW TO THE NEIGHBORHOOD

Apotheke



L'Adresse



Electric Shuffle

Nubeluz



Whole Foods



Equinox



Swingers Crazy Golf



The Ivory Peacock



EASY TRANSPORT, HOTELS, & DINING WITHIN A 5 – MINUTE WALK!



RESTAURANTS / BARS

- Tacombi
- Hillstone
- Eataly
- The Grey Dog
- La Pecora Bianca
- Pergola
- 230 Fifth
- Izakaya
- The Smith
- Ol'Days
- Kazu Nori
- Mamazul
- Oscar Wilde
- Zaytinya



COFFEE

- Starbucks
- Patent Coffee
- Gregory's
- Stumptown
- About Time
- Think Coffee
- Blank Street
- Marathon Coffee



QUICK CASUAL

- Sweetgreen
- Inday
- Black Seed
- CAVA
- Playa Bowl
- Bombay Sandwich
- Juice Generation
- The Little Beet
- NAYA
- Pret A Manager
- Chipotle
- Hill Country
- PLNT Burger
- DIG



HOTELS

- The Ace Hotel
- The Virgin Atlantic
- The Ritz Carlton
- The Ned
- Arlo
- The James
- Mondrian
- Ace Hotel



TRANSPORTATION

- Penn Station**
1,2,3,A,C,E, NJ Transit
- Herald Square**
B,D,F,M,N,Q,R,W, PATH
- Madison Square Park**
6,R,W
- 28th Street Subway Lines**
1,6,R,W

