

OFFERING MEMORANDUM

**127 W 24TH ST**  
7TH FLOOR + ROOFTOP

**LIVE/WORK  
PENTHOUSE  
OFFICE CO-OP**

127 WEST 24TH STREET  
NEW YORK, NEW YORK 10011



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### 7TH FLOOR + ROOFTOP

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## EXECUTIVE SUMMARY

Serhant LLC and John Brierty have been exclusively retained to offer for sale this full-floor live/work penthouse loft in the heart of Flatiron.

This 5,000 SF loft combines luxury living with a premier office environment, featuring soaring ceilings, exposed beams, abundant natural light, and a private key-access elevator.

### Key Features:

- 5,000 SF live/work loft with "Caretakers" unit rights
- 2,500 SF fully private rooftop deck
- Open layout with exposed beams and accent lighting
- Renovated chef's kitchen ideal for entertaining
- Flexible floor plan for offices, meeting spaces, or lounges

The rooftop deck provides an unparalleled outdoor oasis with sweeping city skyline views—perfect for entertaining or relaxing. Ideal for business owners, investors, startups, or VCs seeking a prestigious Flatiron address.

A rare opportunity to own a sophisticated space that balances luxury, functionality, and style in one of Manhattan's most coveted neighborhoods.



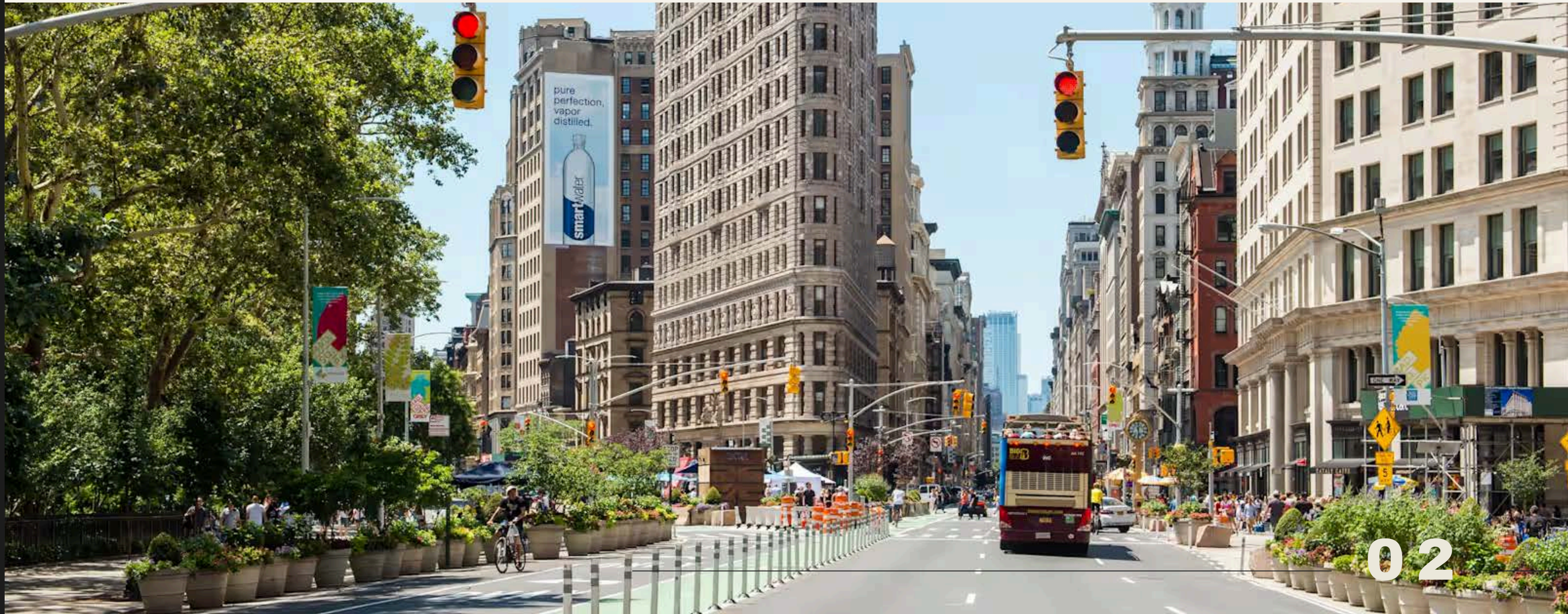
**PROPERTY DETAILS**

Address	127 West 24 <sup>th</sup> Street, Penthouse New York, NY 10011
Neighborhood	Chelsea / NoMad
Block & Lot	800 & 23
Zoning	M1 - 8A & R11
Building, Unit Type & Special Use	Commercial Co-op, Live/Work "Caretakers" unit rights
Year Built / Altered	1982, 2013
Total Building Size & Floors	35,600 SF & 7 Floors
Unit Size - Fl 7 (Interior)	5,085 SF
Unit Size - Roof (Exterior)	2,500 SF
Monthlies (CAM+Taxes)	\$8,493.66

## LOCATION OVERVIEW

Anchored in the heart of Manhattan's Flatiron District, 127 West 24th Street presents a rare opportunity to own a premier live/work penthouse in one of New York City's most dynamic and historic neighborhoods. Known for its iconic architecture, creative energy, and proximity to Madison Square Park, the Flatiron District has become a hub for boutique retail, hospitality concepts, design showrooms, and innovative businesses.

