AVENUE 625 OF THE AMERICAS

## 35,156 SF AVAILABLE Divisions: 13,500 SF and 22,000 SF



FEATURES

4TH FLOOR - NBI

• 15' CEILINGS + OVERSIZED WINDOWS

• 4 SIDES OF LIGHT

EXISTING TECH INSTALLATION

(LANDLORD CAN PROVIDE MODIFICATION OR NBI)

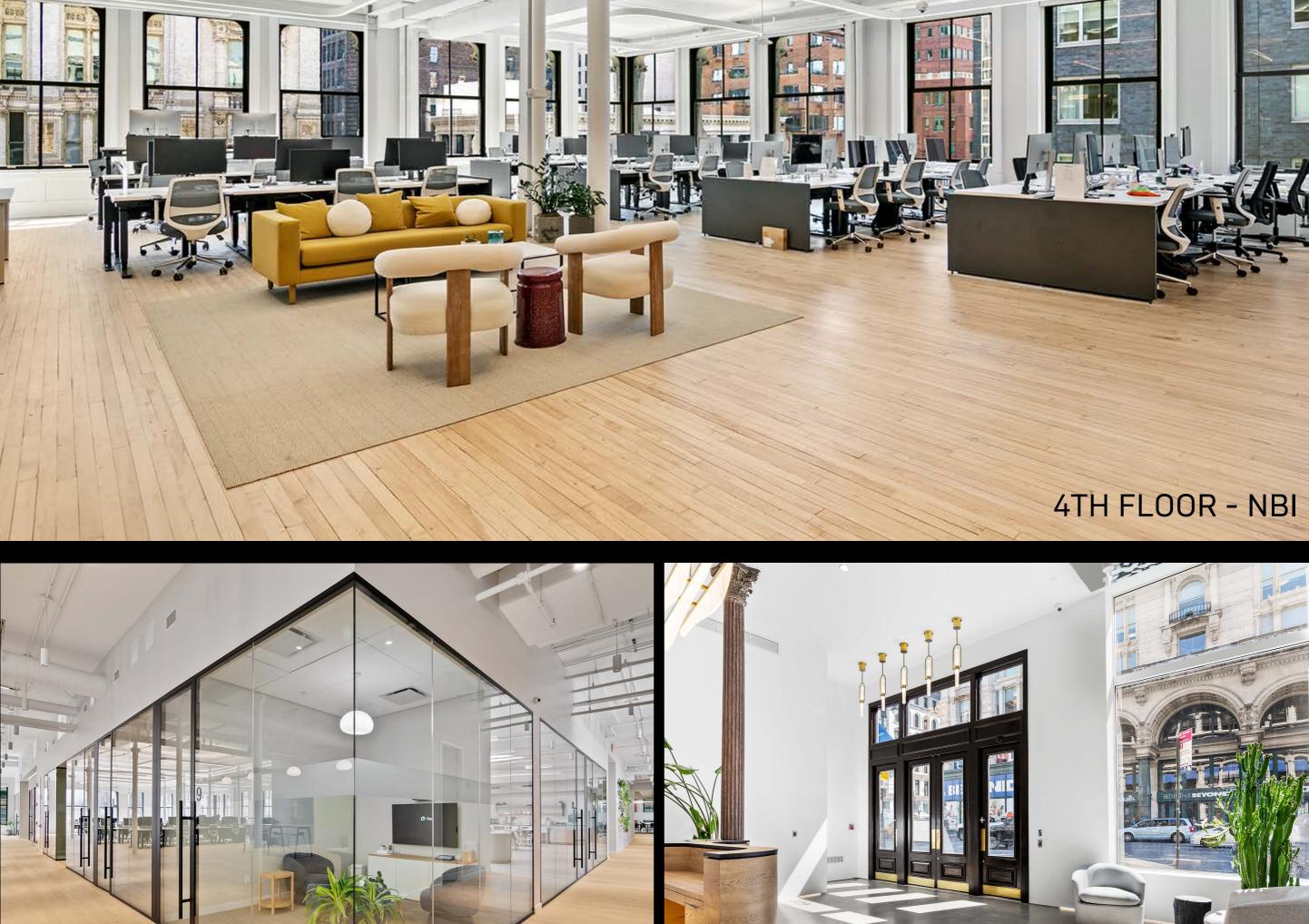
