



CHELSEA
CASTLE

150 W 22ND ST.

ENTIRE 2nd FLOOR: 6,900 SF

Newly Built Fitness Space w/ 13'2" ceilings

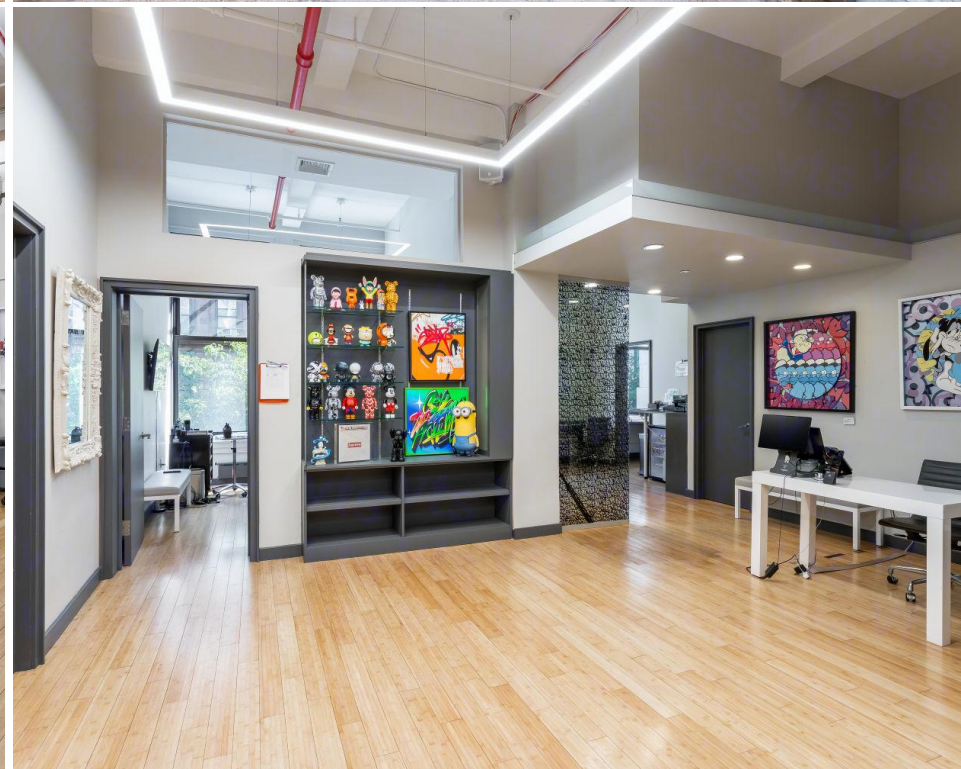
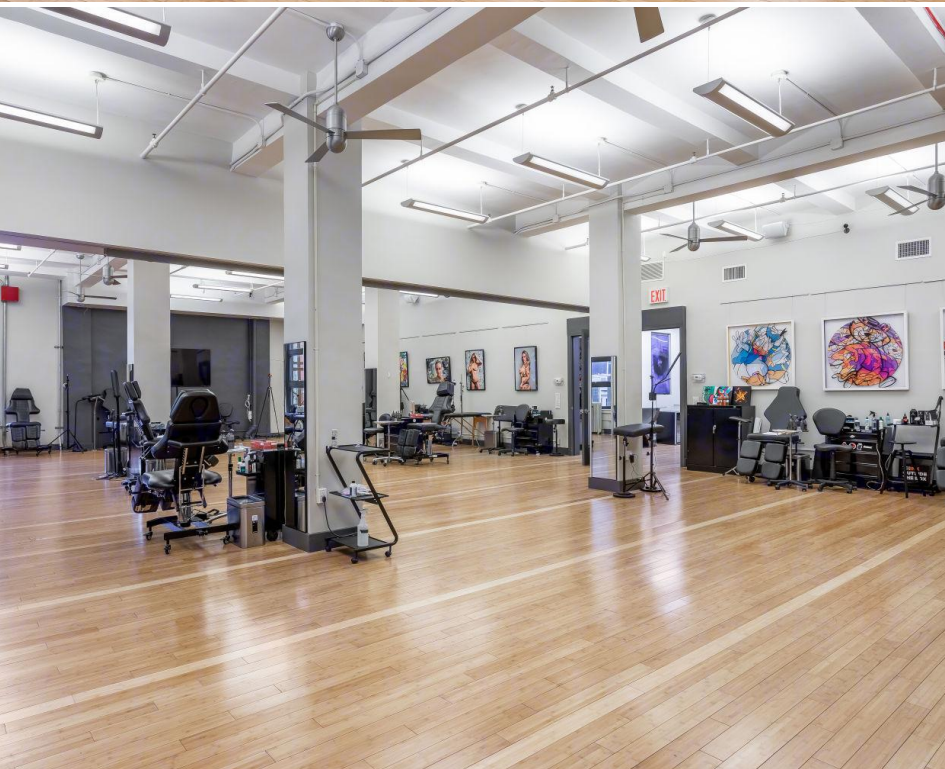
Ownership Open to Most Uses

