

# 140 W22





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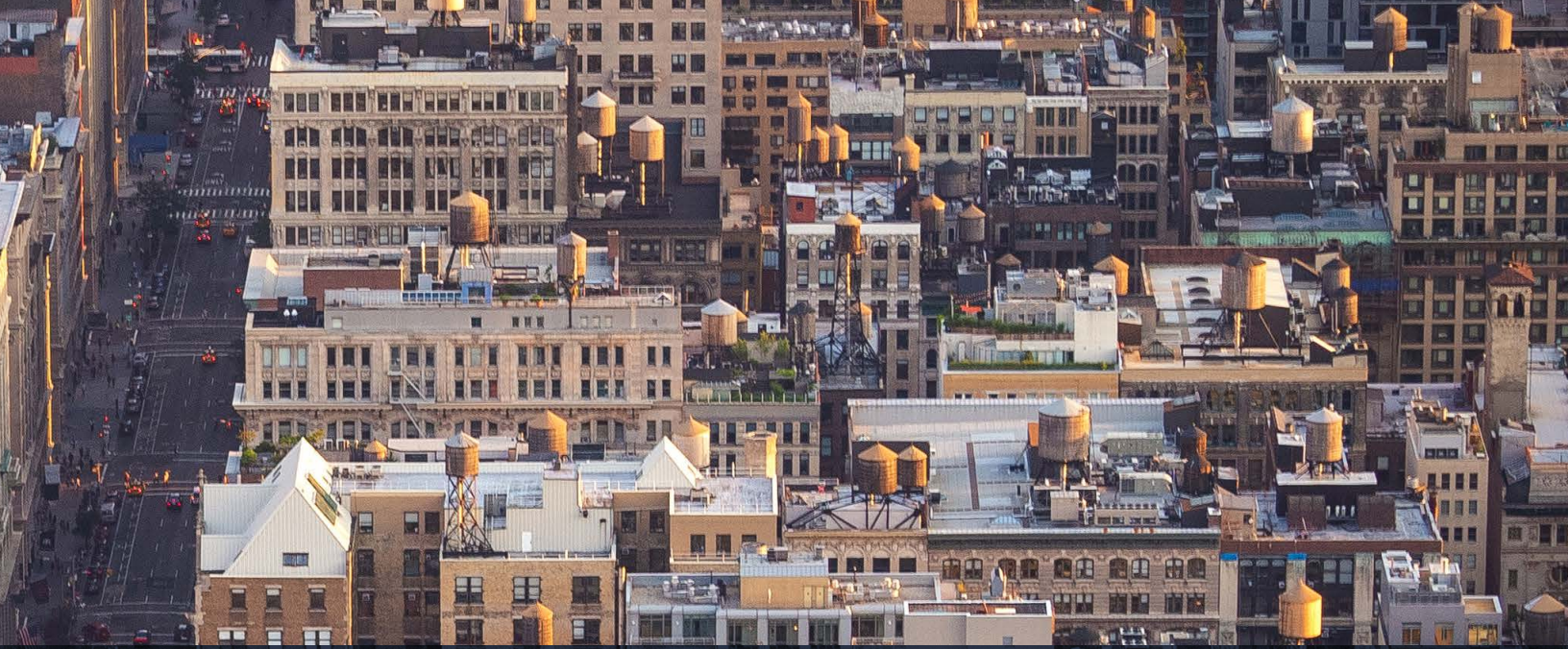




