

3rd Floor - Current Conditions

FANTASTIC OPPORTUNITY TO ESTABLISH YOUR FLAGSHIP HQ IN HIGH-END MOVE-IN CONDITION AND FURNISHED **30,192 RSF FULL FLOORS**  
PLUS POTENTIAL TO CREATE A 60,384 RSF DUPLEX

# 115

WEST 18TH STREET  
CHELSEA, NYC





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** 
- Landlord will consider divisions by full floor or multiple contiguous floors.

Overall floor buildouts include:

- 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, 13' ceiling heights.
- ADA compliant restrooms with high-end finishes

Large Floor Plates



Excellent Natural Light



Immediate Occupancy



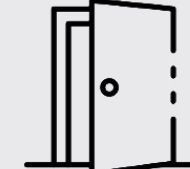
Building Signage



Above Standard Ceiling Height



Dedicated Entrance



Move-In Ready Fully Furnished



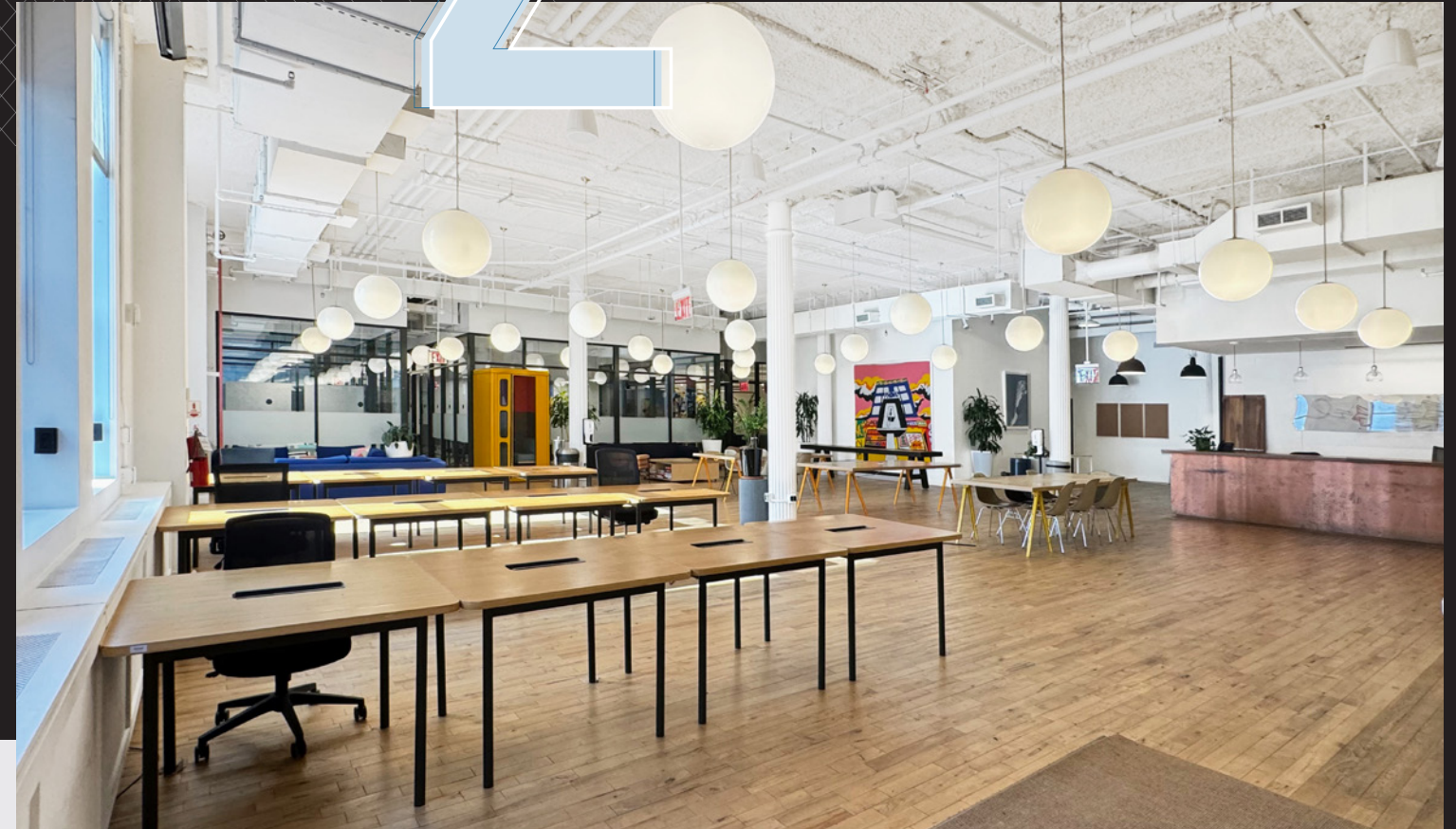
Operable Windows



