

140  
W 22



140  
N 22

CHICAGO MARKET



For More Information,  
Please Contact

**MICHAEL GEMBECKI**  
+1 212 660 7743  
michael.gembecki@cushwake.com

**ROBERT BURTON**  
+1 212 660 7770  
robert.burton@cushwake.com

**BOBBY CARROZZO**  
+1 212 589 5118  
bobby.carrozzo@cushwake.com

**EVAN LUSH**  
+1 212 318 9769  
evan.lush@cushwake.com

# Contents

EXECUTIVE  
SUMMARY

2

PROPERTY  
DESCRIPTION

6

MARKET  
OVERVIEW

14





# Executive Summary

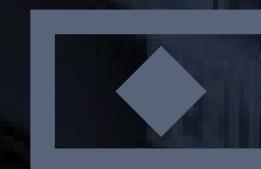




Asking Price

\$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

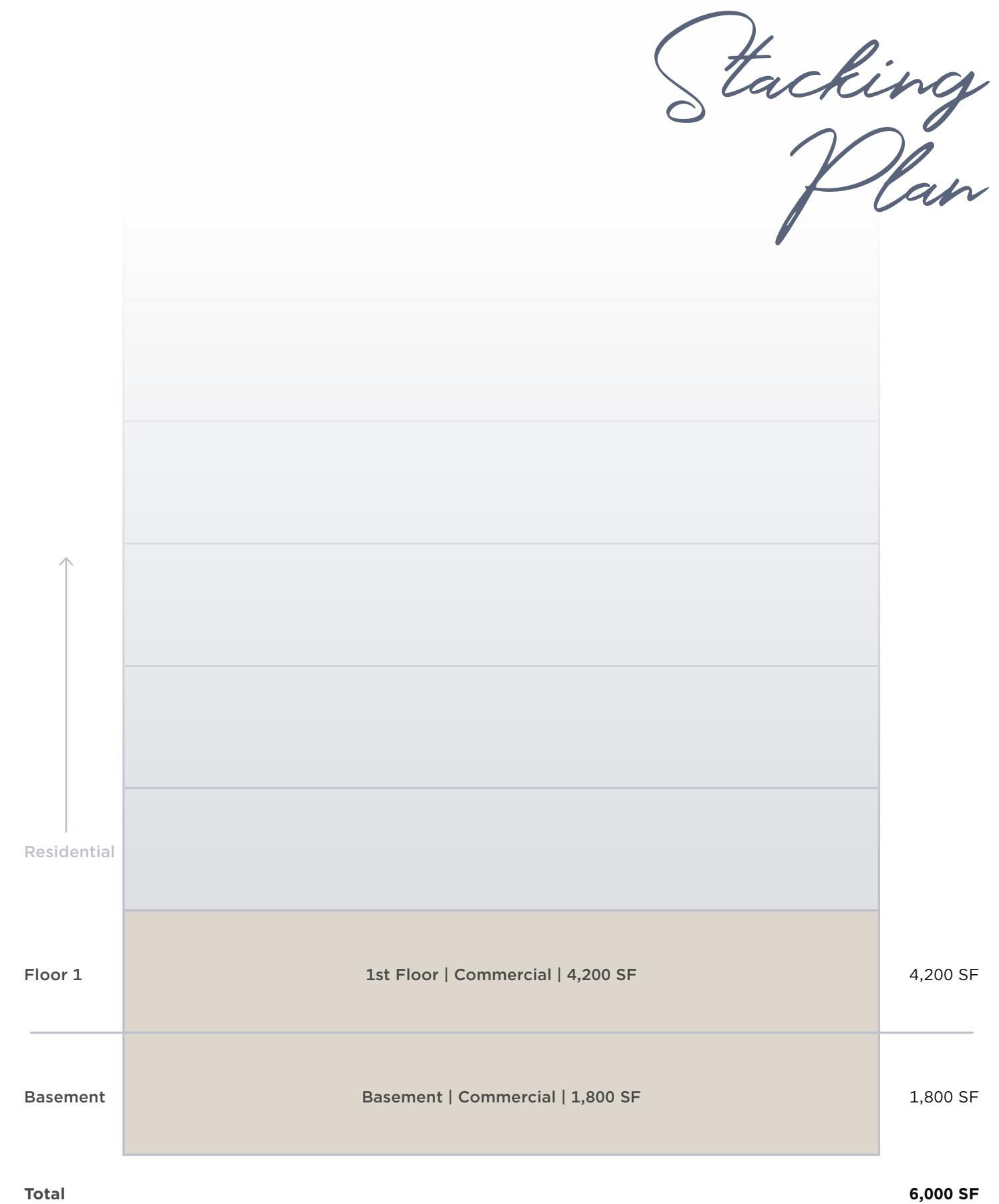
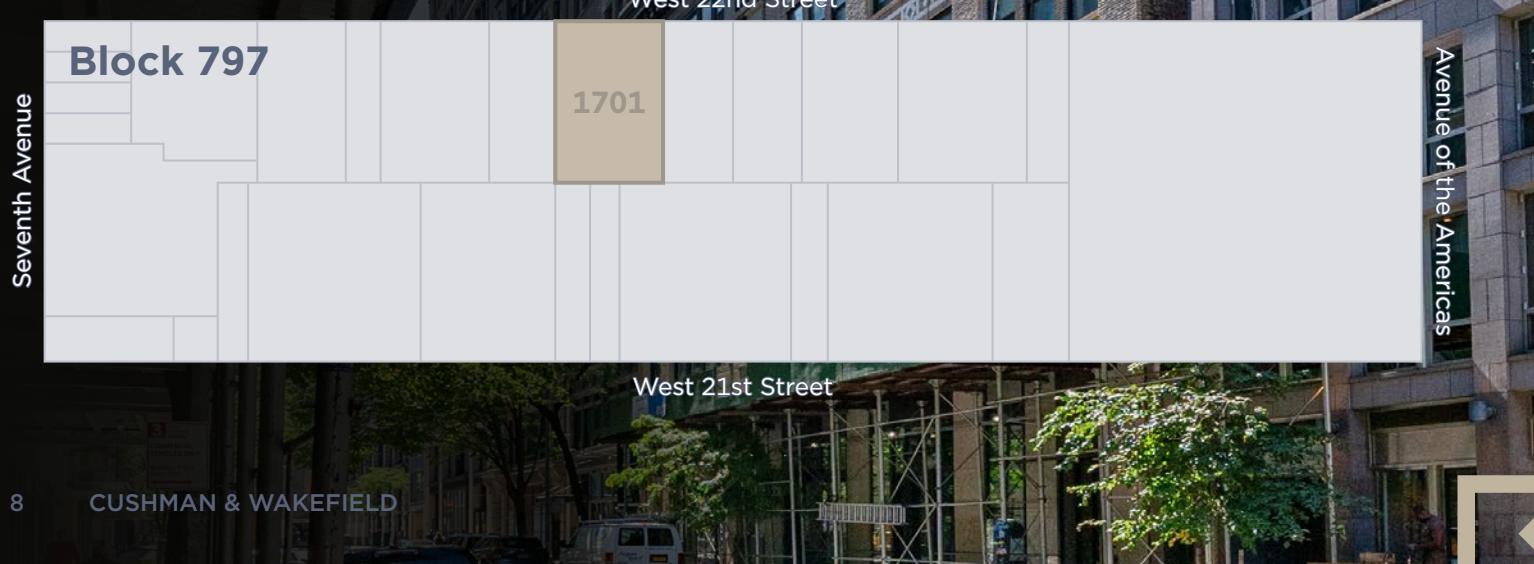
Tax Class: 4

