

545 WEST 25TH STREET

- Entire 15th Floor For Sale -

Constructed in 2006, the Chelsea Arts Tower stands as a 20-story, Class A office condominium building, blending glass, concrete, and steel in its modern design.

The 15th floor showcases 12-foot floor-to-ceiling windows and polished concrete floors in a contemporary, turnkey space. This breathtaking level towers above surrounding buildings, offering unobstructed, panoramic views of the Hudson River, Empire State Building, and One World Trade Center. The floor features 33 large windows on three sides, maximizing light and views. It also includes a fully equipped kitchen and private restrooms.

Overview and Features

Asking Price: \$4,200,000

Square Footage: 3,945 RSF

Tax Block / Lot: 697 / 1014

Real Estate Taxes: \$46,000 per annum / \$11.6 PSF

Common Charges: \$49,795 per annum / \$12.6 PSF

- Class A glass and steel tower, constructed in 2006
- Soaring, unobstructed views of the Hudson River
- Protected views, unaffected by new developments in the immediate vicinity
- Single-tenant occupancy per floor
- Two passenger elevators and one dedicated freight elevator
- Floor-to-ceiling windows on three sides
- Modern, existing office installation



PROPERTY SPECIFICATIONS

Address	Chelsea Arts Tower, 545 West 25th Street, 15
Developer	Young Woo Associates and Jack Guttman
Architect	Kossar & Garry, Richard Gluckman and HOK 15th Floor designed by Rice + Lipka Architects
Building Stories	20
Building Size	90,000 RSF
Construction	Glass, concrete and steel structure
Year of Construction	2006
Windows	33 floor-to-ceiling operable windows on three sides
Elevators	Two Passenger, One Oversized Freight
Ceiling Heights	12 Ft
HVAC	Central tenant controlled HVAC system
Tenant Access	Uniformed security guards control the concierge desk during business hours and tenants have 24/7 access
Prestigious Occupants	Young Woo & Associates, the Marlborough Gallery, Calvin Klein Studios, Himco USA, Glenn Fuhrman's Flagg Art Foundation, Glasshouse Chelsea.