

# 22 WEST 27TH STREET

NoMad, New York  
Between Broadway & 6th Ave

## BUILDING OVERVIEW

22 West 27th Street is a boutique 12-story asset. The building is in a prime location between Broadway and Sixth Avenue, allowing easy access to major transportation and subway lines.

The building is located right off the newly revitalized NoMad Neighborhood.

Ownership is willing to do work and upgrade full floors throughout the stacking plan for any term length of 3 years or more!

## BUILDING FEATURES

12-story, 72,000 SF Office Building

Boutique Full Floors

Some of the best restaurants nearby

Brand new tenant-controlled A/C

## SUBWAY LINES

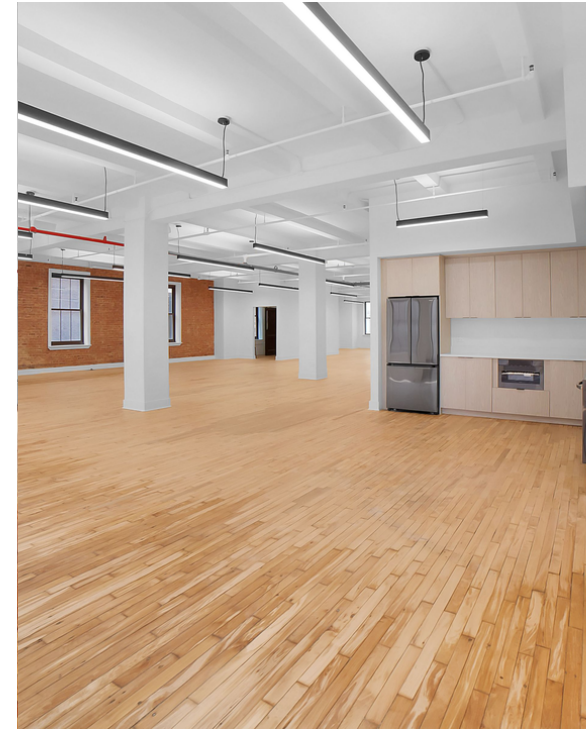
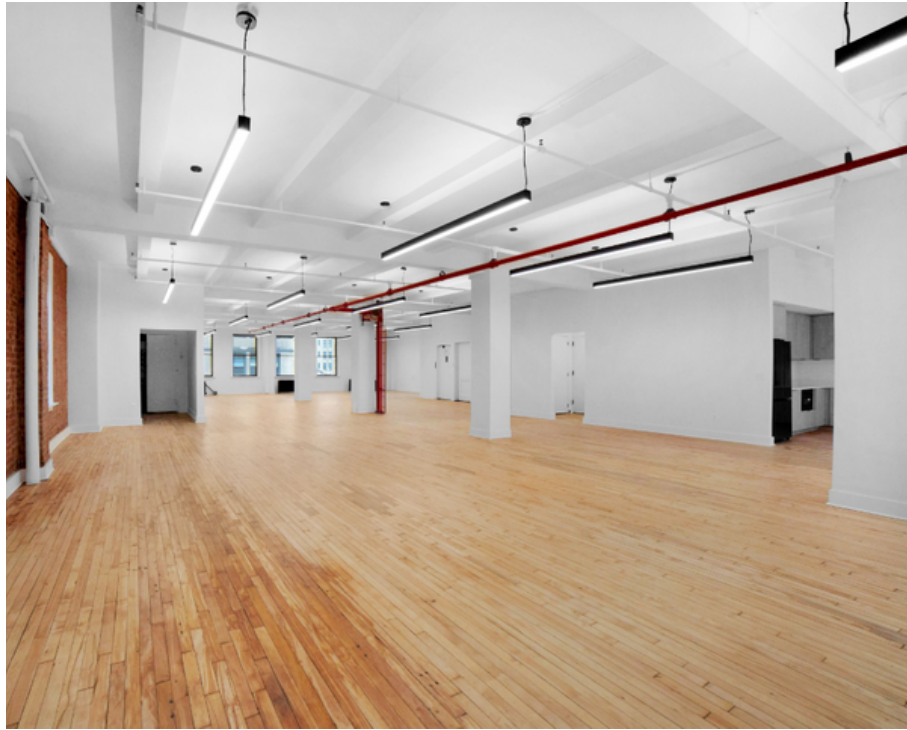


## NEW LOBBY 2024

Ownership is currently in the process of reviewing lobby renovations that are due to be completed in 2024. Design inspiration of new lobby can be found below:



# AN AMAZING WORKSPACE



## Space Description

Brand new construction underway at this never been occupied full floor! This unit offers exposed brick, exposed ceilings, brand new lighting in place, hardwood floors, and great natural light throughout.

The full floor can comfortably accommodate 32 - 48 workstations (pending the layout). The space gets four (4) sides of natural light; the north side has six (6) massive windows overlooking 27th Street, with an additional five (5) windows on the southern side.

## Virtual Walkthrough

Our most popular Test-Fit allows for an open area of 32 workstations, two (2) large conference rooms, three (3) meeting / breakout rooms, one (1) call room, lounge area, reception, kitchen and two (2) brand new restrooms.