25/26 Taxes: \$152,773

Annual Common Charges: \$19,104

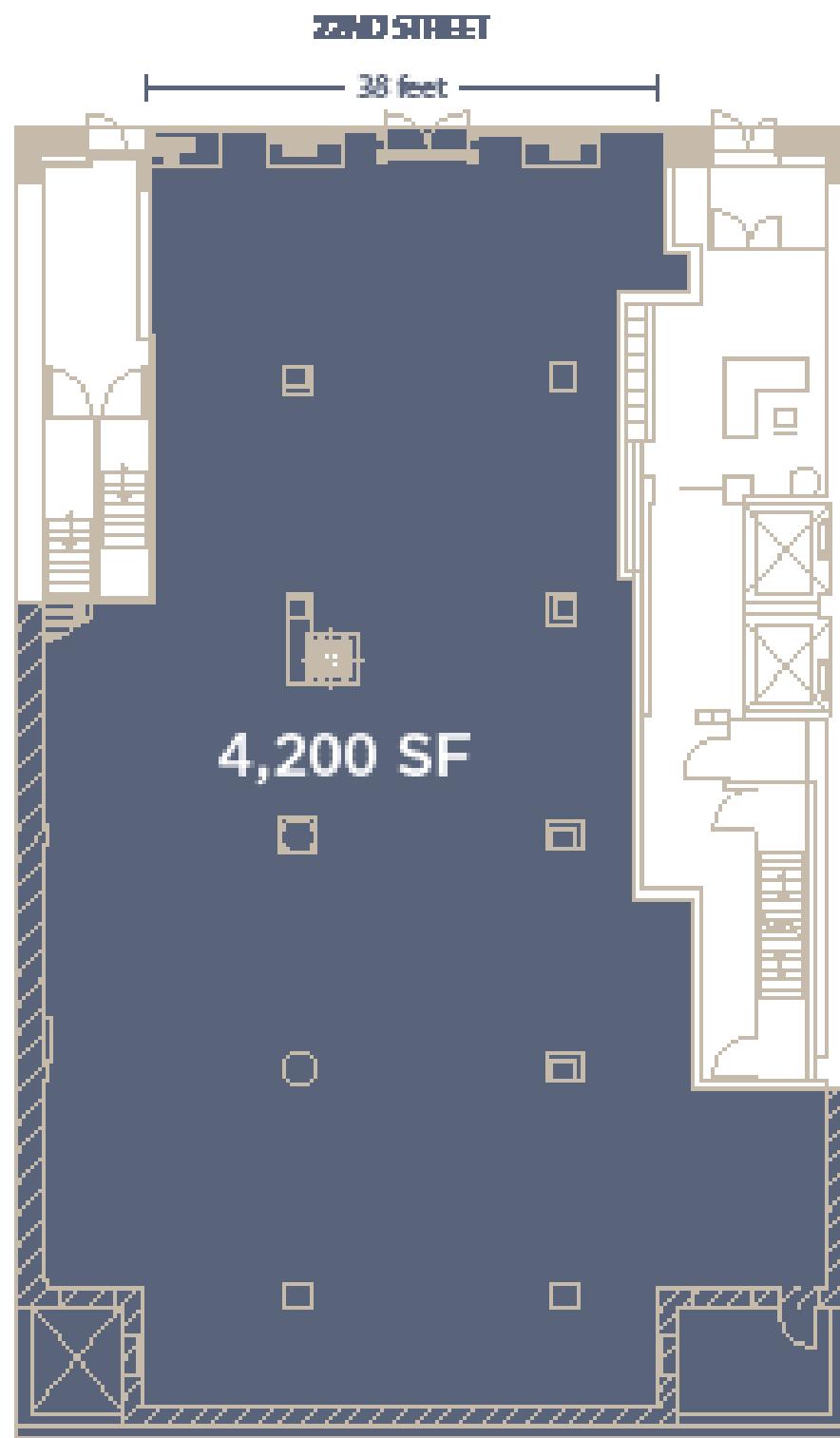
\*Ownership is currently in the appeal process