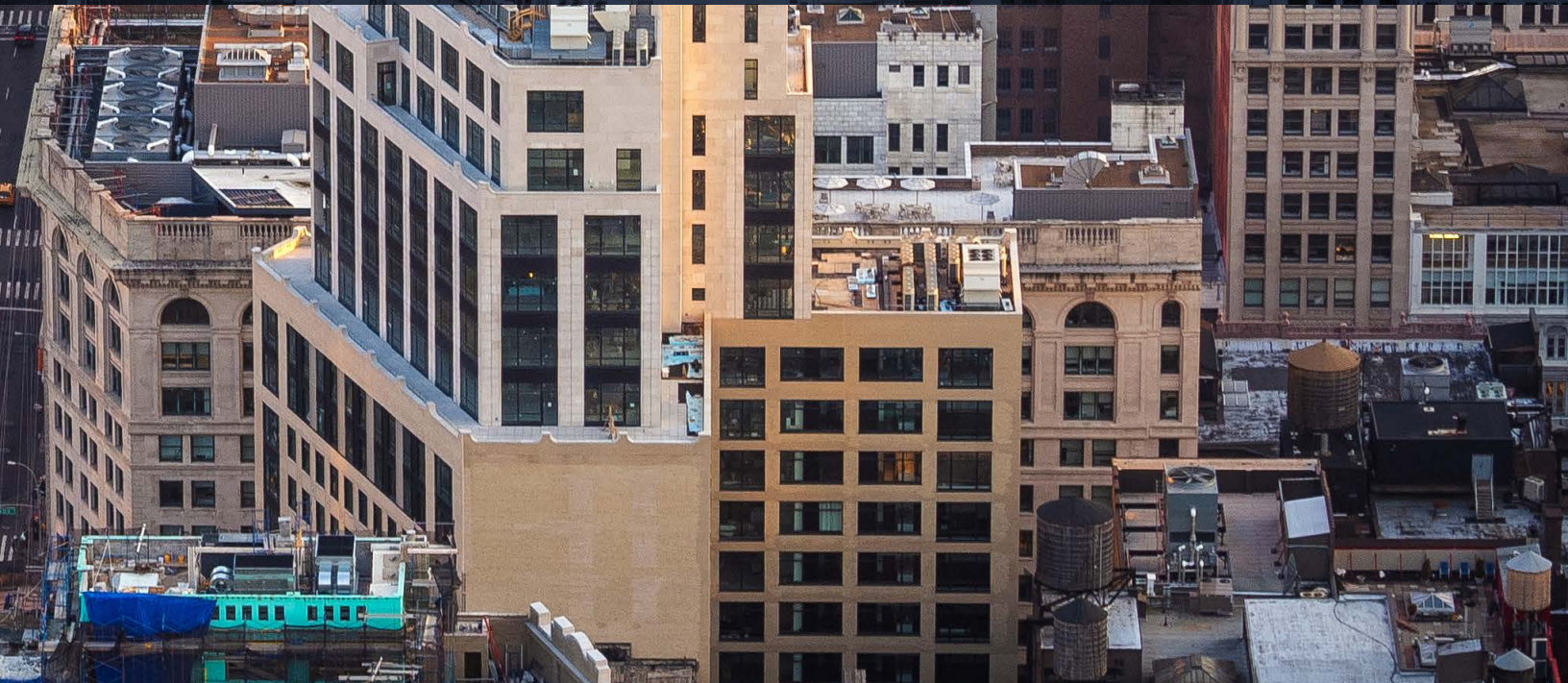
# *Executive*







# Summary

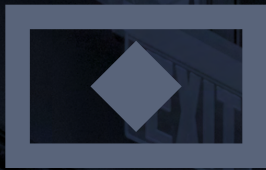




*Asking Price*  
