



CHELSEA
CASTLE

150 W 22ND ST.

ENTIRE 11TH FLOOR: 6,900 SF

Furnished High End Glass Prebuild

Bring Your Sunglasses

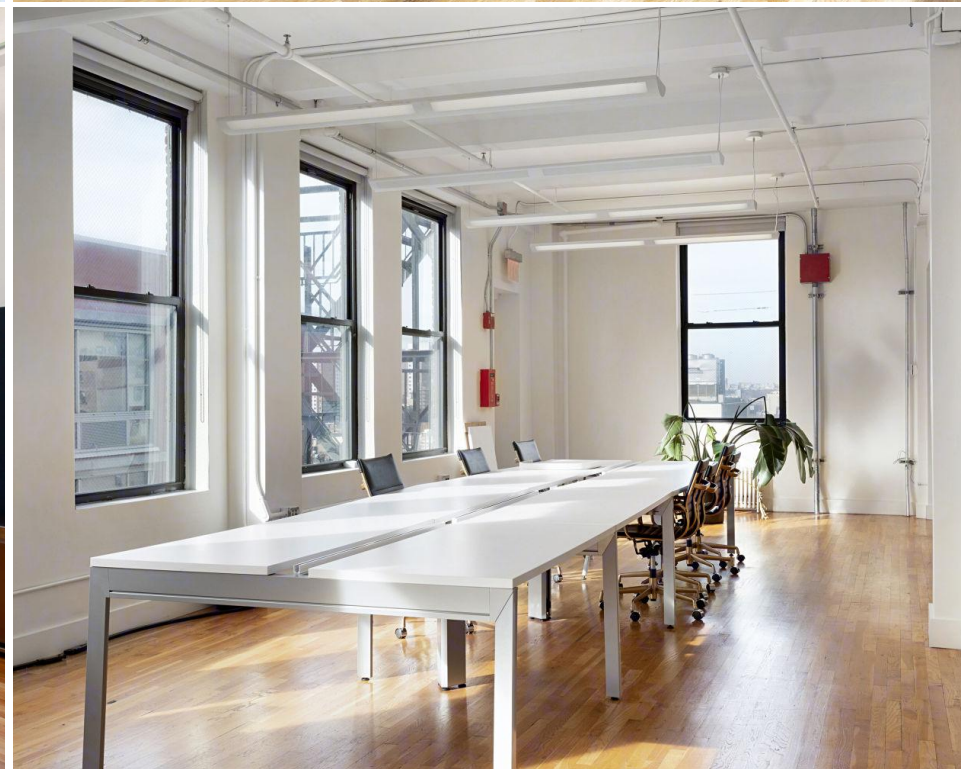
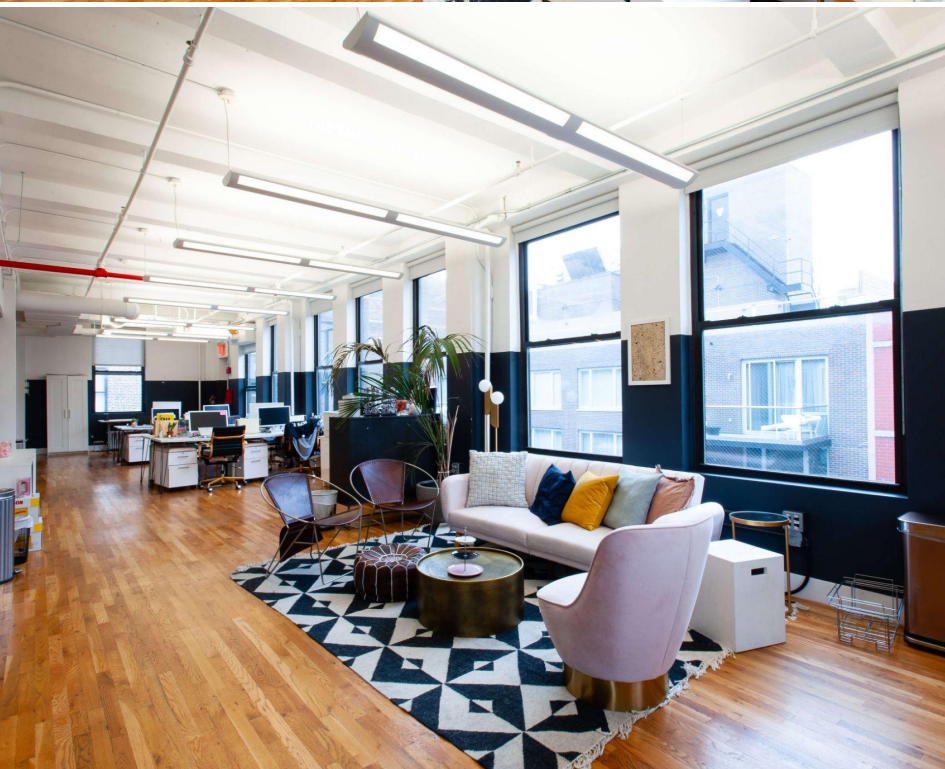
- Can be delivered fully furnished
- 2 Conference rooms + 5 break-out rooms/offices
- Wet pantry w/ dishwasher, 3 private designer bathrooms
- Windows on 4 sides, outstanding natural light
- Hardwood floors + 11' exposed ceilings
- 24/7 Tenant-controlled hvac
- Energy efficient mitsubishi mini splits
- Flexible lease terms

BUILDING FEATURES

- Owner managed property, stable, long-term, responsive ownership. **Precisely zero debt on the building**
- No bureaucracy: every tenant has asset manager's cell #
- Brand new 24/7 automatic service elevator
- Wired for Pilot Fiber, Spectrum Fiber, Gigstream, Signalpoint, M5 Networks, Rainbow Broadband











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Quiet Chelsea block w/ parking garage. One block from the 1, F, M + PATH Trains