- LARGE FLOOR PLATES

• NARROW COLUMNS

• TENANT-CONTROLLED HVAC

**NEW LOBBY** 

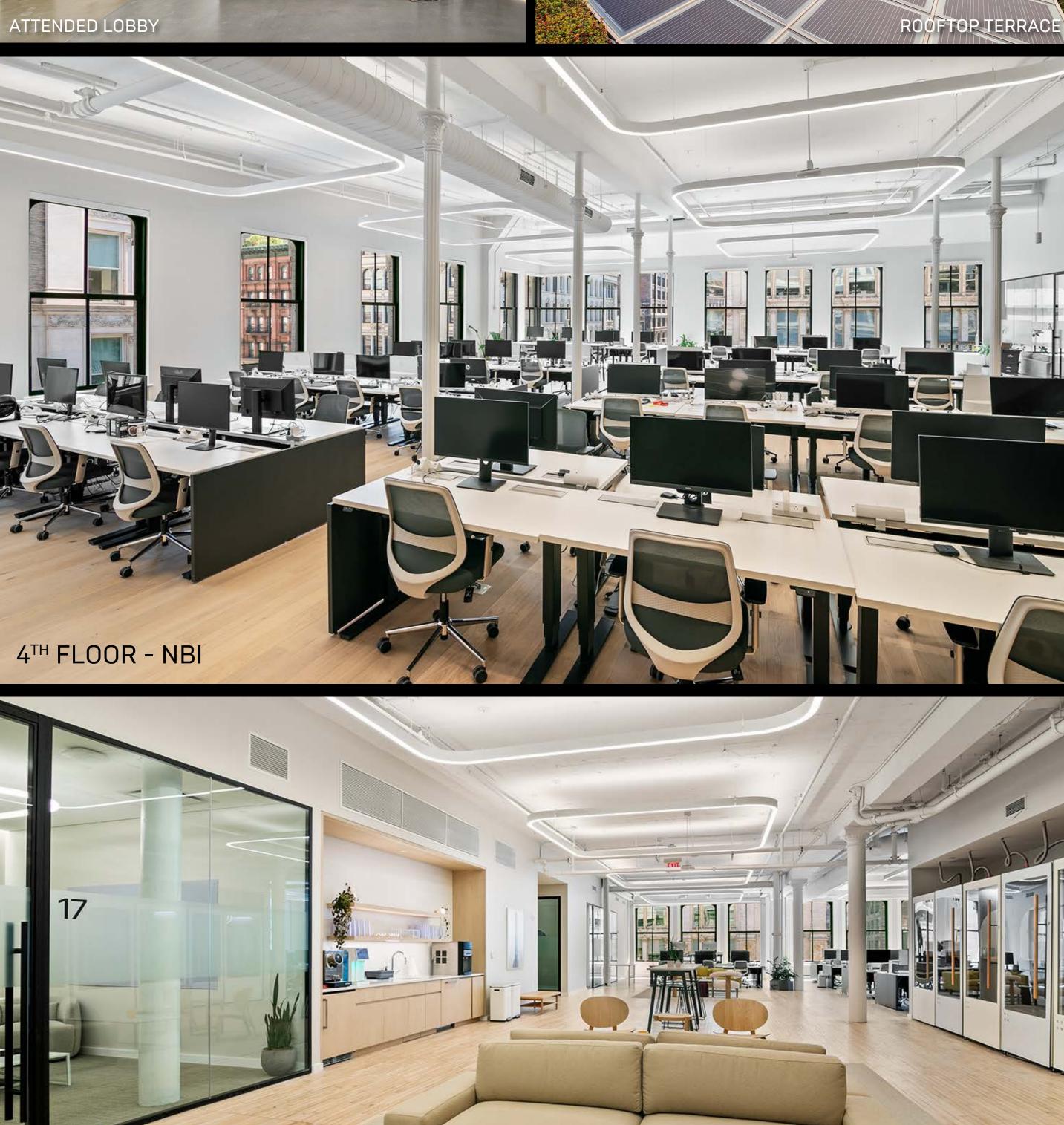
VIEW FULL GALLERY

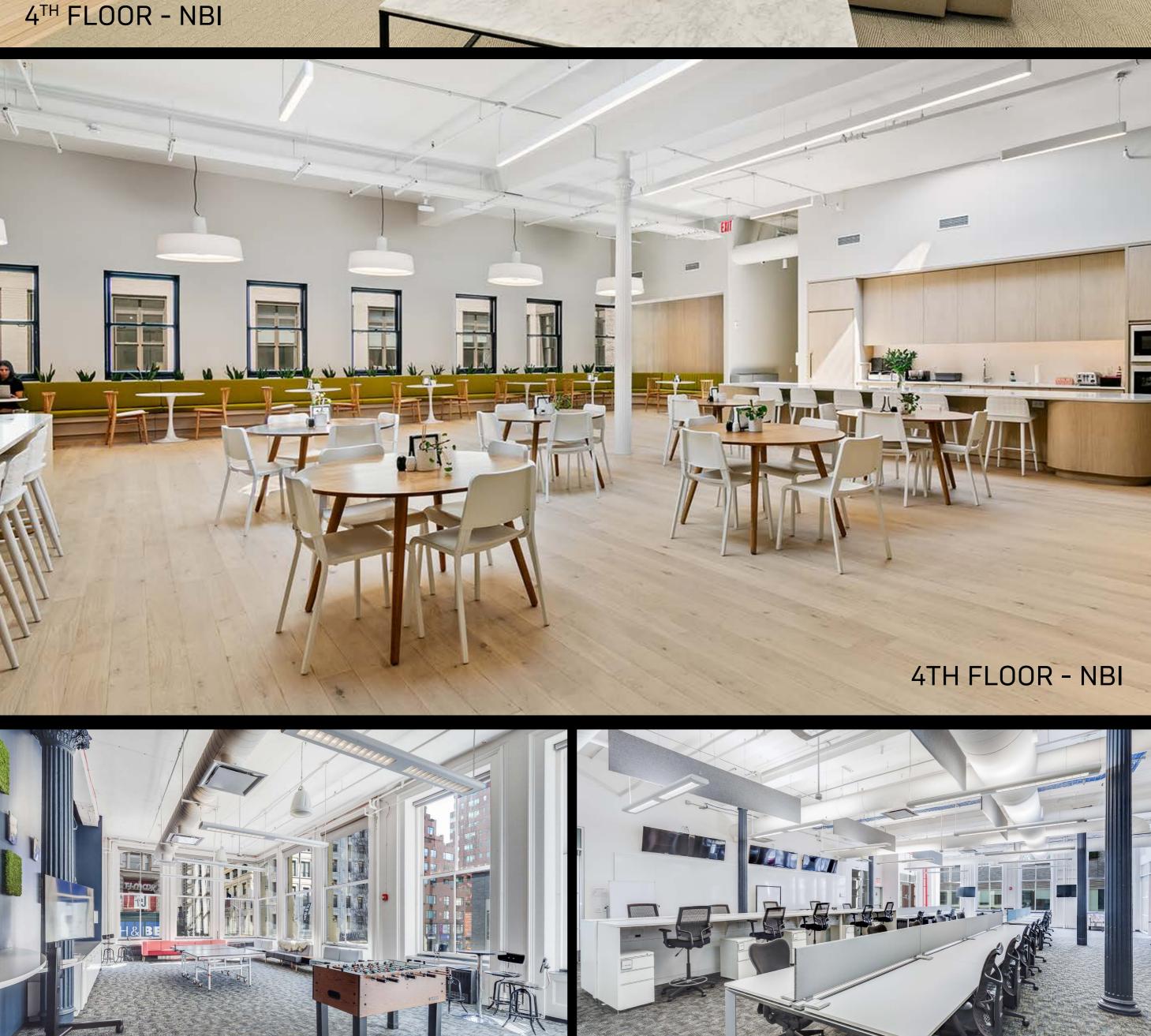




Brand New Lobby • Landscaped Rooftop Terrace