The property is surrounded by a vibrant mix of renowned retailers, restaurants, and cultural destinations, including Eataly NYC Flatiron, Shake Shack, the Flatiron Building, ABC Kitchen, and Madison Square Park. This concentration of creative firms, residents, and visitors ensures constant activity and visibility, making the location one of Manhattan's most coveted addresses for living, working, and entertaining.



## LOCATION OVERVIEW & MAP

### AREA HIGHLIGHTS

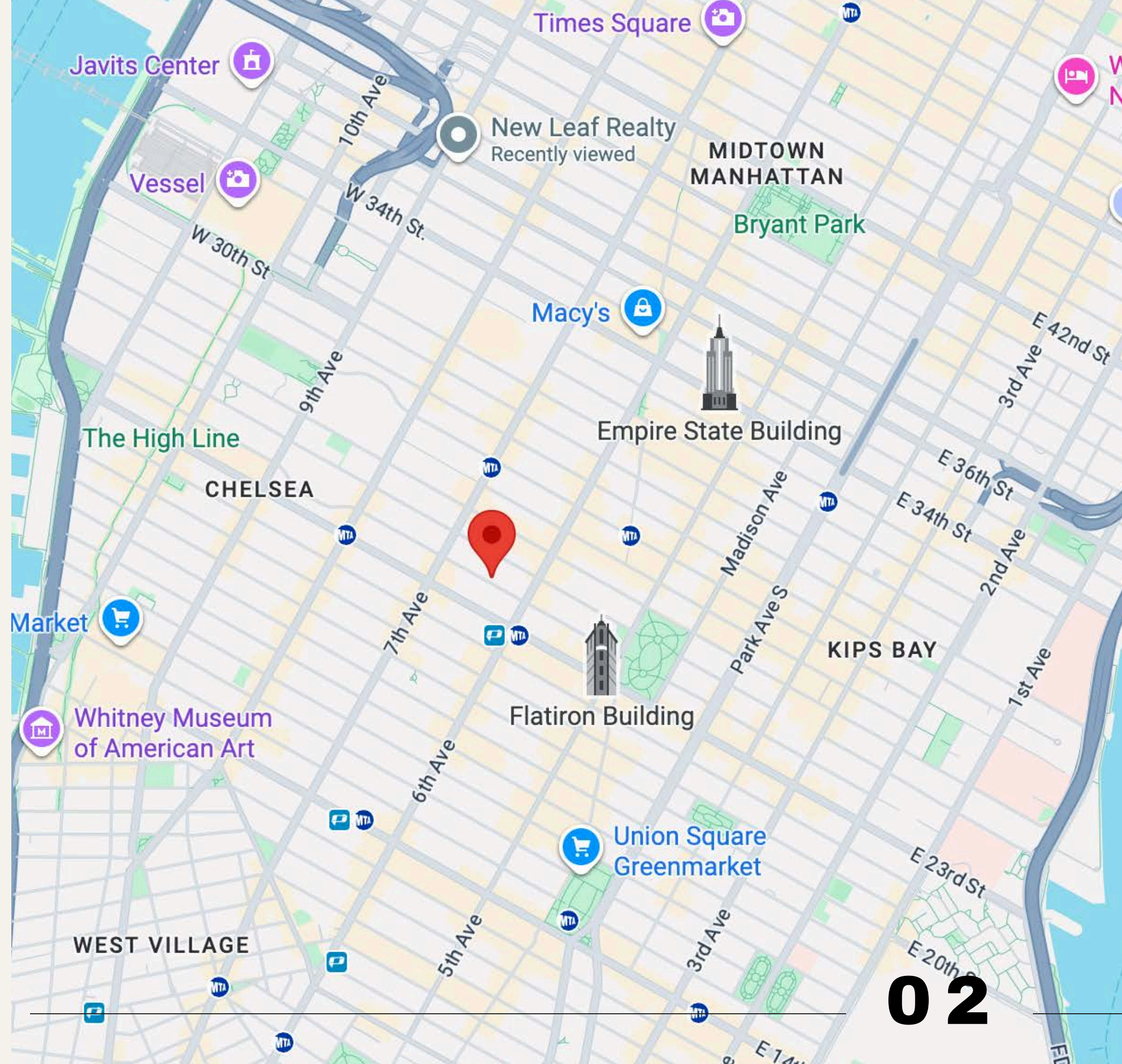
Ideally located in the heart of Flatiron, steps from the N, R, and W trains at 23rd Street.

