

RARE OPPORTUNITY TO ESTABLISH A DUPLEX FLAGSHIP HQ OFFERING A MIX OF HIGH-END MOVE-IN CONDITION AND FURNISHED & PARTIAL WHITE BOX SPACE
TOTALING 43,192 RSF - IN CHELSEA



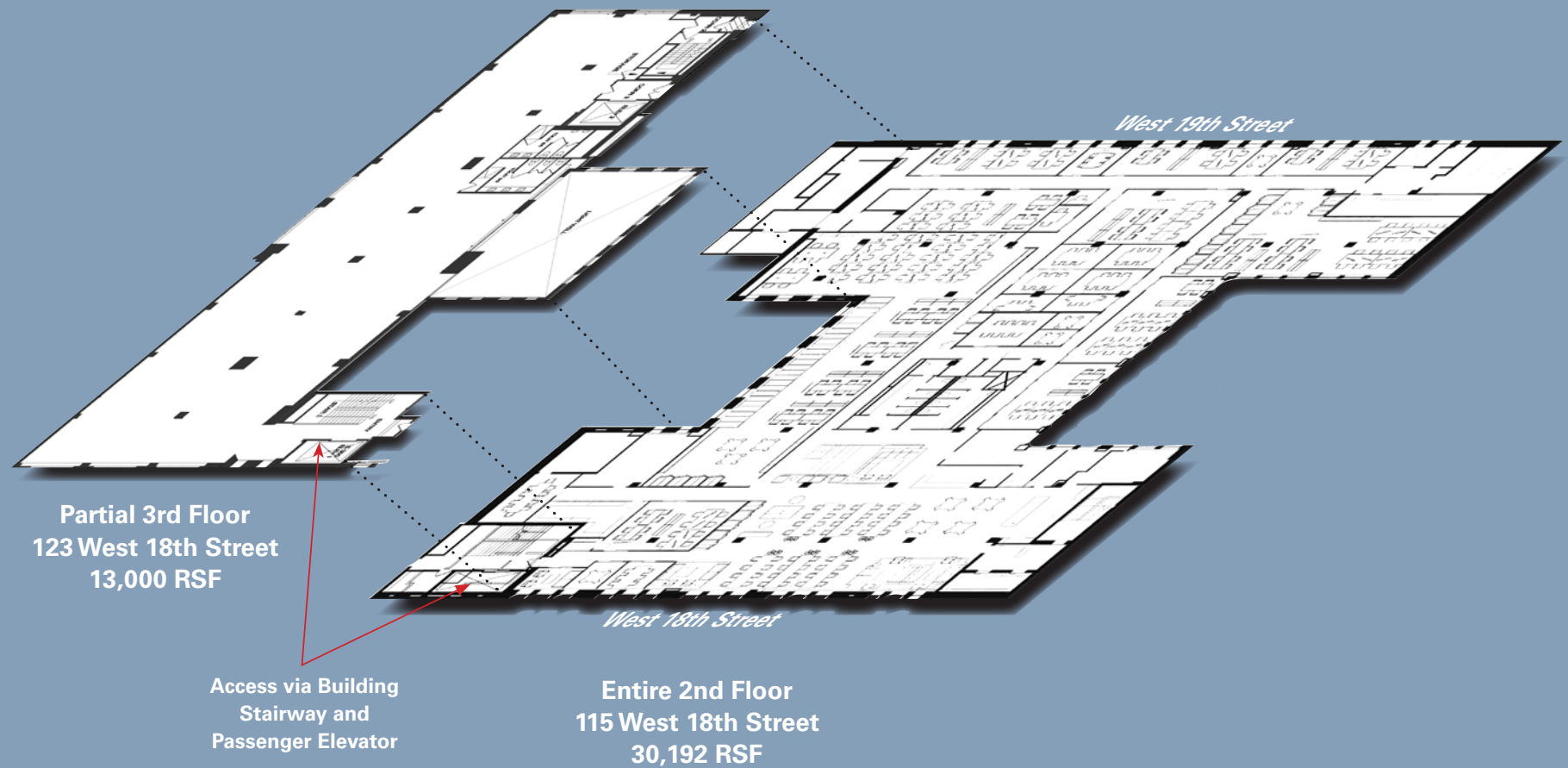
2nd Floor - Current Conditions

115-123

WEST 18TH STREET
CHELSEA, NYC



Entire 2nd Floor & Partial 3rd Floor Plans - 43,192 rsf (Floors can be leased separately or together)



Floor plan not to scale, for descriptive purposes only; furniture layout may vary.

Entire 2nd Floor Plan - 30,192 rsf

[CLICK to View 2nd Floor Virtual Tour](#)



Floor plan not to scale, for descriptive purposes only; furniture layout may vary.