## Tax Map

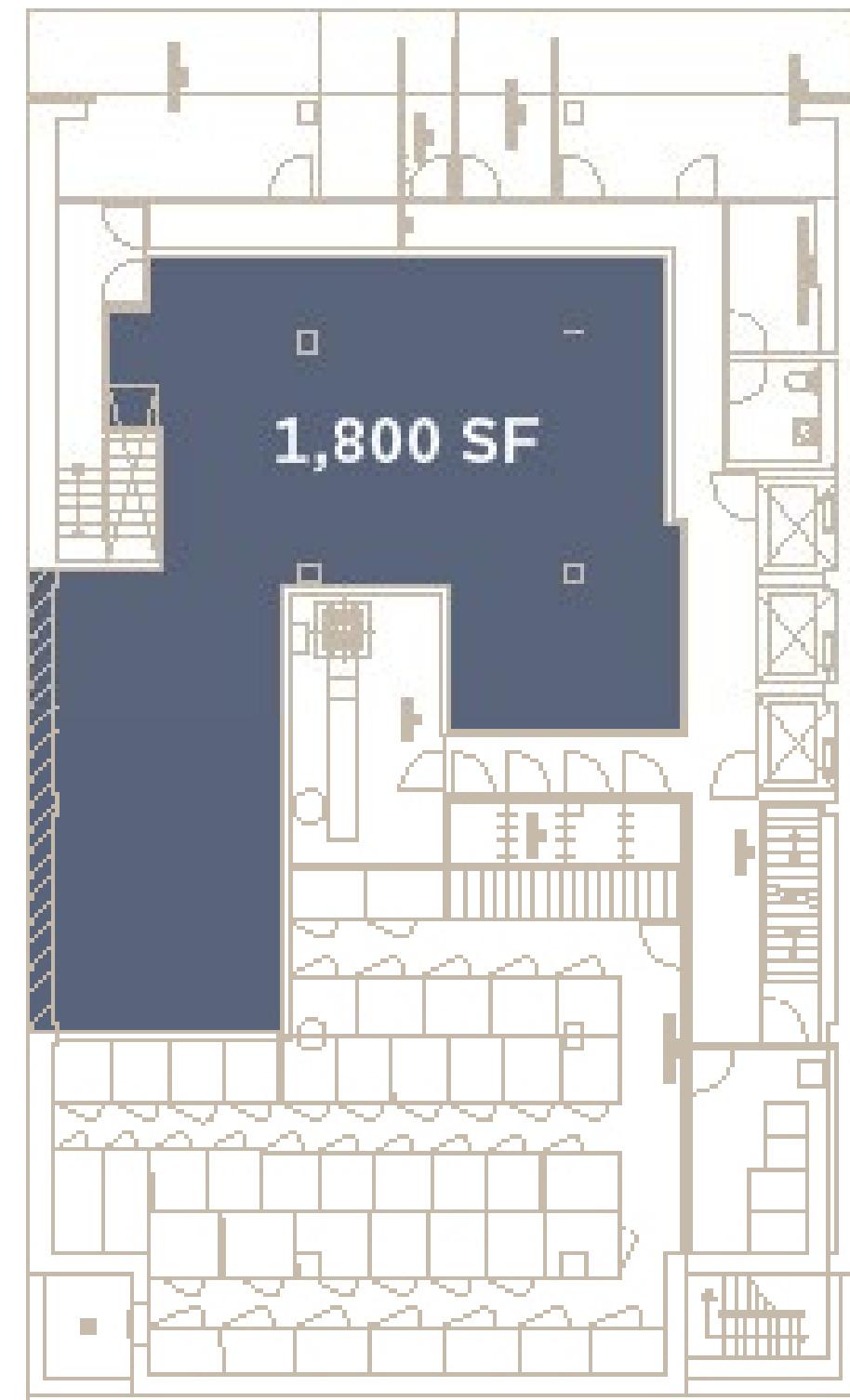