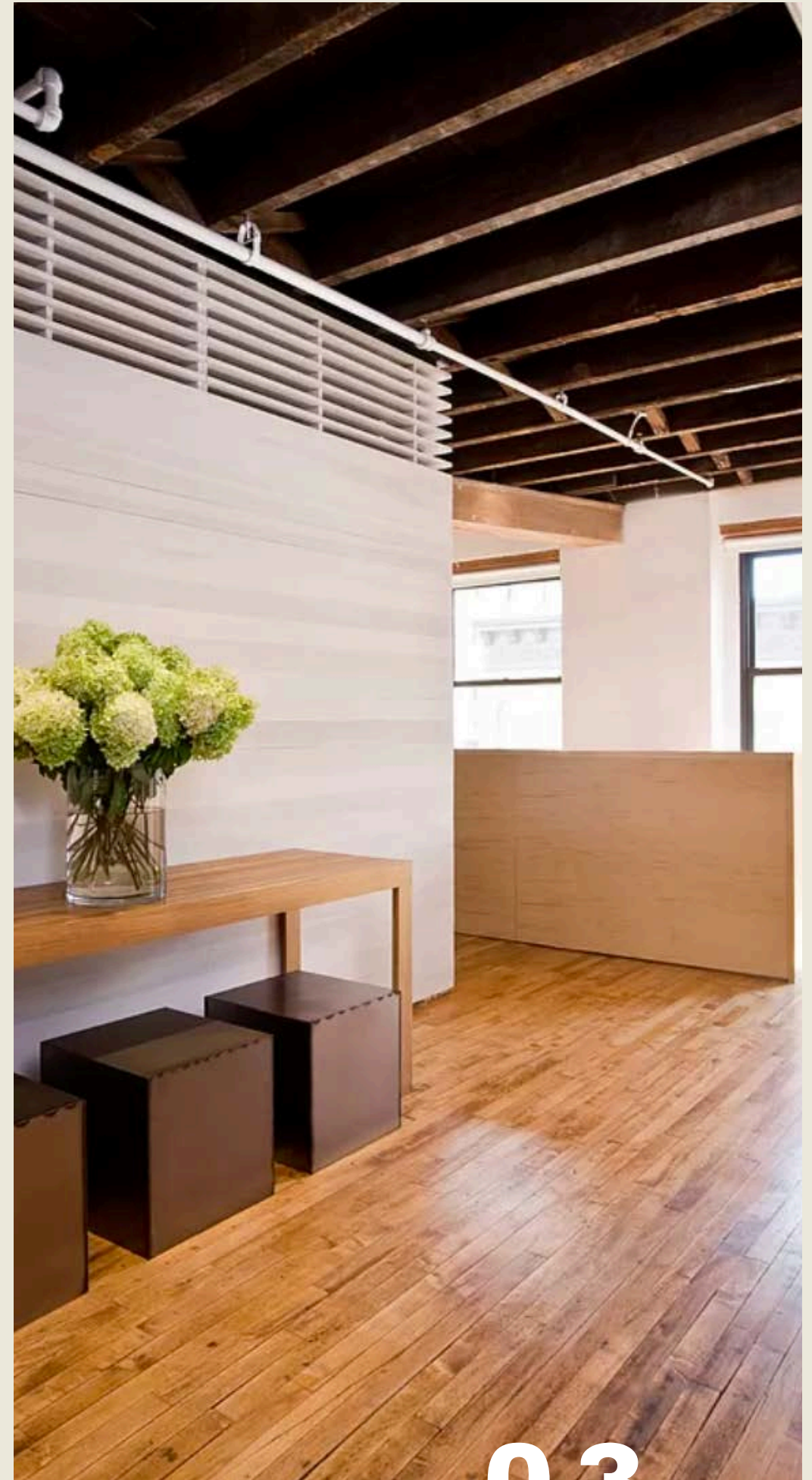
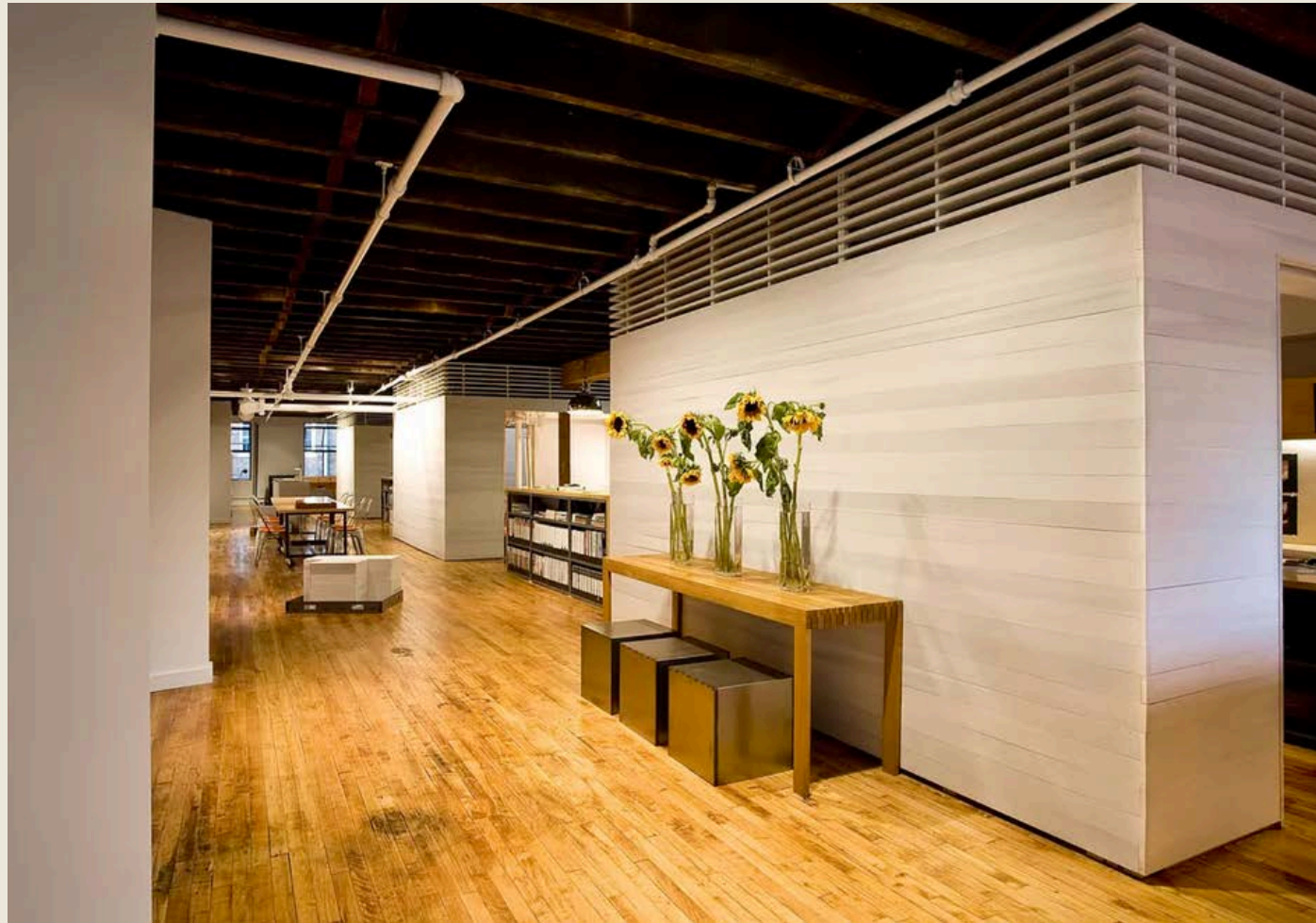
Surrounded by boutique retail, top restaurants, and coworking spaces along Broadway and Fifth Avenue.