# 3<sup>rd</sup> FLOOR



# 2<sup>nd</sup> FLOOR



## Potential to Create a 60,384 RSF Duplex with Internal Connecting Staircase

- Multiple oversized curved-glass framed spaces ideal for training, collaborating, presentation, or multi-staff work rooms.
- Training/presentation room for 14+ people, Open seating for 178+.
- Open full wet pantry with seating area, large lounge/break room.
- Open space provides a mix of eating, lounge and casual work areas.
- Mix of offices, meeting rooms and open seating for 325+.
- Oversized room offers a mix of lounge area with built-in booths and work desks for 84+.

# Basic Floor Features



3rd Floor



2nd Floor

Multiple private glass-front flex rooms on each floor.

Mix of conference, meeting and collaborative layouts.



3rd Floor



2nd Floor

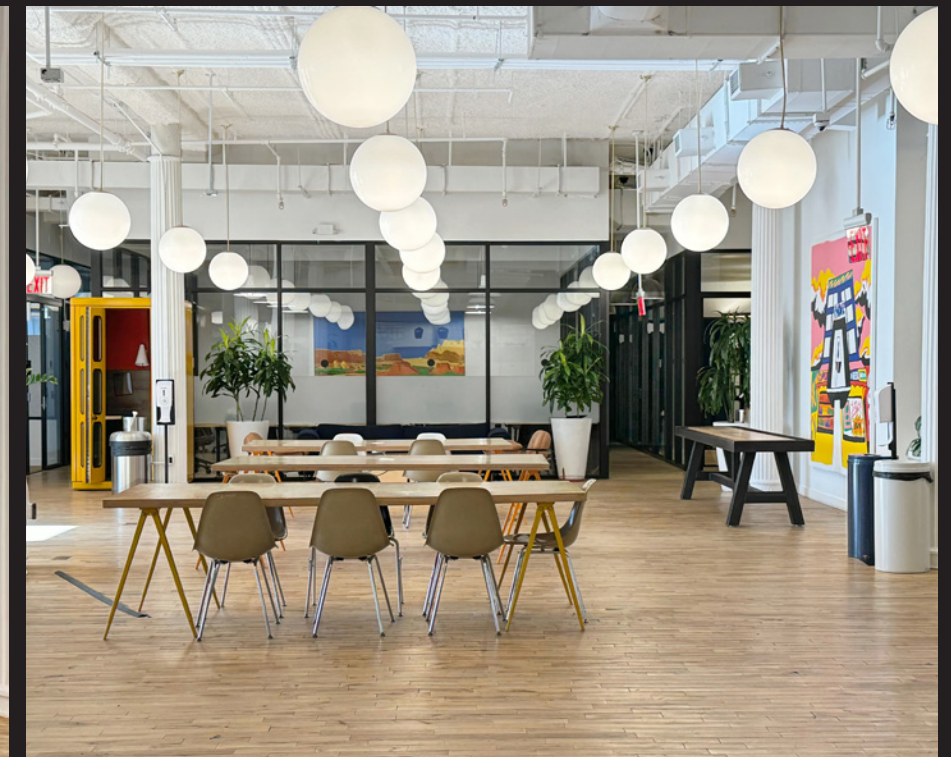
## Basic Floor Features



3rd Floor

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

# Basic Floor Features



2nd Floor



3rd Floor

ADA compliant restrooms with high-end finishes.

Phone booths are situated throughout each floor.