# Floor Plans

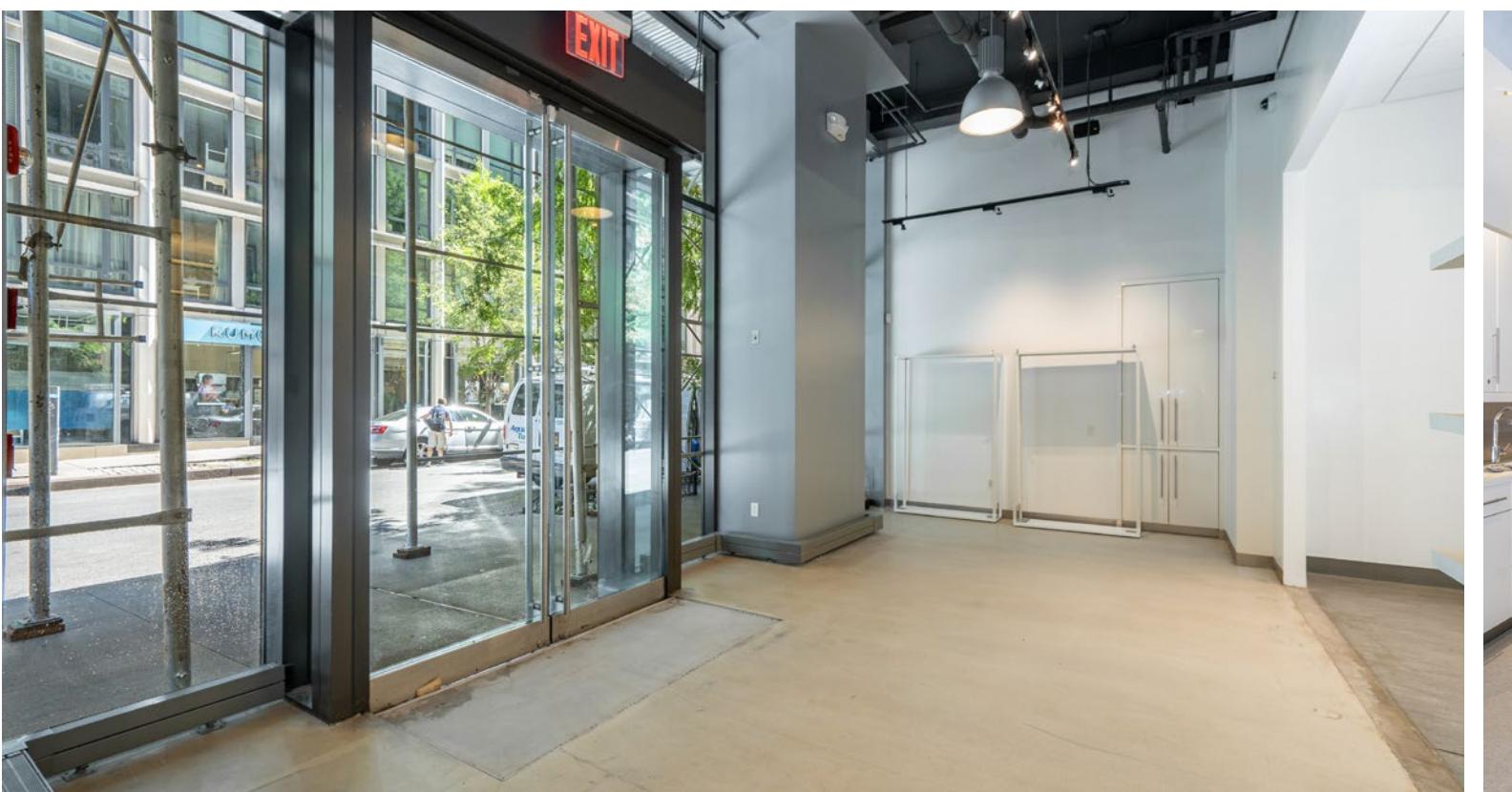