**\$4,500,000**







# 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**



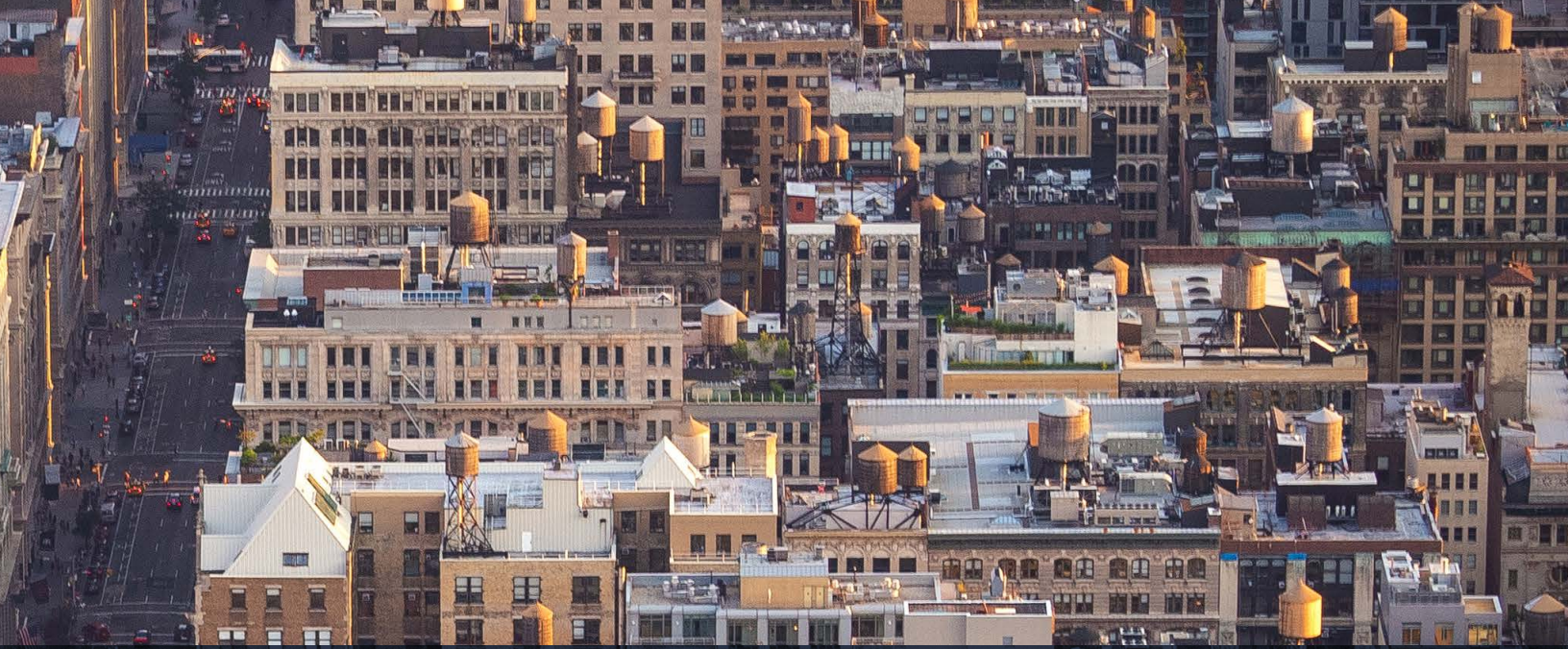




# Property







# 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