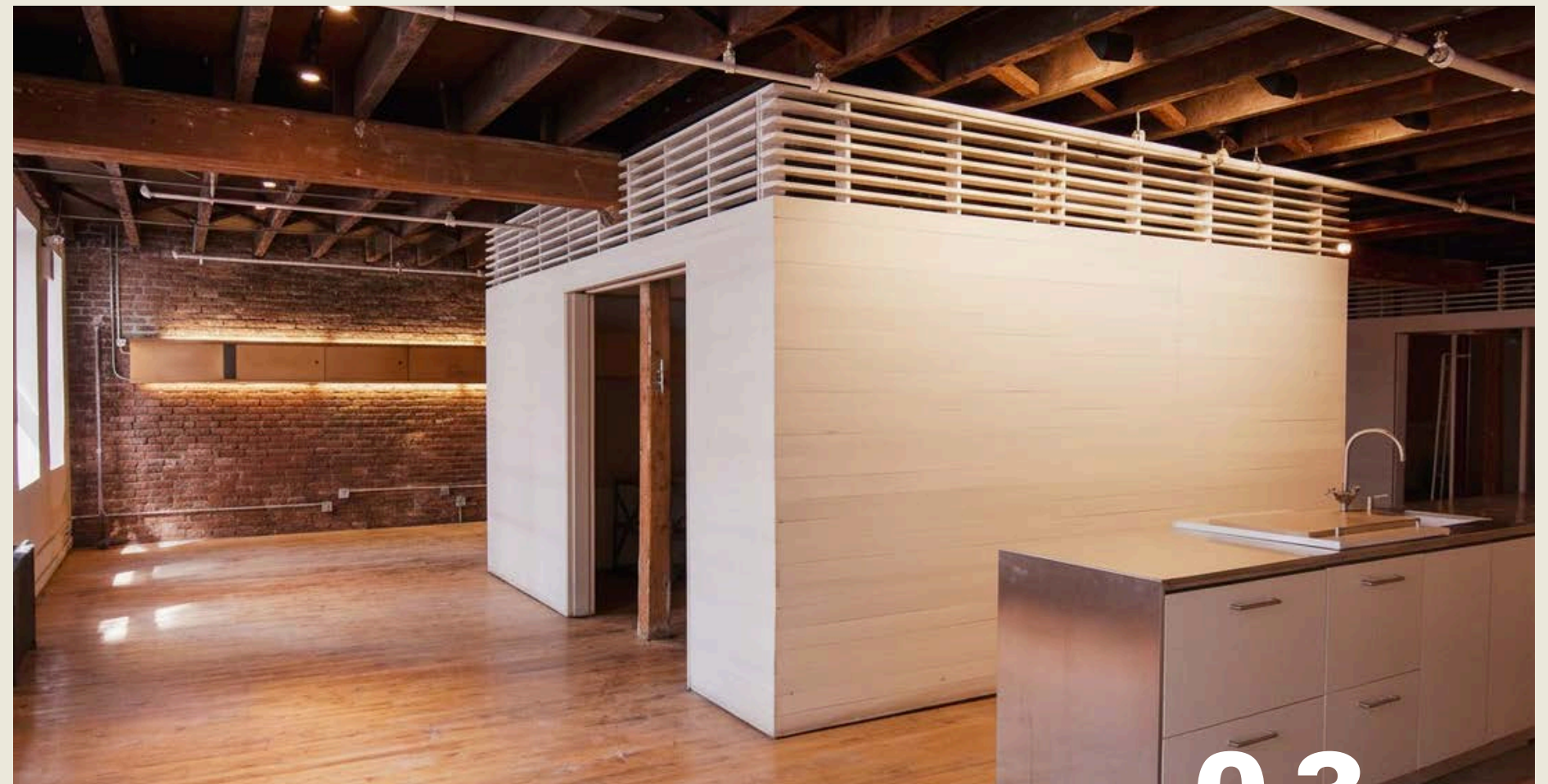
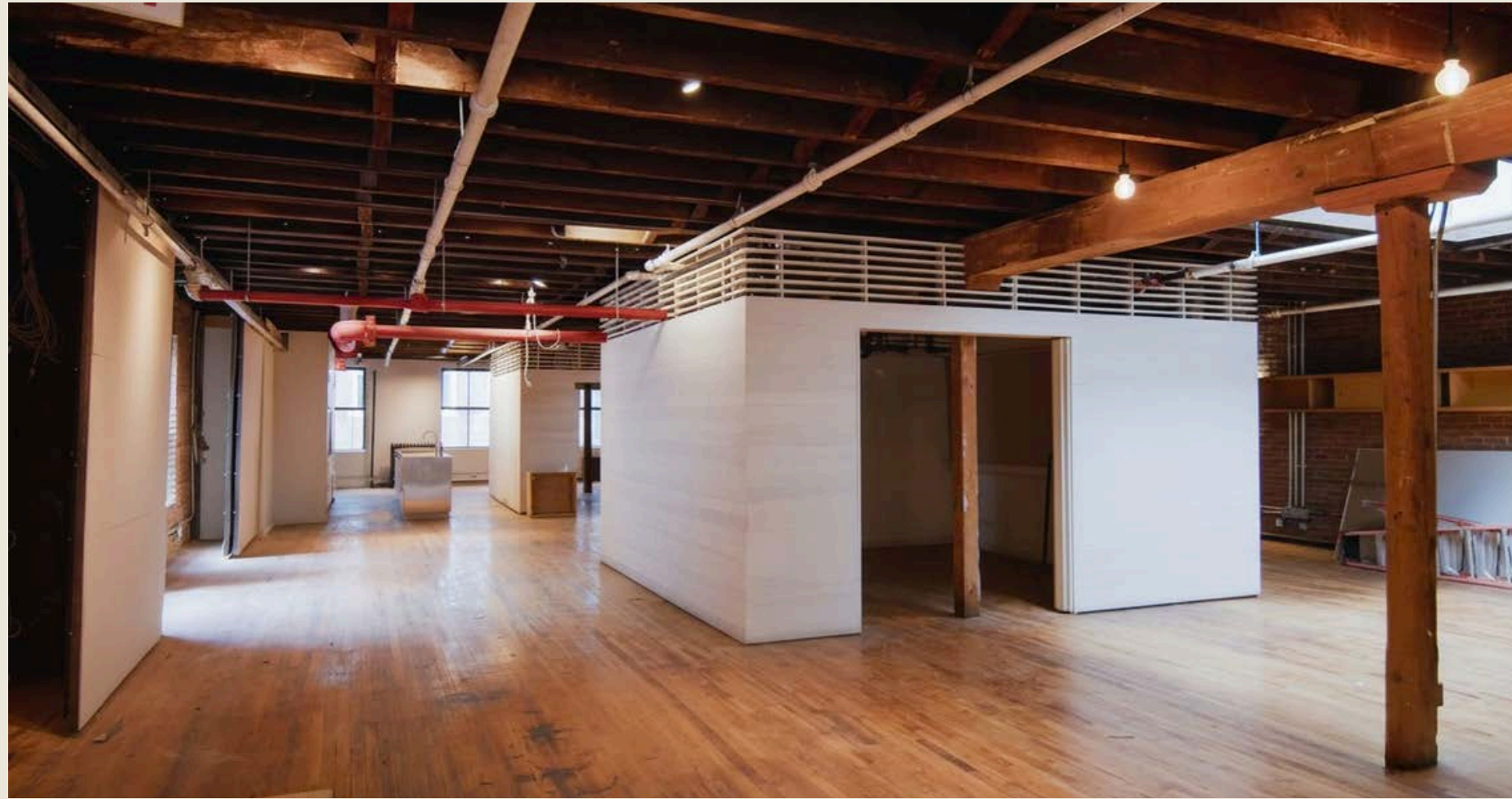
Close to Madison Square Park and the Flatiron Building, offering vibrant city energy and iconic Manhattan views.