2nd FLOOR

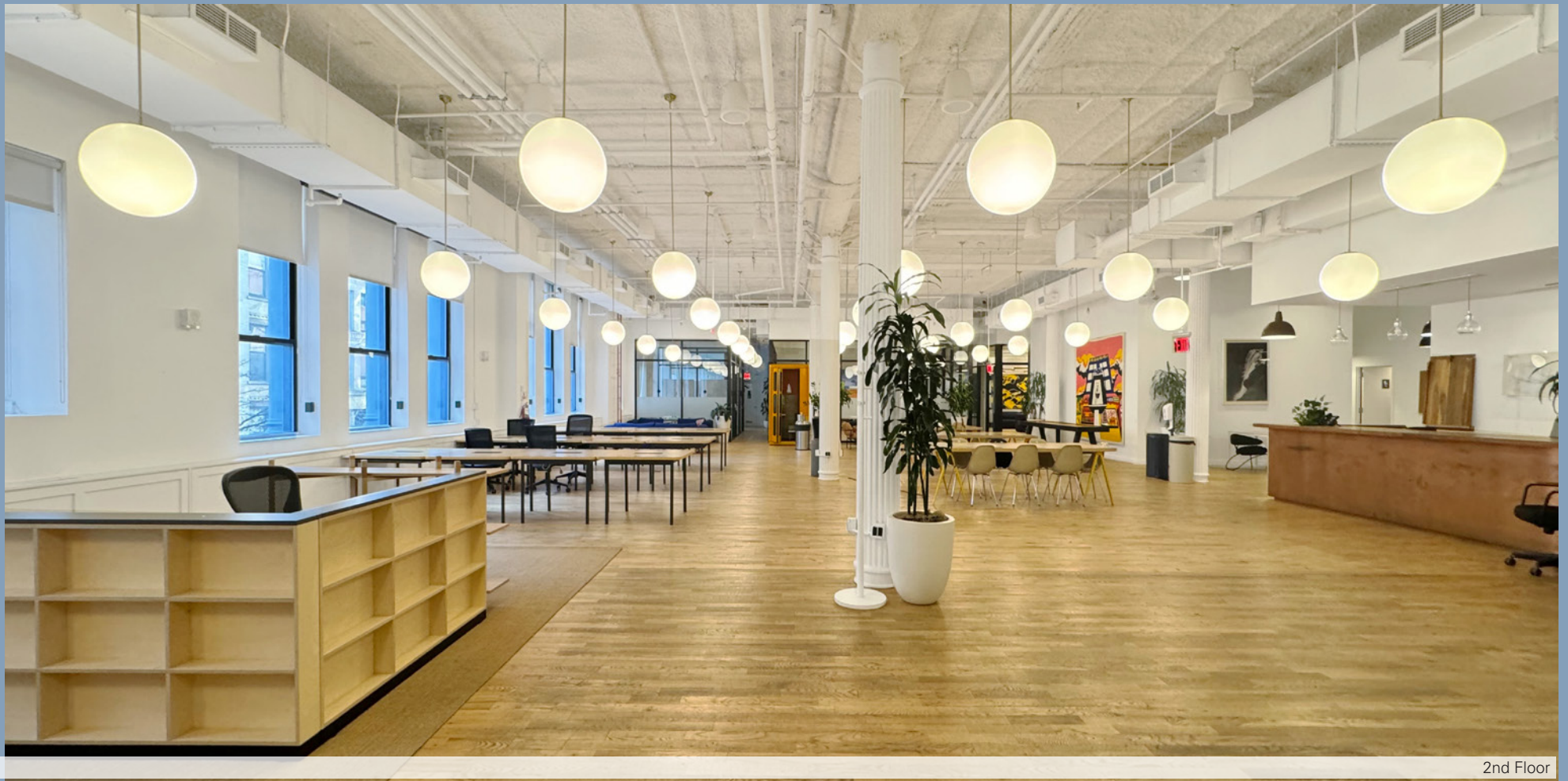


30,192 RSF

Open space provides a mix of eating, lounge and casual work areas.

Mix of offices, meeting rooms and open seating for 200+.

Oversized room offers a mix of lounge area with built-in booths and work desks for 84+.



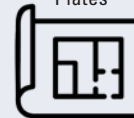
2nd Floor

- Ideally located at the intersection of the Chelsea, Union Square and Flatiron districts.
- Convenient transportation access 1 2 3 4 5 6 A C E N Q R W F M L 

Overall floor buildout includes:

- Large open areas with a mix of glass-fronted offices, conference and meeting rooms.
- Versatile spaces perfect for collaborative environment.
- Four sides of operable windows allowing excellent natural light.
- Hardwood floors throughout the open areas, 14'-plus ceiling height.
- ADA compliant restrooms with high-end finishes

Large Floor
Plates



Excellent
Natural Light



Immediate
Occupancy



Building
Signage



Above Standard
Ceiling Height



Full Floor
Branding



Move-In Ready
Fully Furnished



Operable
Windows



2nd Floor Features



Multiple private glass-front flex rooms throughout the space.