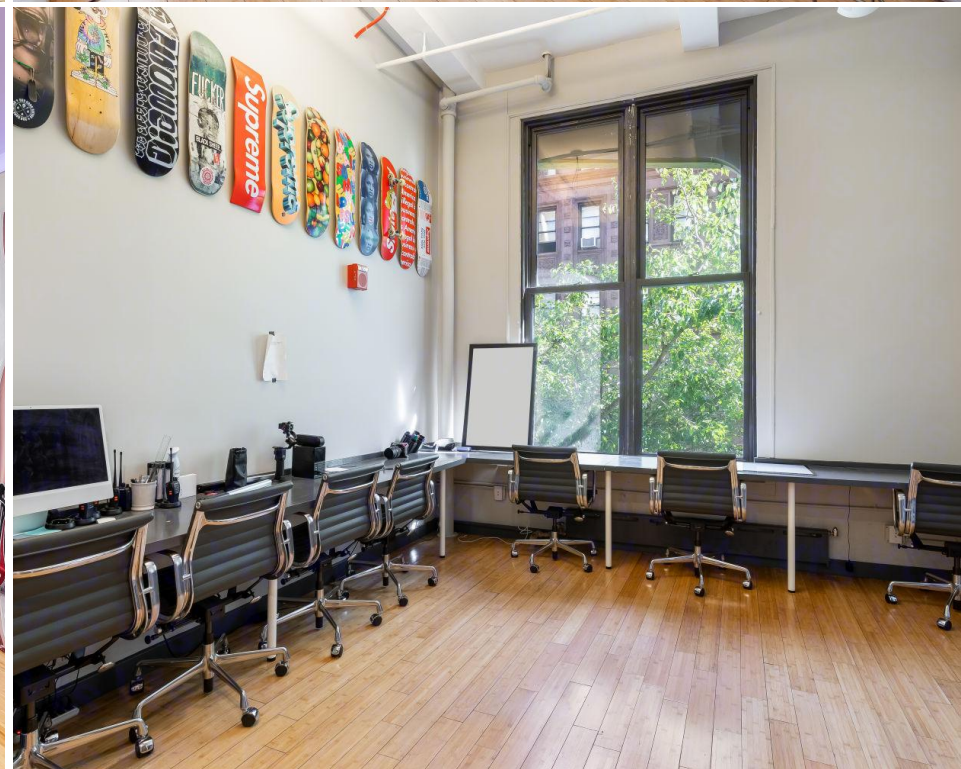
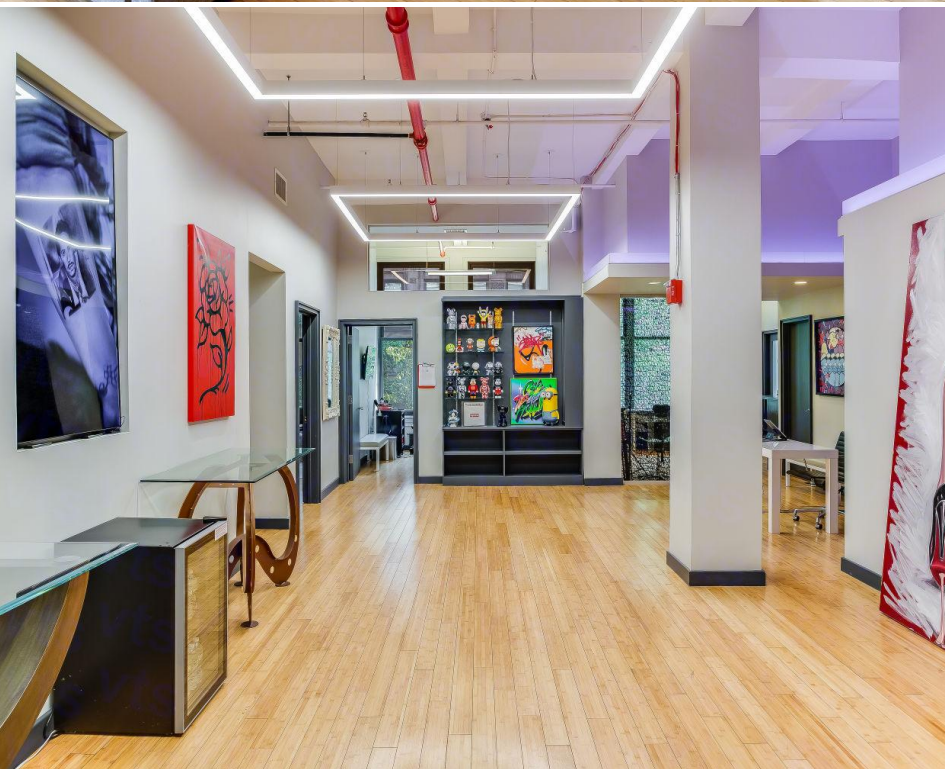
- 3 bathrooms w/ total of 7 fixtures and a shower
- Operable new windows + new bamboo floors
- Several workout areas including huge area with two stages and collapsible partition
- Gas line
- 24/7 Tenant-controlled hvac