Taxes:	\$156,327
Common Charges:	\$18,548

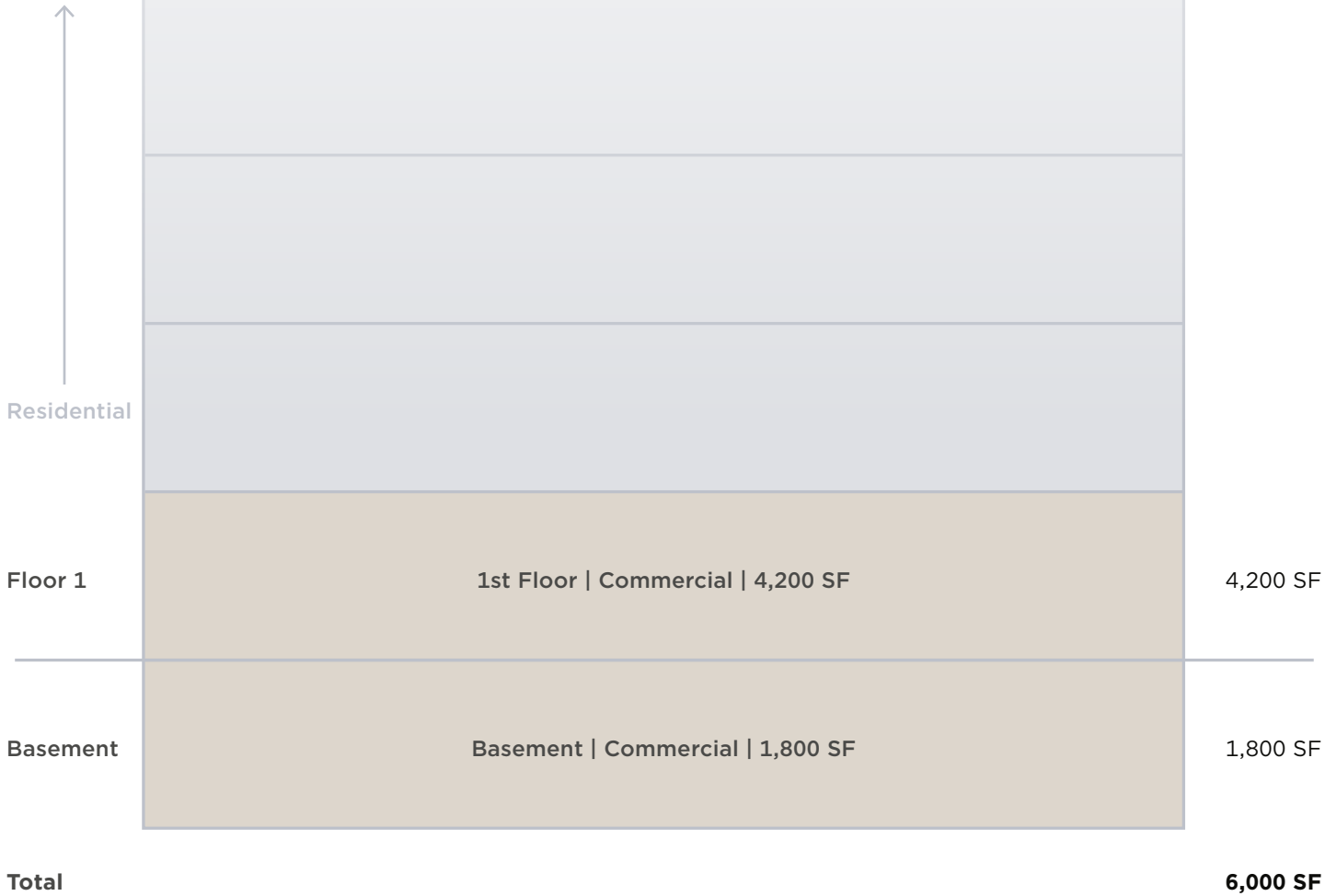
*\*Ownership is currently in the appeal process*