Mix of conference, meeting and collaborative layouts.



2nd Floor Features



Hardwood floors throughout with 13' open ceilings; north and south exposures offer good natural light.

Open pantry with high-end finishes and seating space.



2nd Floor Features



ADA compliant restrooms
with high-end finishes.

Phone booths are situated
throughout the space



2nd Floor - Current Conditions



3rd FLOOR



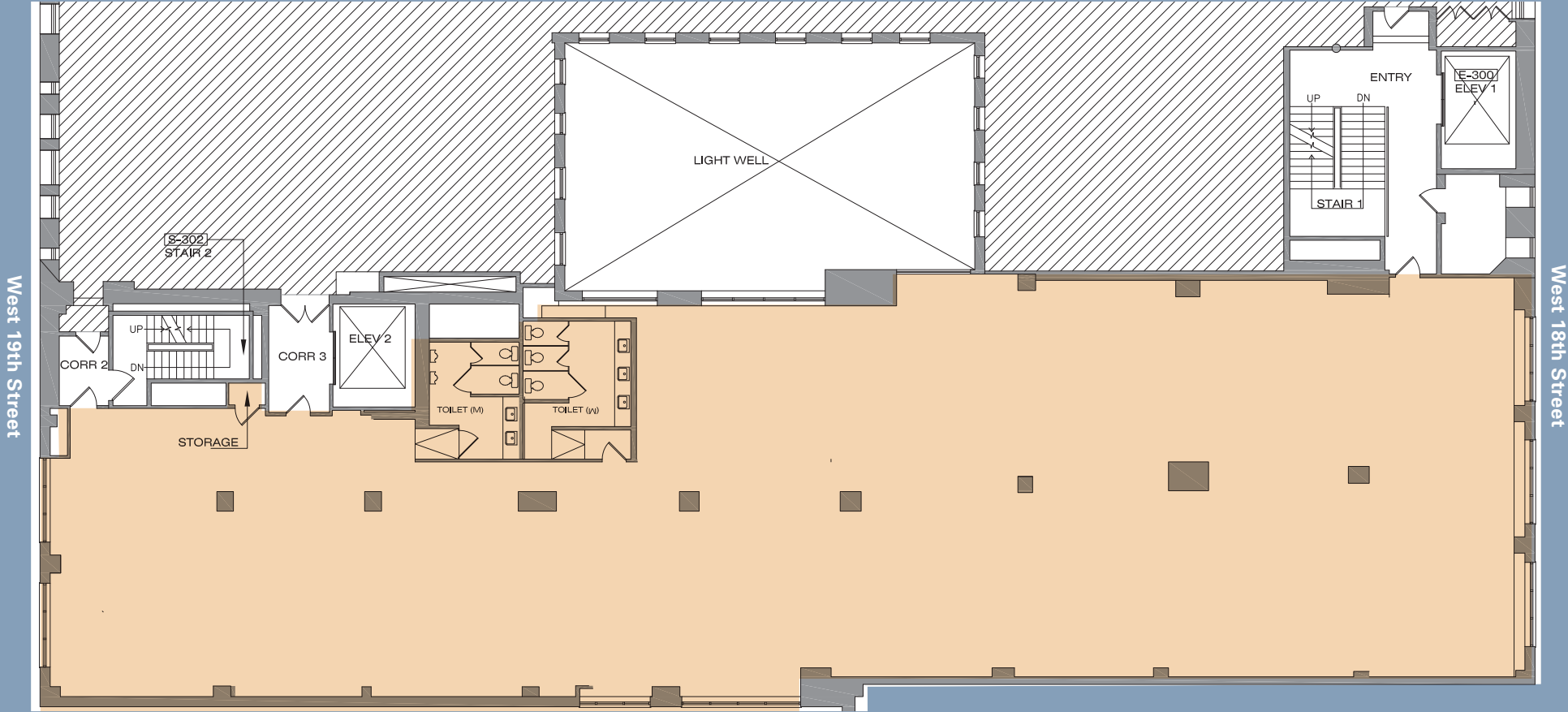
13,000 RSF

White box condition space with 4-sdies of windows providing good natural light.

Great opportunity to start with a blank canvas and design your own vision.

Brand new private men's and women's restrooms.

3rd Floor - Current Conditions



3rd Floor - Current Conditions







For further information and/or inspection contact:

Audrey Novoa

Senior Managing Director

212.400.6091

anovoa@absre.com

William Carr

Managing Director

212.400.6078

wcarr@absre.com

ABS Partners Real Estate • 200 Park Avenue South, 10th Floor, New York, NY 10003 • 212.400.6060 • www.absre.com