2nd Floor



3rd Floor

# Entire 3rd Floor Plan - 30,192 rsf

[CLICK to View 3rd Floor Virtual Tour](#)

West 19th Street

Potential 2nd Elevator Entry via 19th St. Lobby

West 18th Street

Main Passenger Elevator Entry via 18th St. Lobby

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

Entire 3rd Floor - Current Conditions



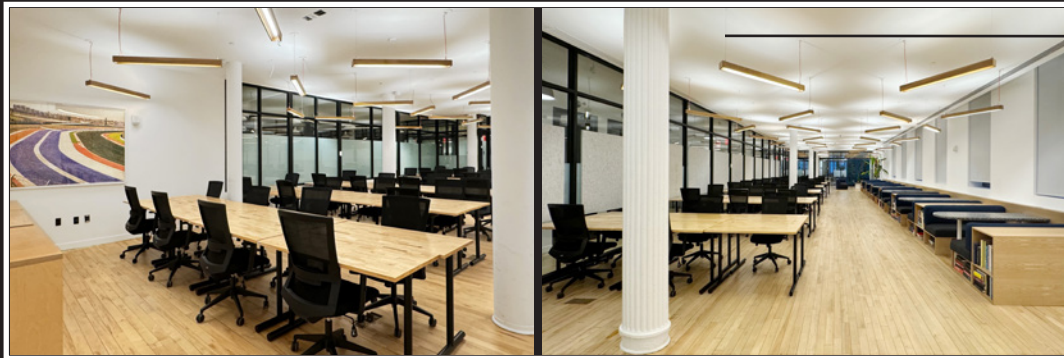
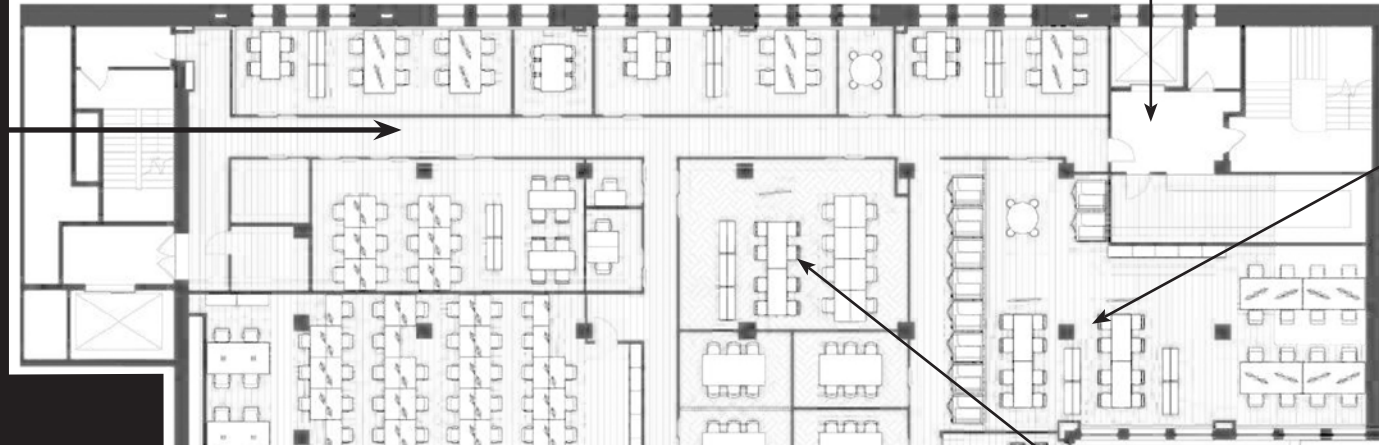


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CLICK to view Area Highlights

CHELSEA

MADISON SQUARE PARK

FLATIRON

UNION SQUARE PARK



For further information and/or inspection contact:

**Ian Weiss**

Licensed Assoc. Real Estate Broker  
212.400.9529 | iweiss@absre.com

**Andy Udis**

Licensed Real Estate Broker  
212.400.6086 | audis@absre.com

**William Carr**

Licensed Assoc. Real Estate Broker  
212.400.6078 | wcarr@absre.com