Existing Installation • Landlord Will Modify • Divisible





FULL FLOOR OF 35,516 SF AVAILABLE

Existing Tech Installation with Option for Landlord to Build or Modify

## WELLNESS ROOM 1 DOWNLOAD PLAN COURTYARD

9999

STREET



SIXTH AVENUE

0.0

STREET

SIXTH AVENUE

**2ND FLOOR EXISTING INSTALLATION** 

0,0,0,0

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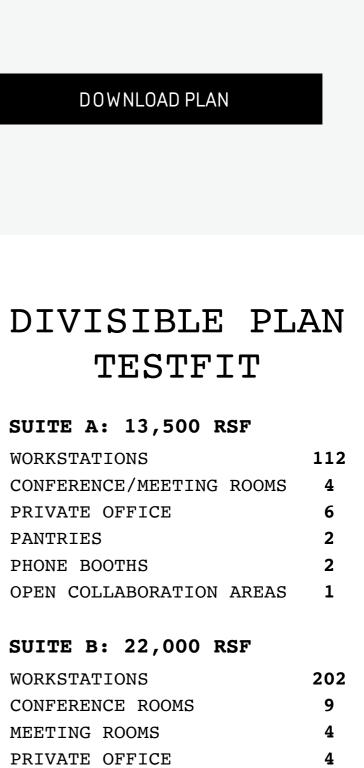
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STREET

STREET

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2<sup>ND</sup> FLOOR EXISTING INSTALLATION

