

# 140 W22





# 140 W22

## Contents



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EXECUTIVE  
SUMMARY

2

PROPERTY  
DESCRIPTION

6

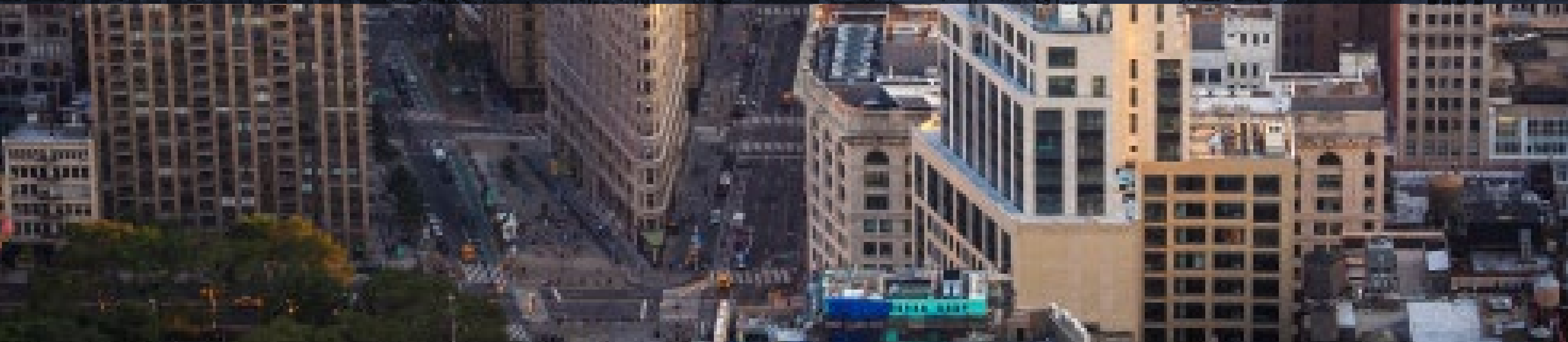
MARKET  
OVERVIEW

14





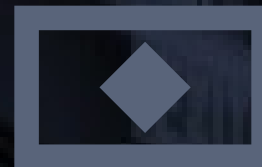
# *Executive Summary*







*Asking Price*  
~~\$3,750,000~~  
**\$3,250,000**



## *The Offering*

Cushman & Wakefield has been exclusively retained to offer for sale the ground floor retail condo located at 140 West 22nd Street in the base of luxury residential building, The Clement Clarke. The property is centrally located on the south side of West 22nd Street between 6th and 7th Avenues. The unit spans 4,200 square feet on the ground floor and has an additional 1,800 square feet of dedicated storage space in the basement. The space boasts 38' of glass frontage and 12' high ceilings. The unit benefits from a full build out containing glass conference rooms, bathrooms, kitchen and recent capital expenditures to the mechanicals, HVAC and boiler.

Located in the heart of Chelsea's dense residential neighborhood with significant pedestrian traffic along both 6th and 7th Avenue, the unit neighbors' international retailers, restaurants, and ample neighborhood amenities. Notable co-tenancy includes West Elm, Pottery Barn, Home Depot, the Container Store, EQ3, Whole foods, Chick-Fil-A, Motel Morris, Momoya, Le Zie, Barry's Chelsea, F45 and Solidcore among many others.

The space was previously occupied by industry leading Dermalogica - a training center for skincare specialists. It is configured with abundant plumbing and electric throughout. This space is ideal for both user-buyers and investors alike.