The asking price for the full floor opportunity is \$48 PSF. Ownership is also willing to provide a brand-new furniture package at \$50 PSF for a three (3) Year minimum term.

# FLOORPLAN

Entire 9th Floor  
6,000 SF

\$24,000  
Month



## Open Seating

Workstations 32+

Reception Area 1

## Collaboration Space

Office / Meeting Rooms 3

Conference Rooms 2

Staff Lounge Areas 1

## Support

Kitchen / Cafe 1

Call / Phone Rooms 1

# FEATURING CHELSEA



Just across the street from 22 West 27th Street is a brand-new Equinox Gym (Opened **August of 2023**). The area is surrounded by critically acclaimed restaurants, elegant bars and night venues. NoMad is the perfect location for **companies seeking to recruit and retain top talent**.

Companies considering a move to 22 West 27th Street have the luxury of being close to many central subways. When you work here, getting to other parts of the city and outer boroughs is easy. The building is uniquely positioned with seamless accessibility from Herald Square (access to B, D, F, M, N, Q, R, W and the PATH) and Penn Station (access to 1, 2, 3, A, C, E, 7, LIRR and New Jersey Transit).



Madison Square Park

# DISCOVERING THE NEIGHBORHOOD

## Bars, Restaurants, and Hotels



Moxy



The Ritz Carlton



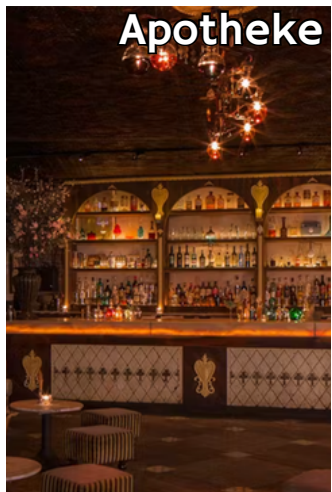
Patent Pending



The Virgin Hotel



L'Adresse



Apotheke



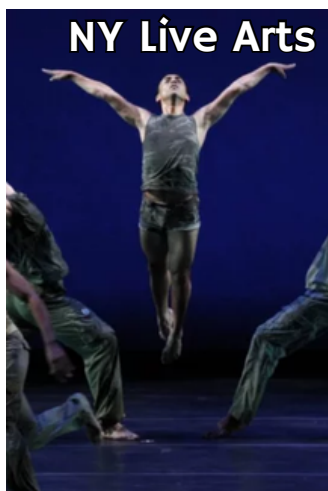
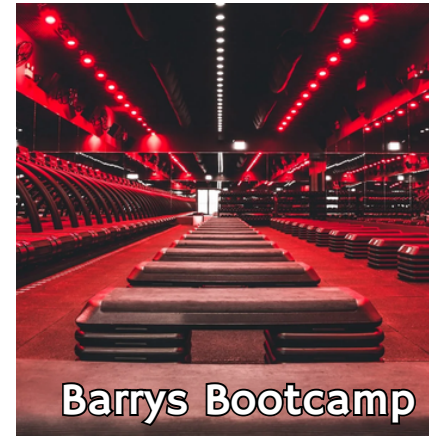
Electric Shuffle



The Ivory Peacock

# DISCOVERING THE NEIGHBORHOOD

Fitness, Wellness, & Entertainment



# MAP OVERVIEW

## 22 W 27<sup>TH</sup> ST

SURROUNDING (8 MINUTES WALK) MAP

### RESTAURANTS

- 1 KAZU NORI
- 2 PERGOLA
- 3 WALDY'S WOOD
- 4 OSCAR WILDE
- 5 THE GREY DOG
- 6 THE FLATIRON
- 7 IVORY PEACOCK
- 8 230 FIFTH
- 9 VIN SUR VINGT
- 10 WAGAMAMA
- 11 DEEP INDIAN
- 12 EATALY

### COFFEE

- 1 STARBUCKS
- 2 STUMPTOWN
- 3 PATENT
- 4 GREGORYS
- 5 MARATHON
- 6 THINK COFFEE

### ENTERTAINMENT

- 1 SWINGERS CRAZY GOLF
- 2 ESCAPE THE ROOM
- 3 SOCIETY BILLIARDS+BAR

### FITNESS

- 1 CROSSFIT NYC
- 2 EQUINOX NOMAD
- 3 ALO YOGA
- 4 BARRY'S

### HOTELS

- 1 VIRGIN HOTELS
- 2 ACE HOTEL
- 3 THE RITZ-CARLTON
- 4 THE NED

### TRANSPORTATION

- |                                |                                |
|--------------------------------|--------------------------------|
| 1 23 <sup>RD</sup> STREET 6    | 6 23 <sup>RD</sup> STREET 1, 2 |
| 2 23 <sup>RD</sup> STREET R, W | 7 28 <sup>TH</sup> STREET 1, 2 |
| 3 23 <sup>RD</sup> STREET F, M | 8 PENN STATION                 |
| 4 28 <sup>TH</sup> STREET F, M | 9 HERALD SQUARE                |
| 5 28 <sup>TH</sup> STREET R, W |                                |

NOTE: < 5-MINUTES WALK TO HERALD SQUARE (B, D, F, M, N, O, R, W)  
< 8-MINUTES WALK TO PENN (1, 2, 3, A, C, E)