## Tax Map





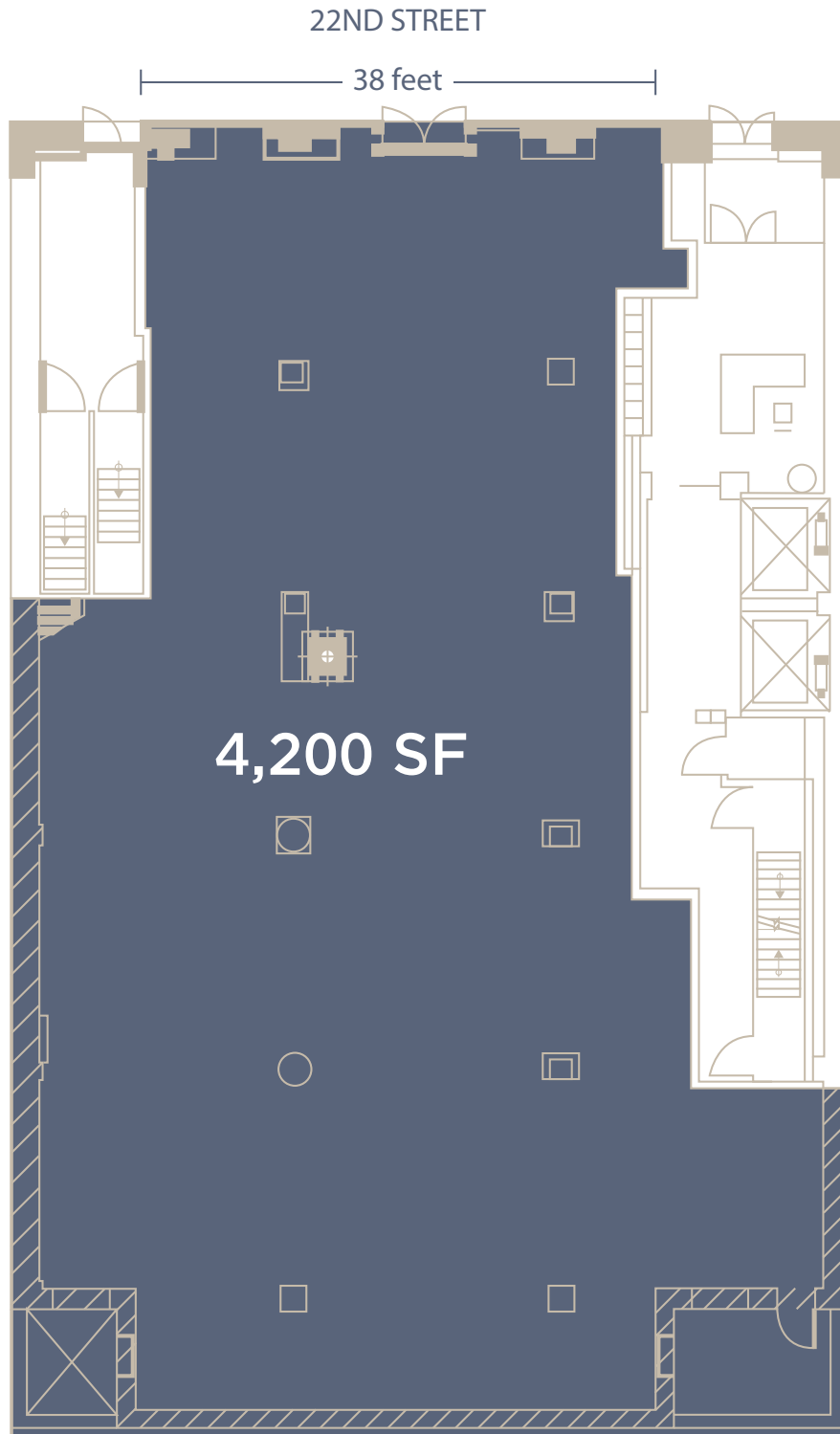
# Stacking Plan





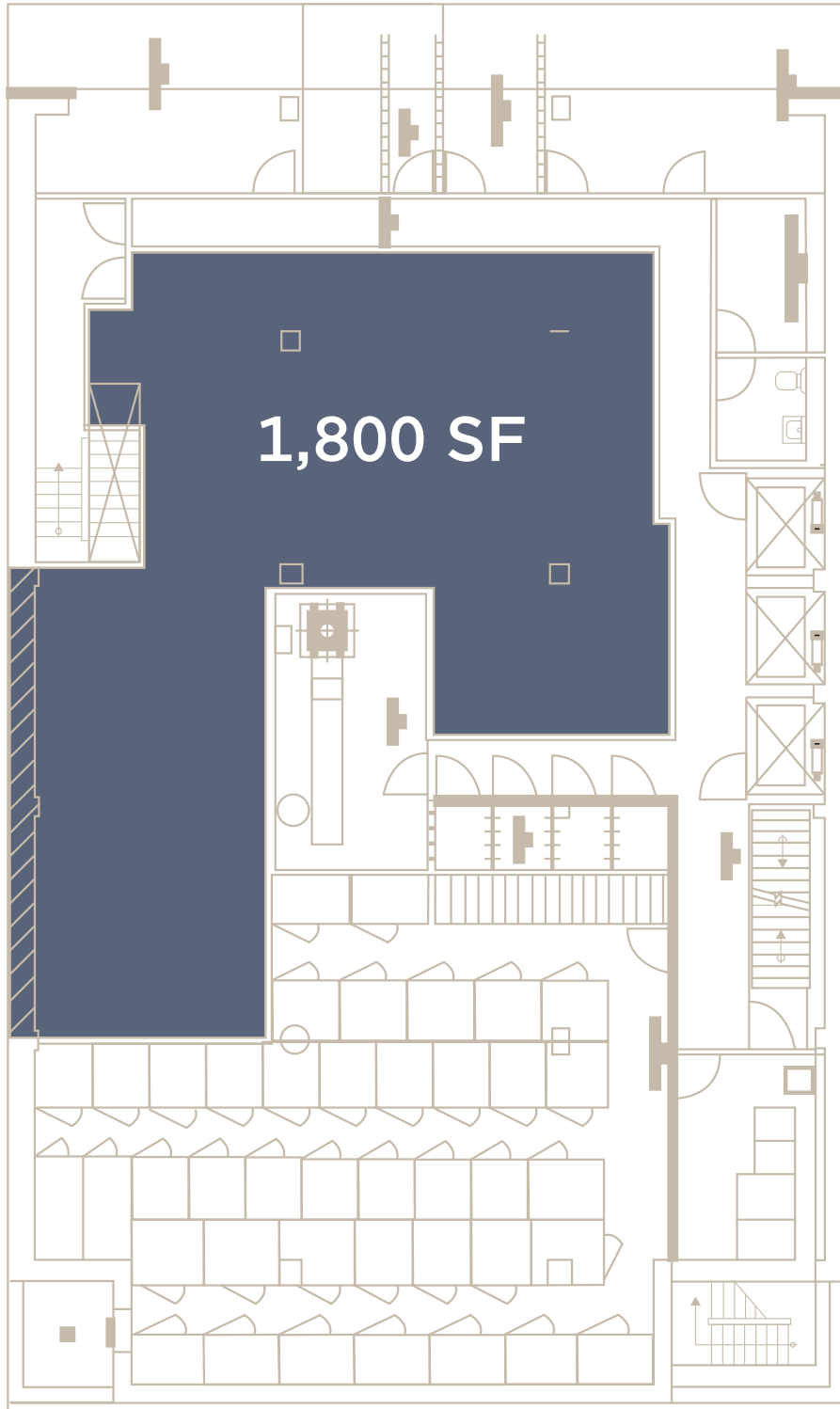
# Floor Plans

## First Floor





# Basement





# Property Photos







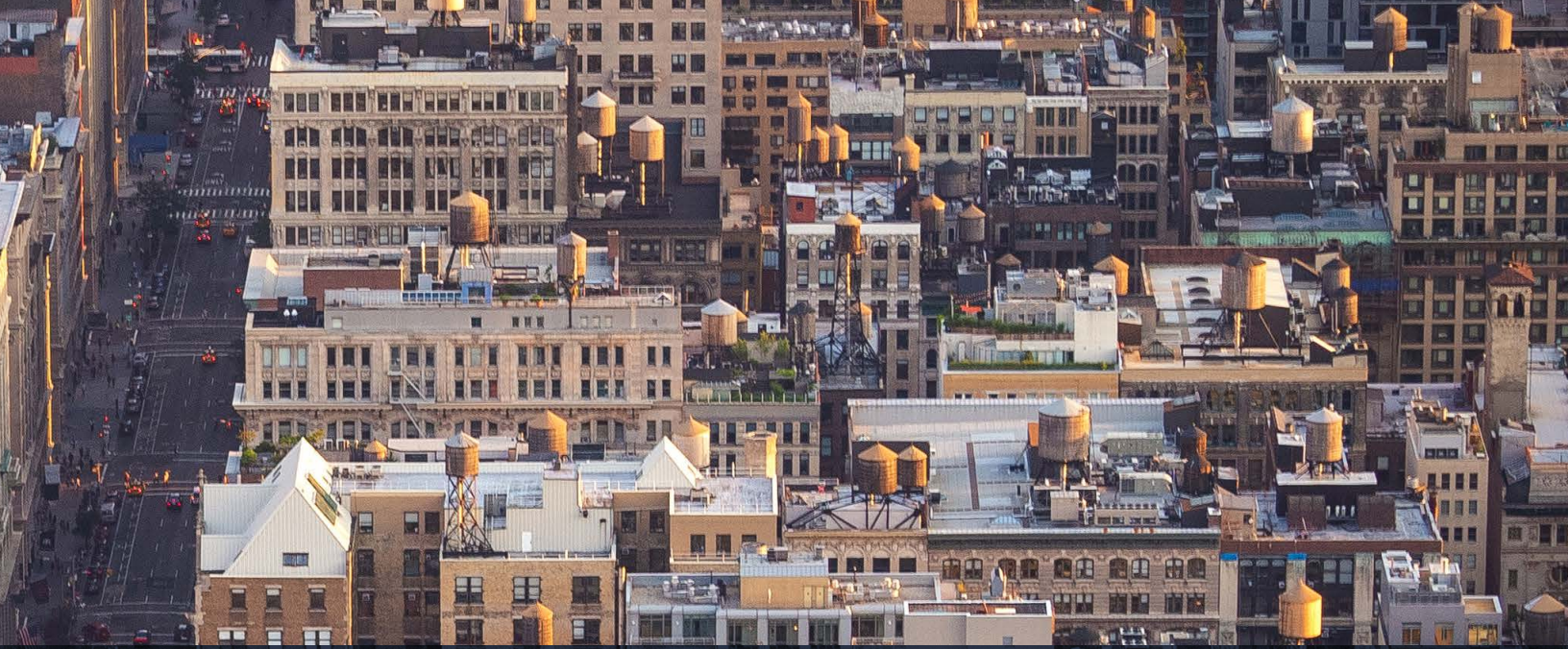




# Market







# Overview





# Location Overview







**Times Square**

42ND STREET BRYANT PARK