## INVESTMENT HIGHLIGHTS

RECENT CAPITAL  
IMPROVEMENTS TO  
MECHANICALS



STRONG SUBMARKET  
DEMOGRAPHICS &  
CO-TENANCY



16' CEILINGS



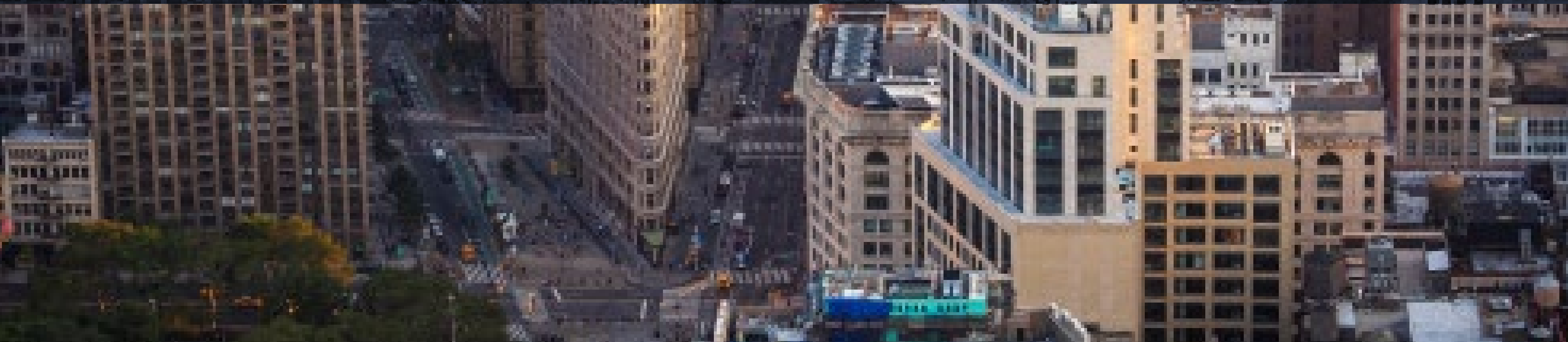
SUPERIOR  
TRANSPORTATION



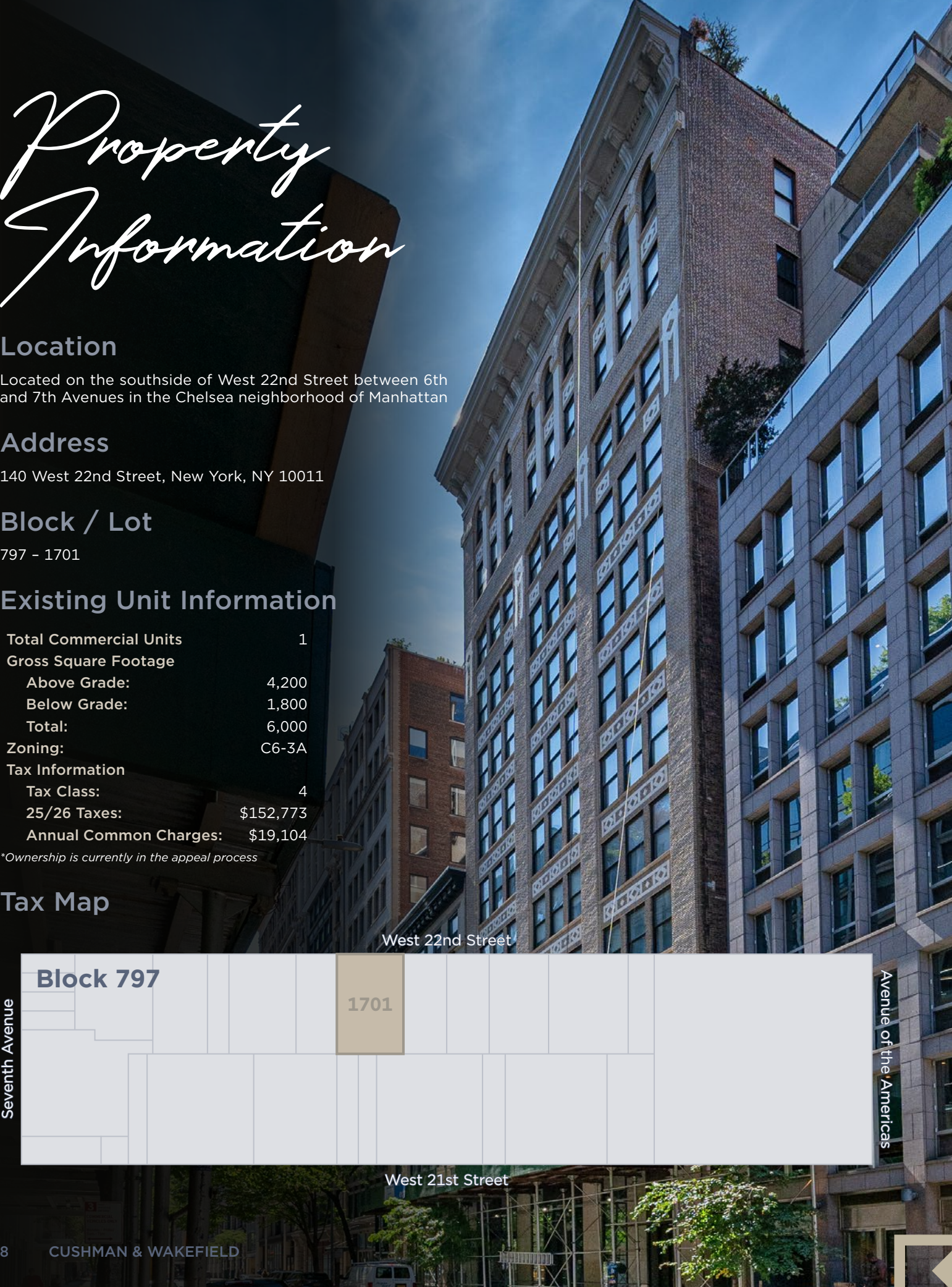




# Property Description







# Property Information

## Location

Located on the southside of West 22nd Street between 6th and 7th Avenues in the Chelsea neighborhood of Manhattan

## Address

140 West 22nd Street, New York, NY 10011

## Block / Lot

797 - 1701

## Existing Unit Information

Total Commercial Units	1
Gross Square Footage	
Above Grade:	4,200
Below Grade:	1,800
Total:	6,000
Zoning:	C6-3A
Tax Information	
Tax Class:	4
25/26 Taxes:	\$152,773
Annual Common Charges:	\$19,104