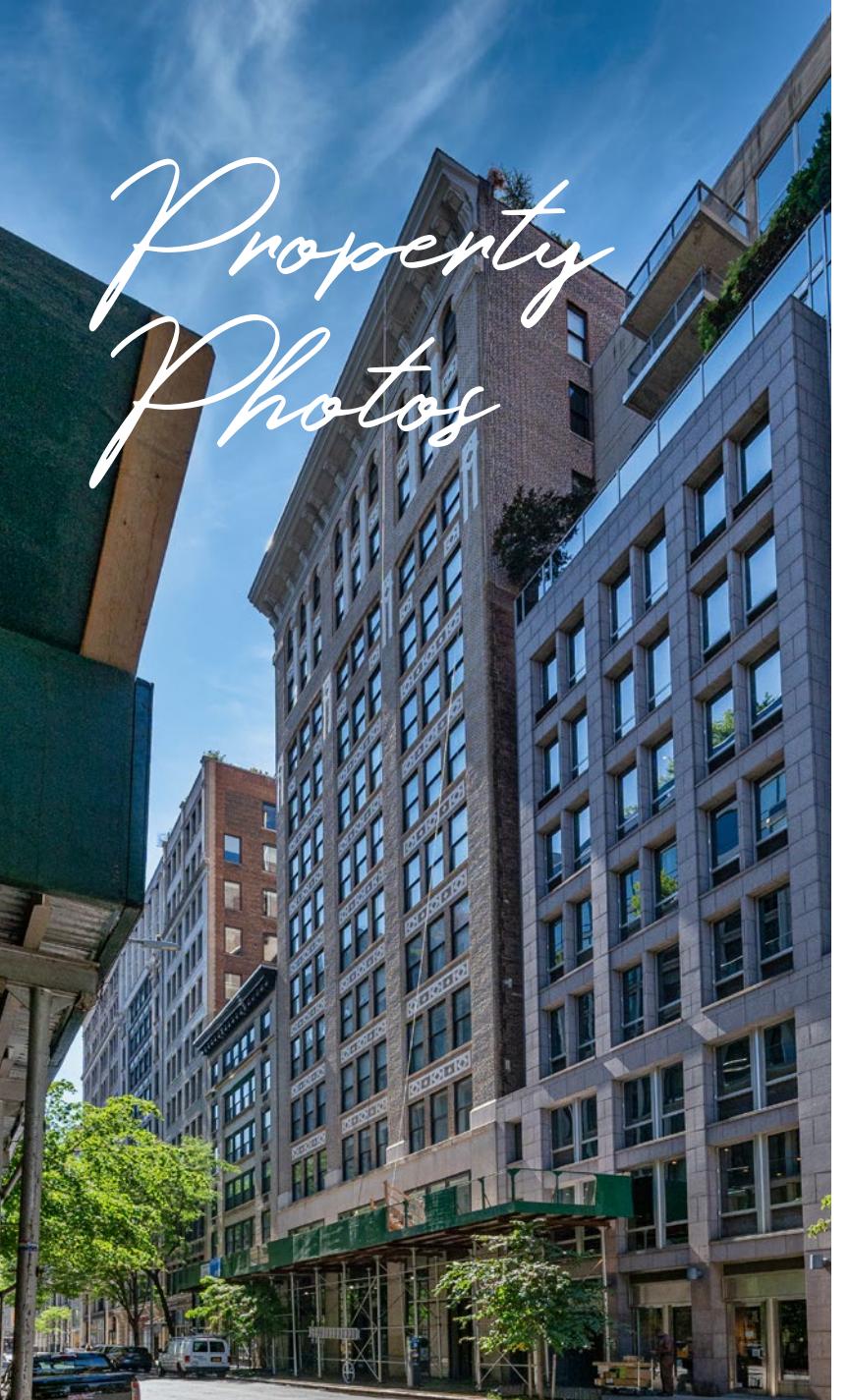
First Floor