42ND STREET TIMES SQUARE

**Bryant Park**

34TH STREET PENN STATION

**Herald Square**

34TH STREET HERALD SQUARE

**PENN STATION**

MTA Long Island Rail Road

33RD STREET

40  
2022



23RD STREET

28TH STREET

28TH STREET

**MADISON SQUARE PARK**

23RD STREET

23RD STREET

East 23rd Street

23RD STREET

**FLATIRON**

E  
C  
A

PATH

W  
Q  
R  
N

18TH STREET

**WORKING CT**

**Union Square**

14TH STREET

14TH STREET 6TH AVENUE

14TH STREET UNION SQUARE

14TH STREET 8TH AVENUE

Greenwich Avenue

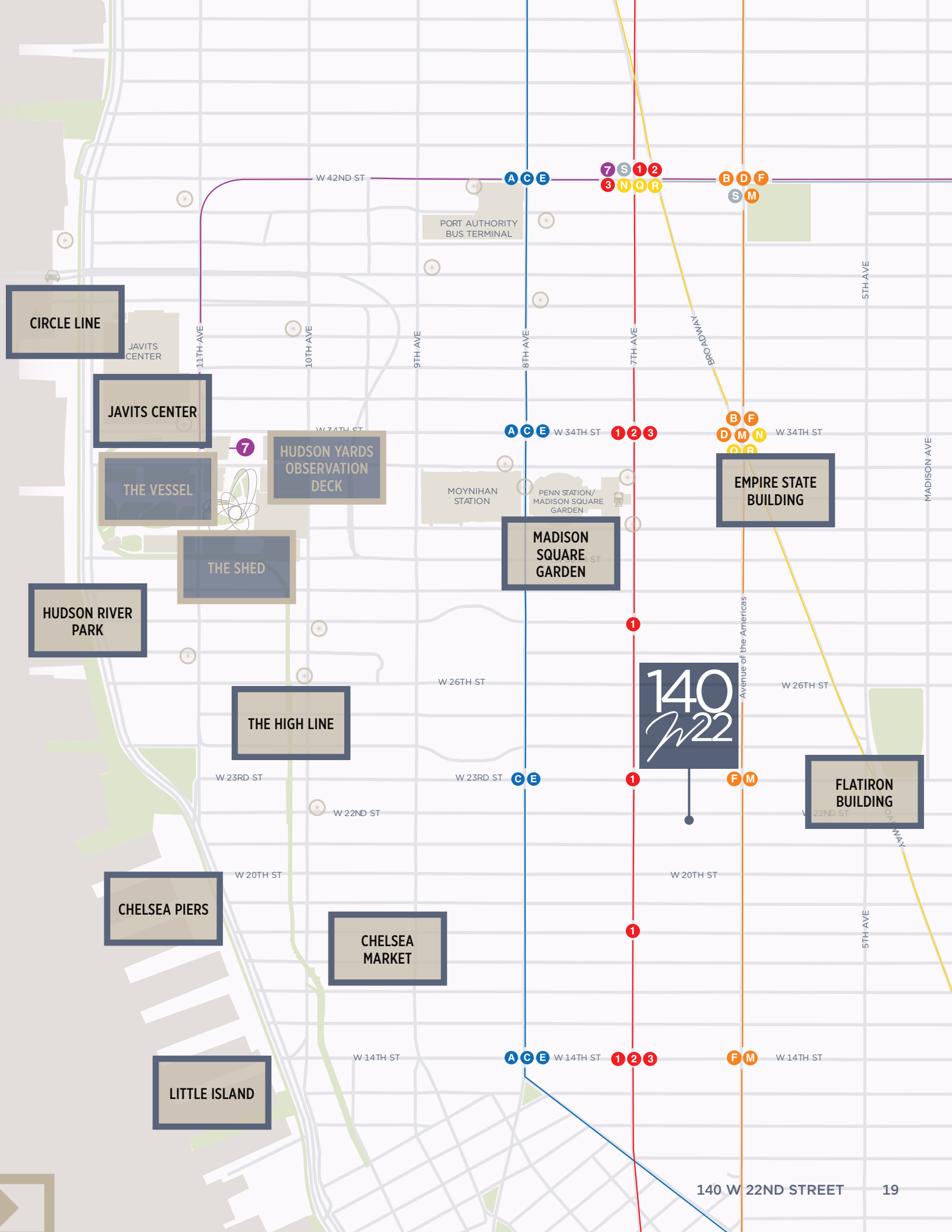


# Cultural Hub

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.







CIRCLE LINE

JAVITS CENTER

JAVITS CENTER

THE VESSEL

THE SHED

HUDSON RIVER PARK

THE HIGH LINE

CHELSEA PIERS

CHELSEA MARKET

LITTLE ISLAND

PORT AUTHORITY BUS TERMINAL

MOYNIHAN STATION

MADISON SQUARE GARDEN

EMPIRE STATE BUILDING

FLATIRON BUILDING

140 W 22nd



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CHELSEA MARKET

CHELSEA MARKET









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