*\*Ownership is currently in the appeal process*

## Tax Map



# Stacking Plan

↑  
Residential

Floor 1

1st Floor | Commercial | 4,200 SF

4,200 SF

Basement

Basement | Commercial | 1,800 SF

1,800 SF

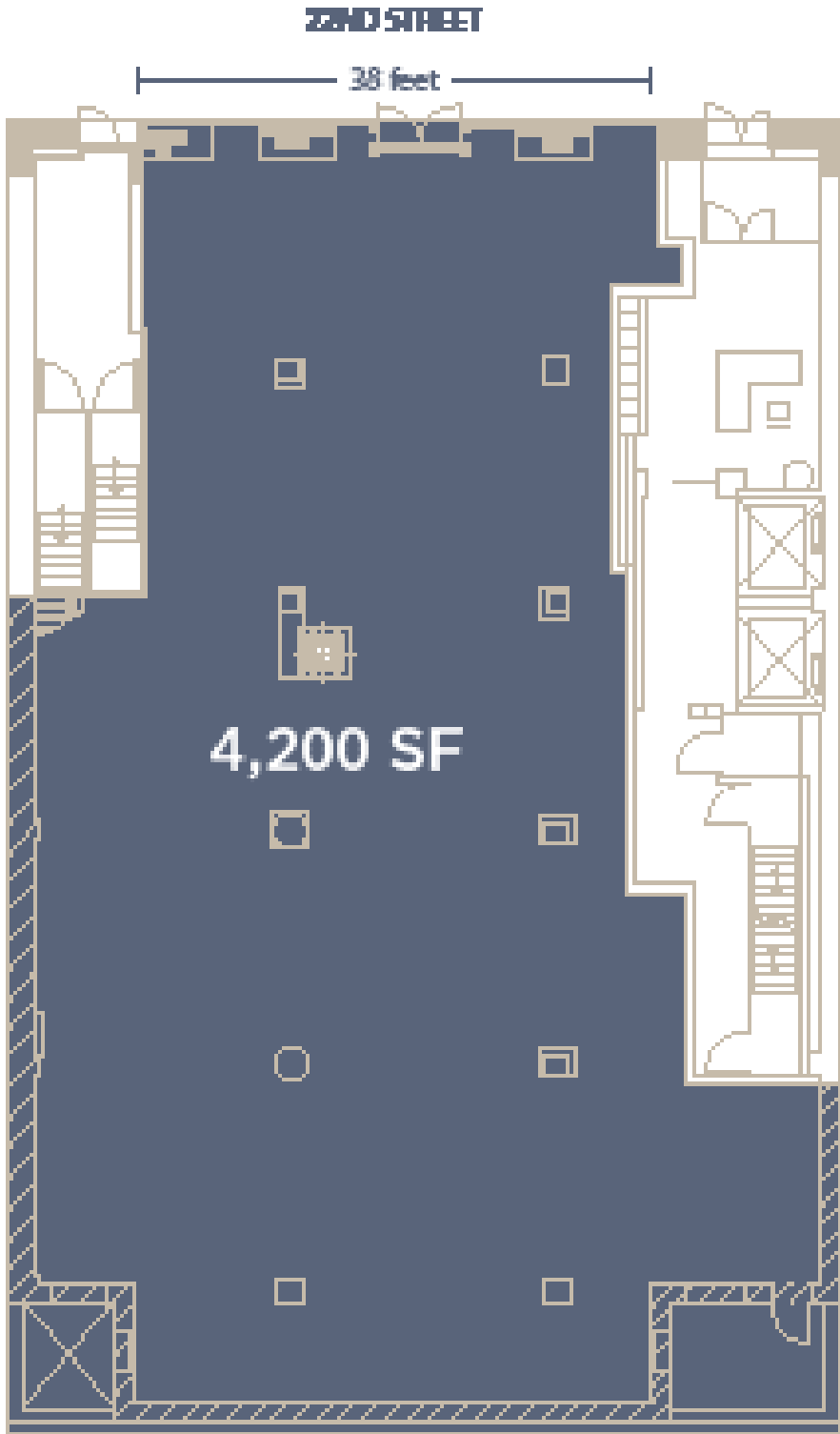
Total

6,000 SF

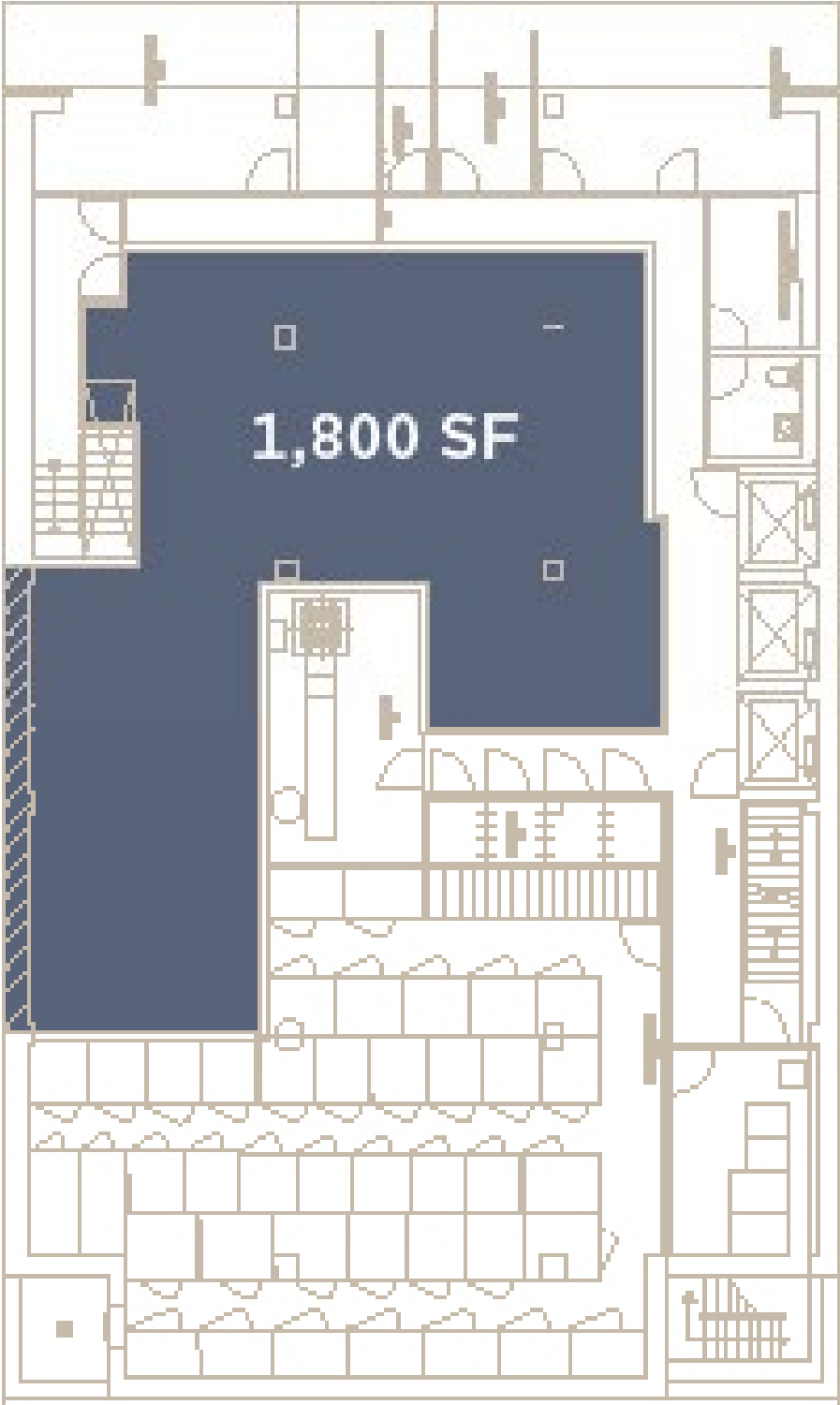


# Floor Plans

First Floor



Basement



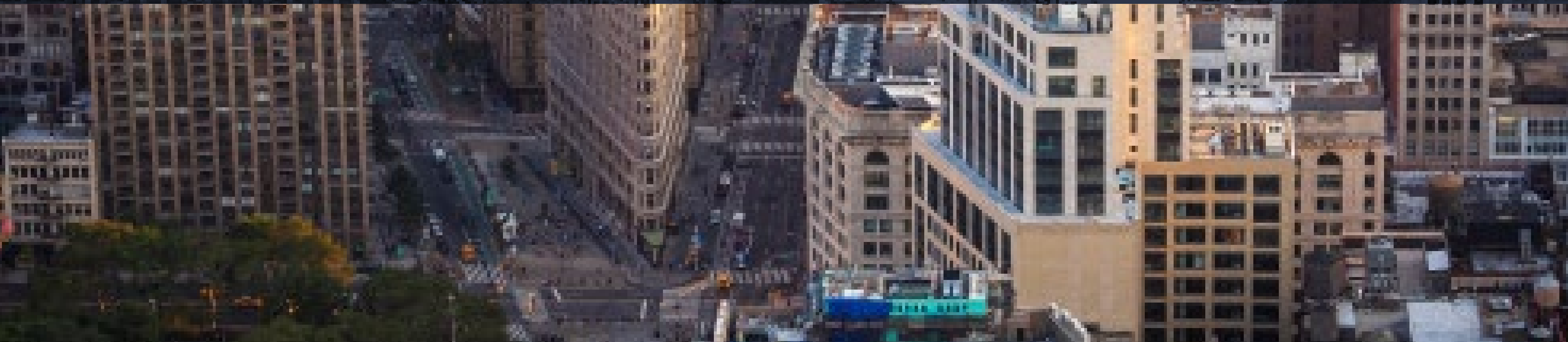








# Market Overview





# Location Overview





# Cultural Hub

140 West 22nd Street is positioned in one of the most vibrant live-work-play neighborhoods, with upscale residences, abundant retail, Class A office buildings, popular hotels, and high-end eateries. Whether to the east or the west, the rich amenity base continues to draw families, young professionals, and tourists alike. The popularity of this submarket further stems from the impeccable transportation network nearby, making access to and from the Property convenient for all. Directly to the east, the Flatiron District is filled with a palpable vigor from those who flock there to shop for clothes and housewares. At the true epicenter of all this foot traffic, Chelsea has become one of the most sought-after cultural hubs in the country.