OPEN CREATIVE

**DESKING** 

WORKSTATIONS

BOARD ROOMS PHONE BOOTHS

LOUNGE/GAMING

BREAKOUT AREAS

**CAFE** 

PRIVATE OFFICES

SMALL CONF. ROOMS

LARGE CONF. ROOMS

**ENCLOSED MEETING SPACES** 

**OPEN COLLABORATION AREAS** 

BLEACHER & EVENT SPACE

**EXISITING** 

INSTALLATION

OPEN COLLABORATION AREAS

WORKSTATIONS

MEETING ROOMS

KITCHENS

PRIVATE OFFICE

UTILITY AREAS

PHONE BOOTHS

RESTROOMS

PANTRY

PHONE BOOTHS

OPEN COLLABORATION AREAS

DOWNLOAD PLAN

INTERNAL OFFICES

**MANNANNA** 

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AAAA

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EXISTING BLAZING BERVICES

Morton Williams

Giorgio's of Gramercy

La Casa IL Day Spa Mulino

AMC Movie Theatre

**ABC** 

Carpet & Home

Dr. Martens

Scotch & Soda

Union

Sona Gramercy Barbounia Tavern Beecher's

Bank Of

Chase

Starbucks

**ABC** 

Ann Taylor

Cole Haan

Arc'type

Theory Read

Rhone

**Tory Burch** 

Sephora Eddy

Intermix

Madewell

H&M Rosa

Aritzia

J.Crew

Sweetgreen Banana Paragon Republic Sports

Zara

Ole & Steen

Tumi

HLAIL

AVENUE

New

Balance

Chase

Periyali

Pottery Barn

19TH STREET

Complete Soulcycle Aveda Marshalls Body

Street Easy

Athleta

Gap

Gap

lululemon

Camp

**Spotify** 

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Buy

Blick

OF

HHE

Men's Warehouse

Burger & Lobster

& Beyond

T.J. Maxx

Navy

Basta Pasta

CONFERENCE ROOMS

TOTAL RENTABLE AREA: 35,156 RSF

262

4

10 2

1

2

5

194 12

8

14

1 3

## nifities nifities COURTYARD ADDITIONAL TESTFITS PERIMETER OFFICES aaaaa 8888888888 888888888 0.000 8888 o o o o 8888 <del>uuuuu</del> nana) a a a a 9999 ROOM SERVICE S 9999 9999 aaa 8888 - \$\$ 9,999 aaaaa e e e e UU 0000 0000 44444 9999 9999 00 naan e e e e ana aaaaa 0000 999 00 8

St. Hilda Coffee

**FedEx** 

Starbucks

Cooper's Craft & Kitchen

Seamore's

Chelsea

Bank of

America

IGHTH

AVENUE

Loulou

Starbucks NYSC

Puttanesca

Socarrat Paella Bar

**US Post** 

Office

The Commons Chelsea

EQ3

William

Pastai

NINTH

AVENUE

Billy's Bakery

Worthwild

Wells

Fargo

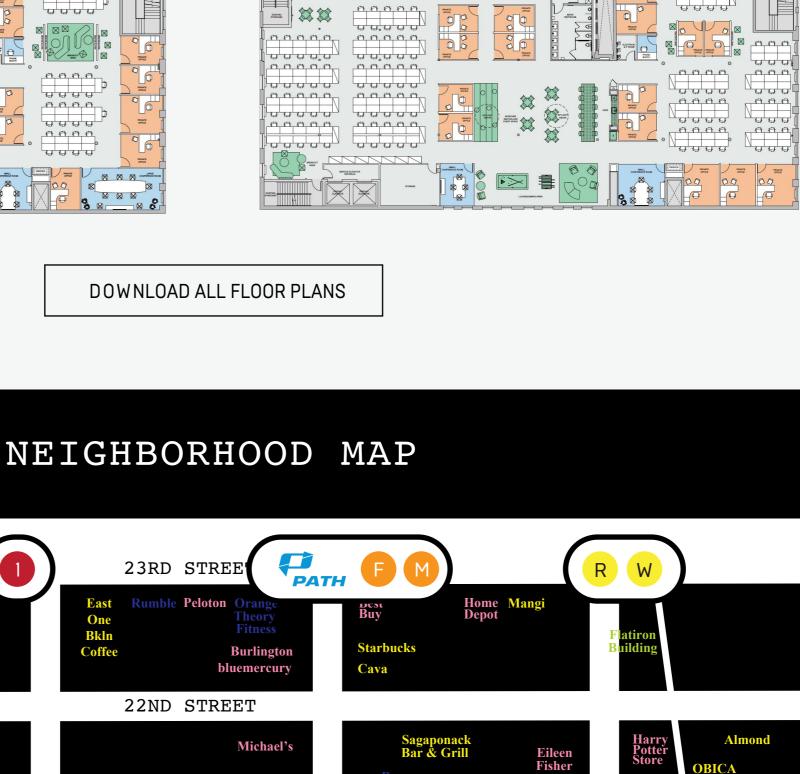
Catch Steak

Tao

The

Maritime

Hotel



Pret a Manger 20TH STREET AVENUE Kleinfeld Wells Fargo **Staples** Bridal

Courtyard

18TH STREET

17TH STREET

DOWNLOAD ALL FLOOR PLANS

23RD STREE

Rumble Peloton Orange Theory Fitness

22ND STREET

21ST STREET

Momoya

Coffee Project NY

Cafeteria

SEVENTH

AVENUE

Elmo

**Burlington** bluemercury

Michael's

Trader's Joe

Paper Source

Chase

The Hummus & Pita Co.

Moscot

West