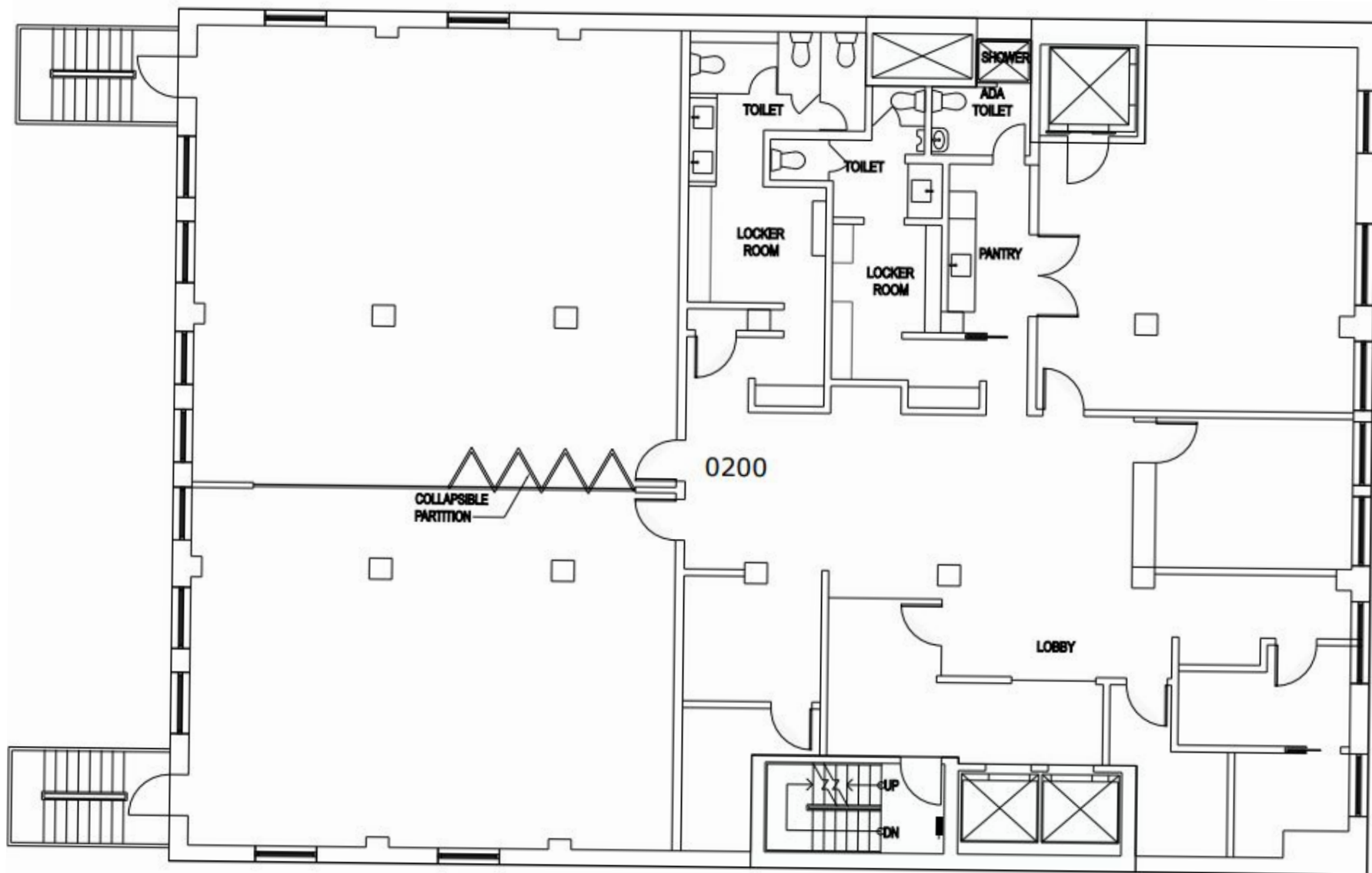
BUILDING FEATURES

- 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









WEST 22ND STREET



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