*The Vessel*



*The Shed*



*Observation Deck*



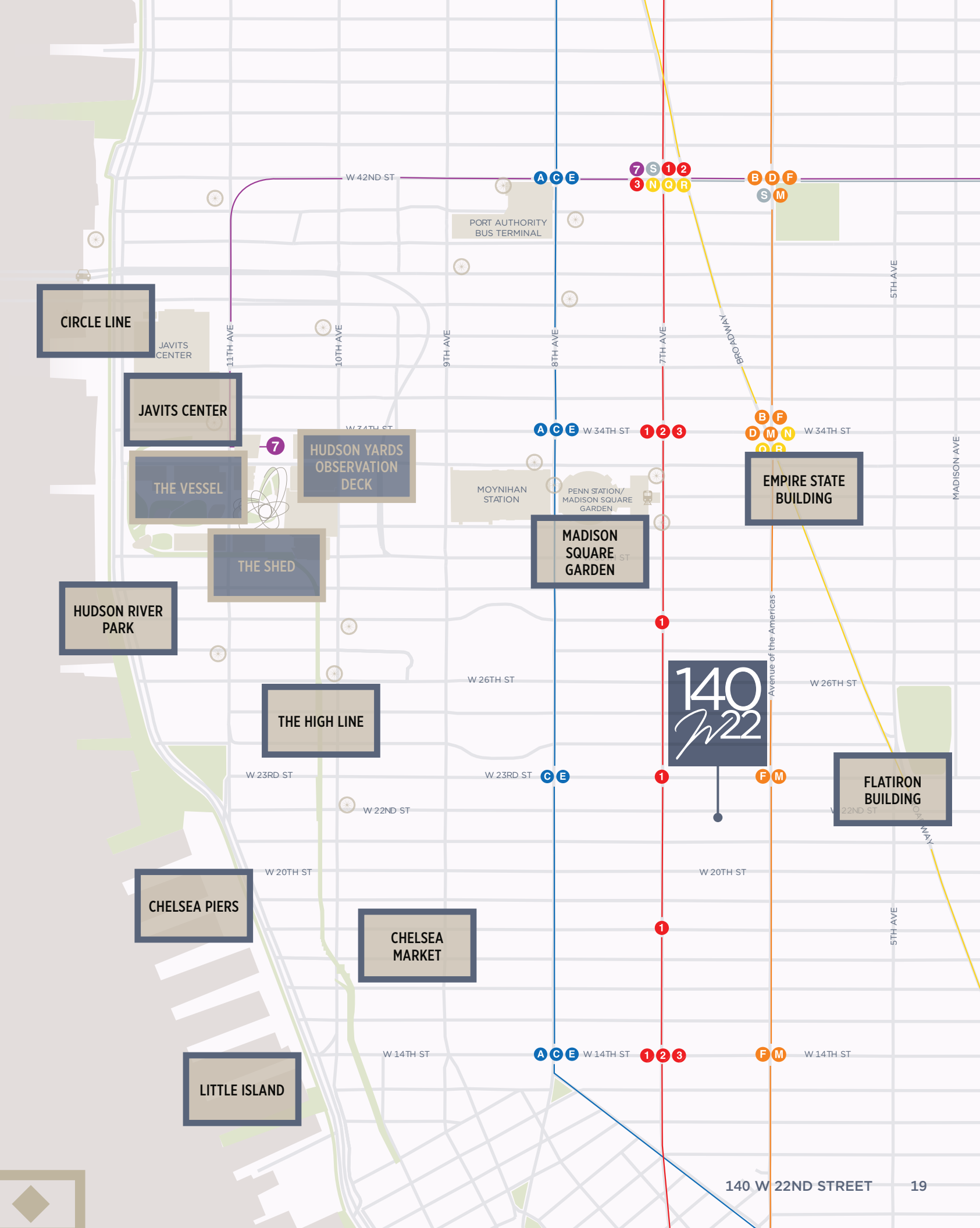
*High Line*



*Hudson River Park*



*Chelsea Market*





# Notes



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**CUSHMAN &  
WAKEFIELD**