

# Landlord Will Pay 125% Commission



4th Floor - Existing Conditions

## 581 Avenue of the Americas

Between West 16th & 17th Streets

Full Loft Floor Available

Prime Chelsea Location

Great Transportation Access





4th Floor - Existing Conditions

## Great for Short-term and Flex Space • Some Furniture Available

ABS Partners Real Estate, as the exclusive agent is pleased to offer the following opportunity for lease:

### Available Space



Entire 3rd Fl: ~~5,274 rsf~~ - **LEASED**

Entire 4th Fl: 5,274 rsf

Entire 5th Fl: ~~5,274 rsf~~ - **LEASED**

Possession: Immediate

Rent: Call or email for info

- Full loft floor featuring wood floors and high ceilings - some furniture available
- Buildout includes a mix of offices, conference rooms, open areas, and wet pantry
- Tenant controlled air-cooled A/C; Direct Con Edison
- Vicinity of Union Square and Madison Square Park
- Close to   trains
- Flexible and short-term leases available

For further information and/or inspection, please contact:

### IAN WEISS

Licensed Associate Real Estate Broker

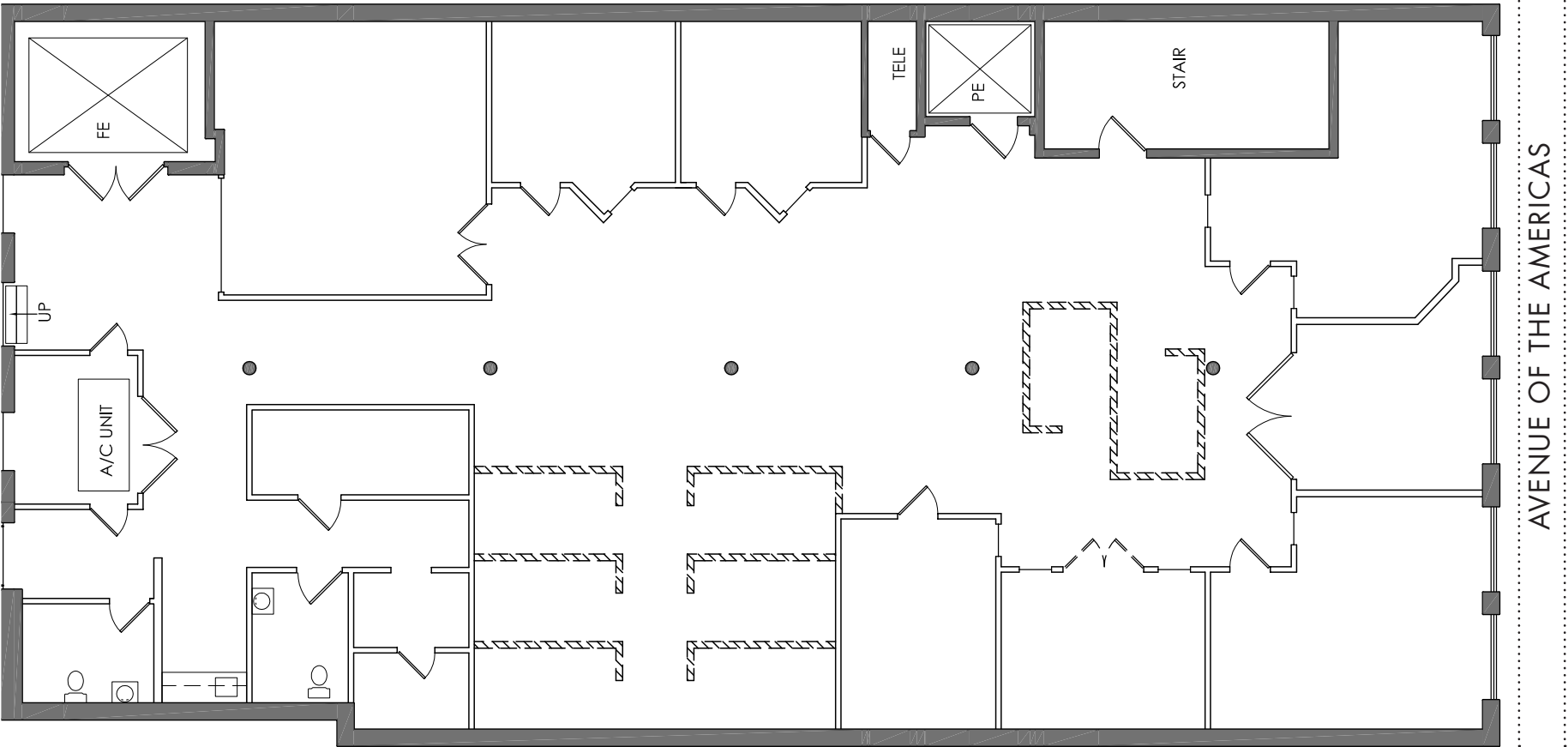
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Entire 4th Floor  
(As-Built)



(for descriptive purposes only; not to scale.)

ENTIRE 4TH FLOOR - 5,274 RSF  
(EXISTING CONDITIONS)

[Click to View Virtual Tour](#)



Contact Exclusive Broker:

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