Basement



# Property Photos





# Market Overview

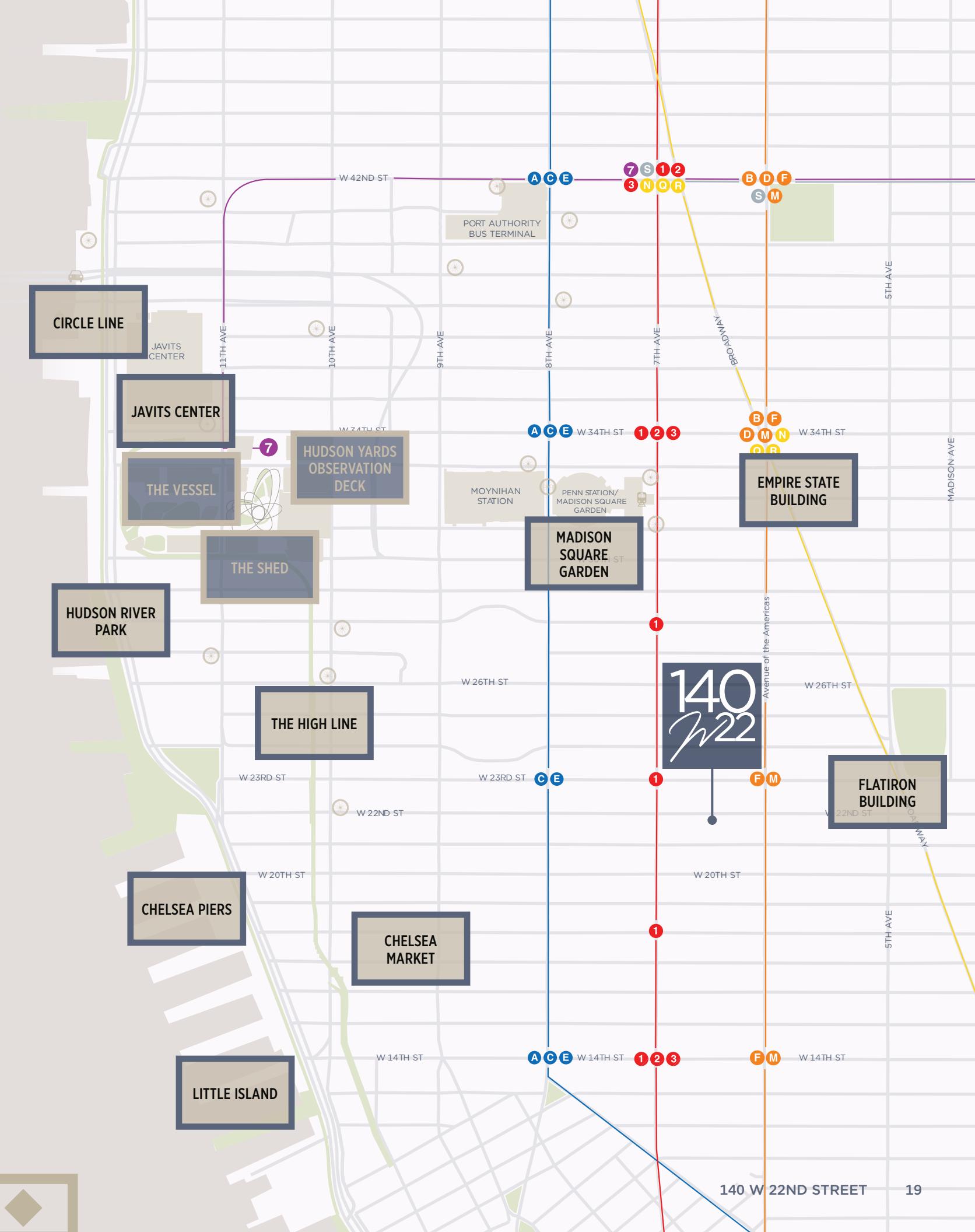
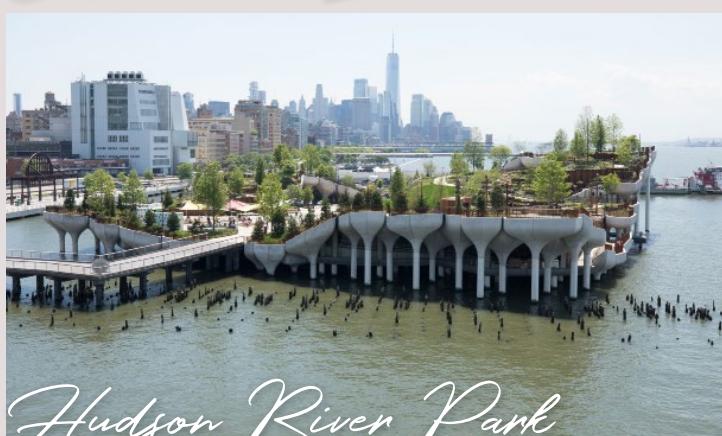


# Location Overview



# 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.



# Notes

# 140 W22



For More Information,  
Please Contact

**MICHAEL GEMBECKI**

+1 212 660 7743

[michael.gembecki@cushwake.com](mailto:michael.gembecki@cushwake.com)

**ROBERT BURTON**

+1 212 660 7770

[robert.burton@cushwake.com](mailto:robert.burton@cushwake.com)

**BOBBY CARROZZO**

+1 212 589 5118

[bobby.carrozzo@cushwake.com](mailto:bobby.carrozzo@cushwake.com)

**EVAN LUSH**

+1 212 318 9769

[evan.lush@cushwake.com](mailto:evan.lush@cushwake.com)