### SELECT DESTINATIONS

Eataly  
Madison Square Park  
Shake Shack  
ABC Kitchen  
Chelsea Market  
Whole Foods Market  
Equinox  
SoulCycle  
Sephora  
Starbucks  
Target  
Flatiron Building  
The NoMad Hotel  
Cooper Hewitt Museum  
High Line



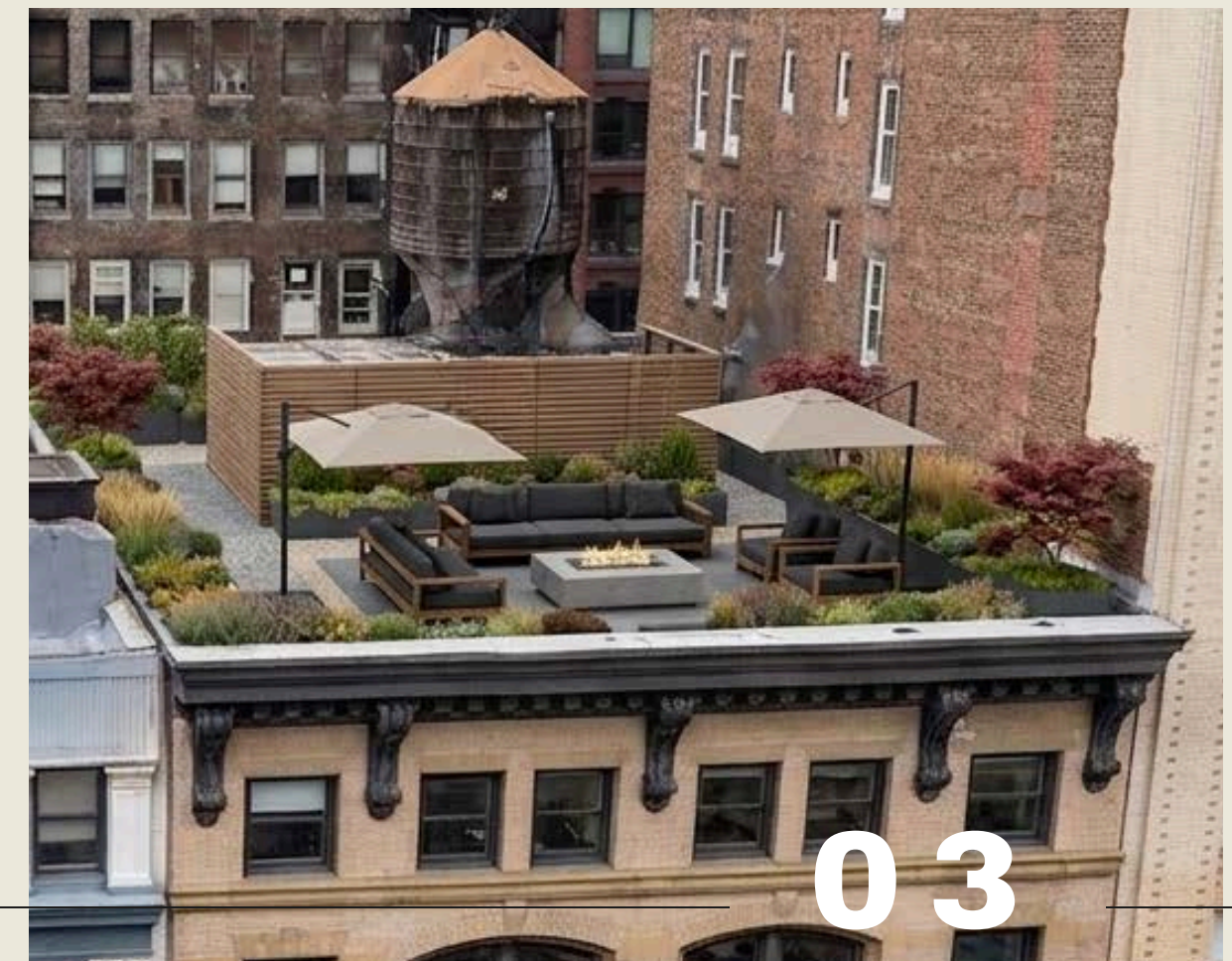




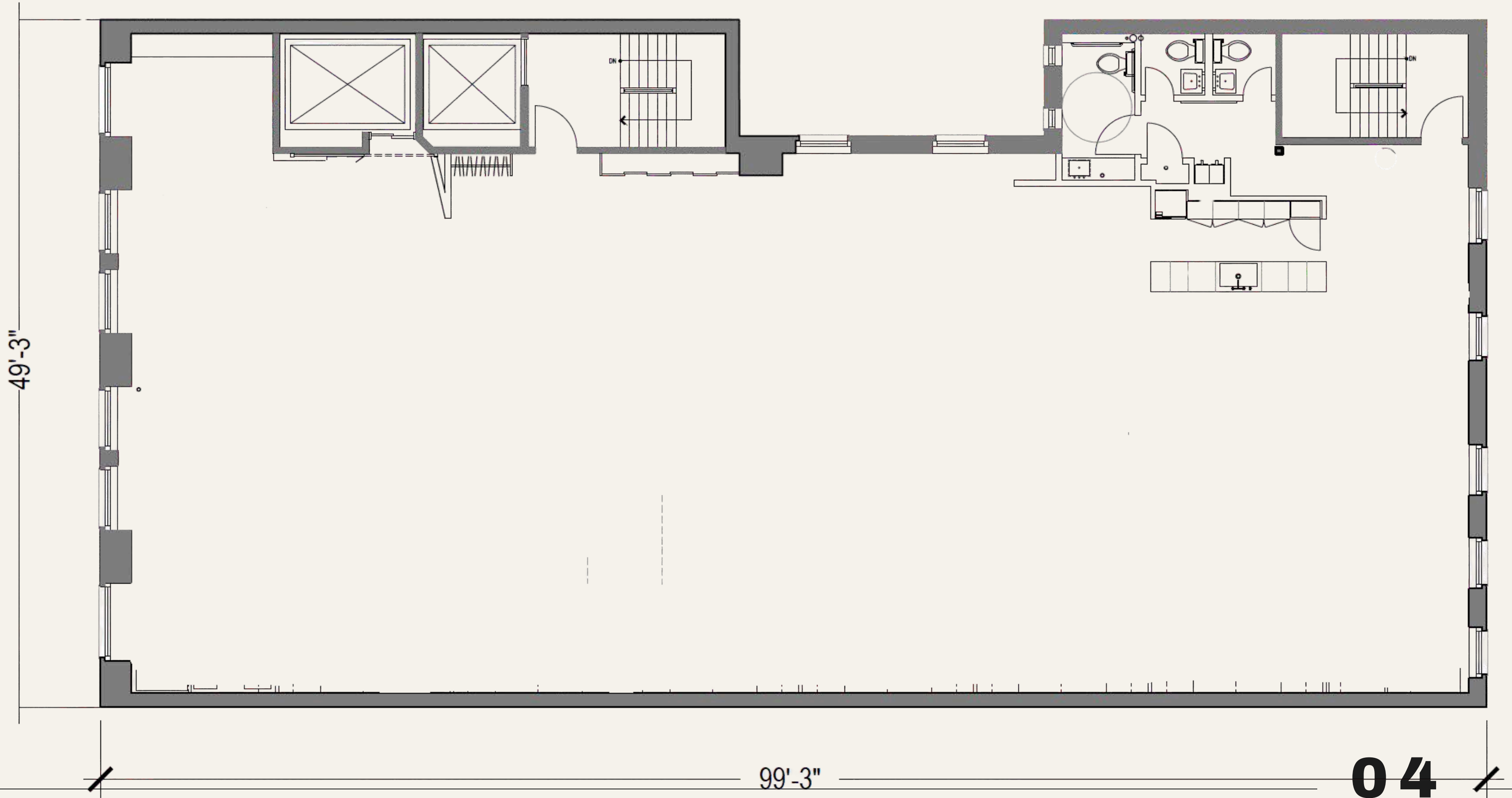
**ROOF CURRENT CONDITIONS**



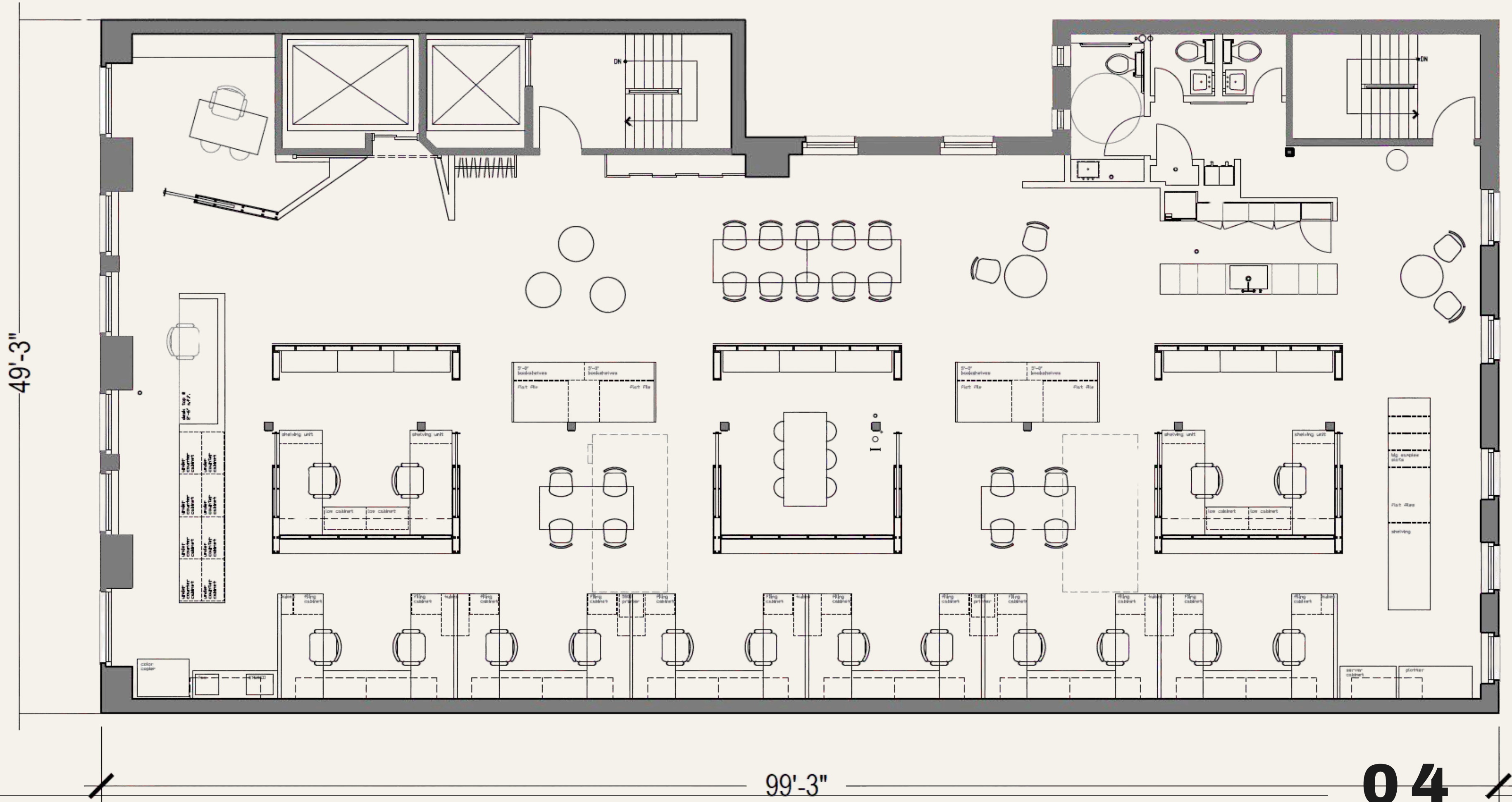
**RENDERINGS ONLY\* (NO OFFICIAL DESIGN & BUILD REPRESENTATIONS MADE)**



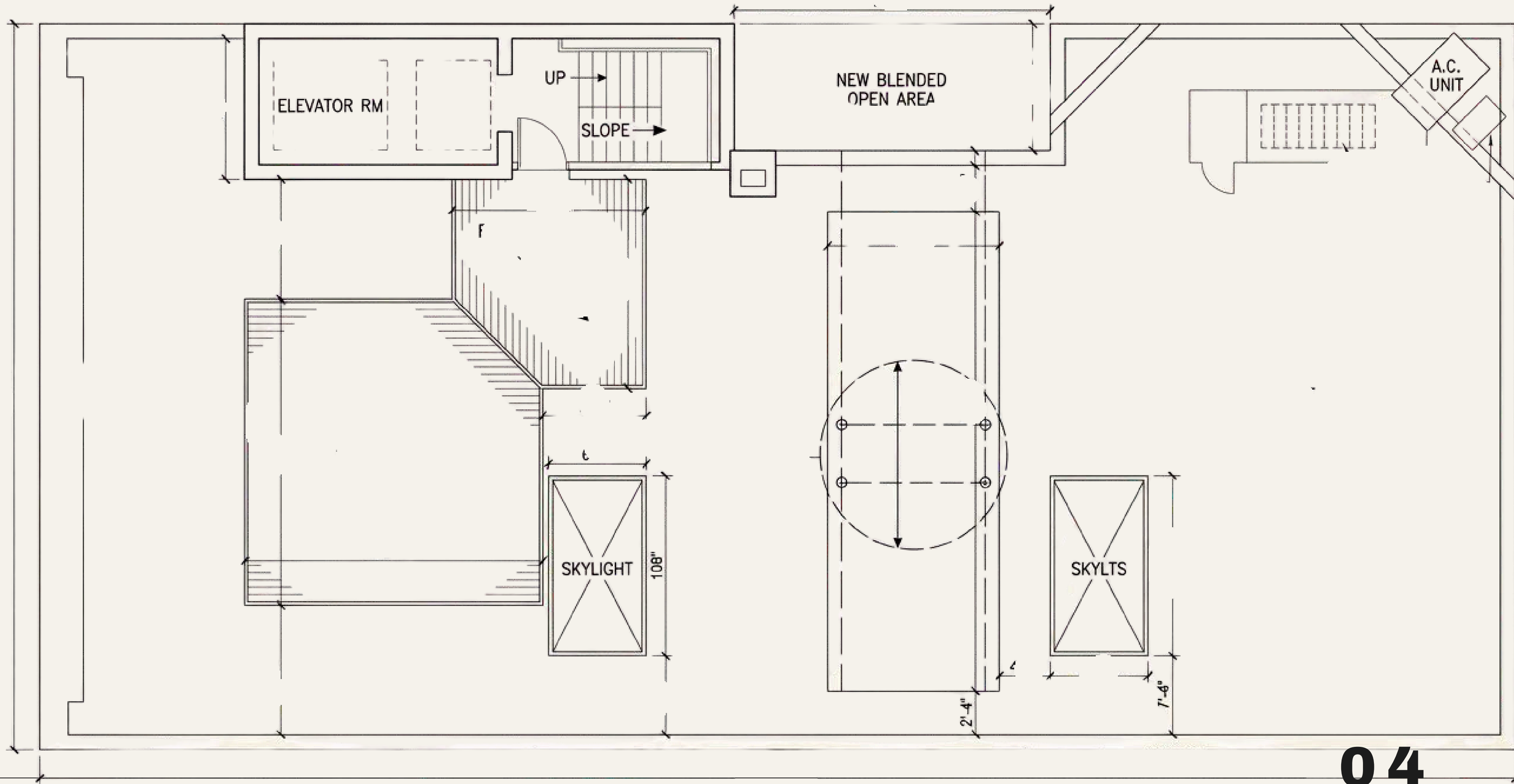
# 127 WEST 24TH STREET, FLOOR 7 - UNFURNISHED FLOOR PLAN



# 127 WEST 24TH STREET, FLOOR 7 - SAMPLE FURNISHED FLOOR PLAN



# 127 WEST 24TH STREET, ROOF FLOOR PLAN





**EXCLUSIVE SALES & MARKETING BY**



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