

515 W 20TH STREET

OFFICE OPPORTUNITY

CHELSEA
BETWEEN 10TH AND 11TH AVENUE





BUILDING OVERVIEW

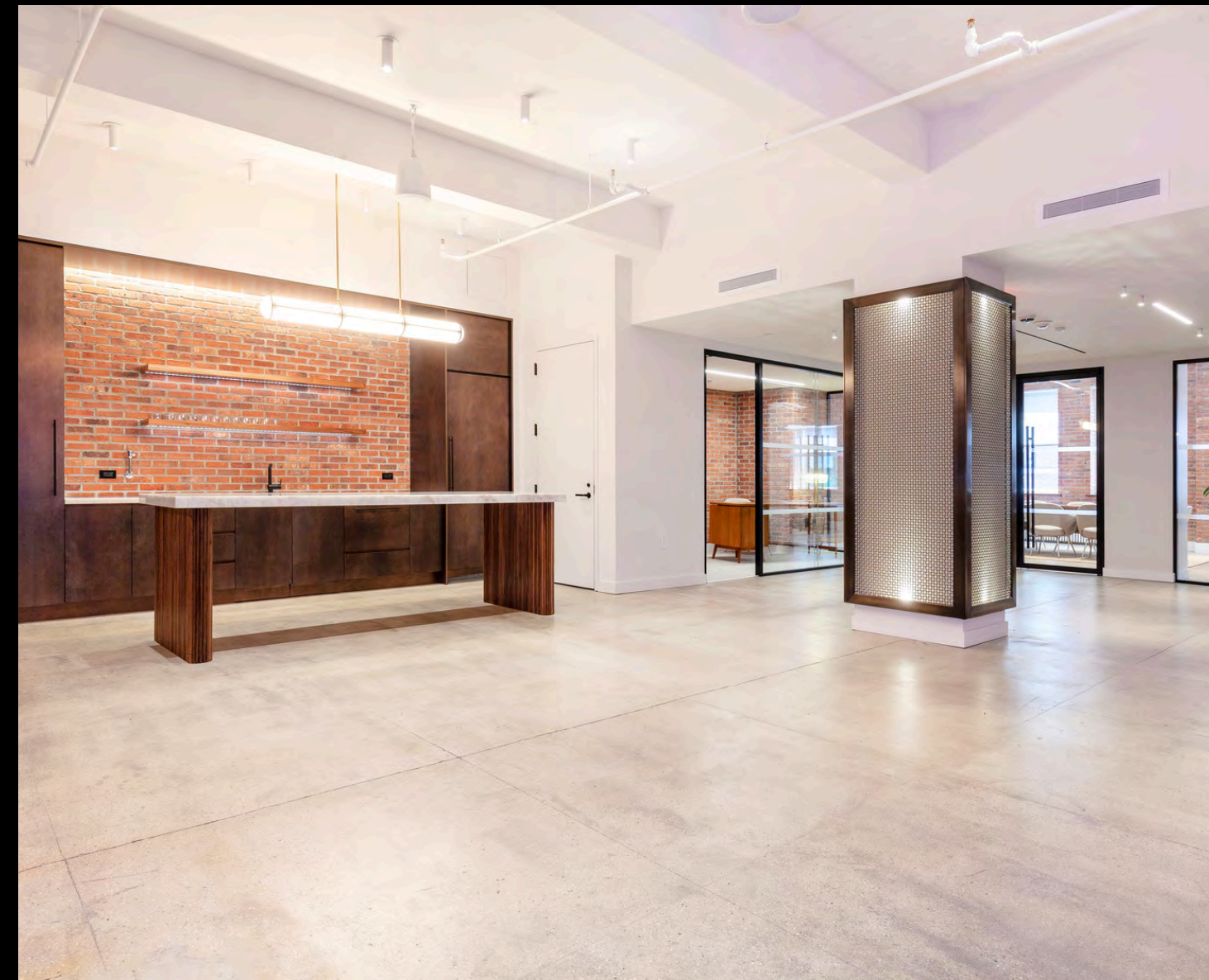
- Pre-Built Offices with High Line Views
- Full Floor Opportunities
- Polished Concrete Floors
- Tenant-controlled HVAC system
- Brand new building amenity space featuring a conference room, offices, phone booths, a lounge, a gym, a locker room, and a shower

SPACE OVERVIEW

- Partial 3rd Floor (East): 5,764 RSF
- Entire 5th Floor: 12,048 RSF
- Partial 6th Floor (West): 6,039 RSF
- Partial 6th Floor (East): 6,009 RSF



NEW TENANT AMENITY CENTER



515W20THSTREET

ENTIRE 5TH FLOOR

SIZE

5th Floor: 12,048 RSF
(Can be divided into 6,005 RSF + 6,043 RSF)

ASKING RENT

\$39 PSF

POSSESSION

Immediate

HIGHLIGHTS

- Previously SoHo House corporate office with high-end custom build
- Beautifully pre-built full floor space
- 4 Private offices
- 1 Conference room
- Large eat-in pantry
- 4 Private restrooms
- Multiple phone booths
- **150% Commission for full floor tenant**



515 W 20TH STREET

ENTIRE 5TH FLOOR



515 W 20TH STREET

6TH FLOOR WEST

SIZE

6th Floor (West): 6,039 RSF

ASKING RENT

\$37 PSF

TERM

Negotiable

HIGHLIGHTS

- Turnkey Pre-Built Office Space with two glass offices, a conference room, and an island kitchen
- South-facing window exposure overlooking the High Line
- Private restroom
- Polished concrete floors and exposed brick
- Tenant-controlled HVAC
- Can be combined with the other side for a total of 12,048 RSF



515W20THSTREET

6TH FLOOR EAST

SIZE

6th Floor (East): 6,009 RSF

ASKING RENT

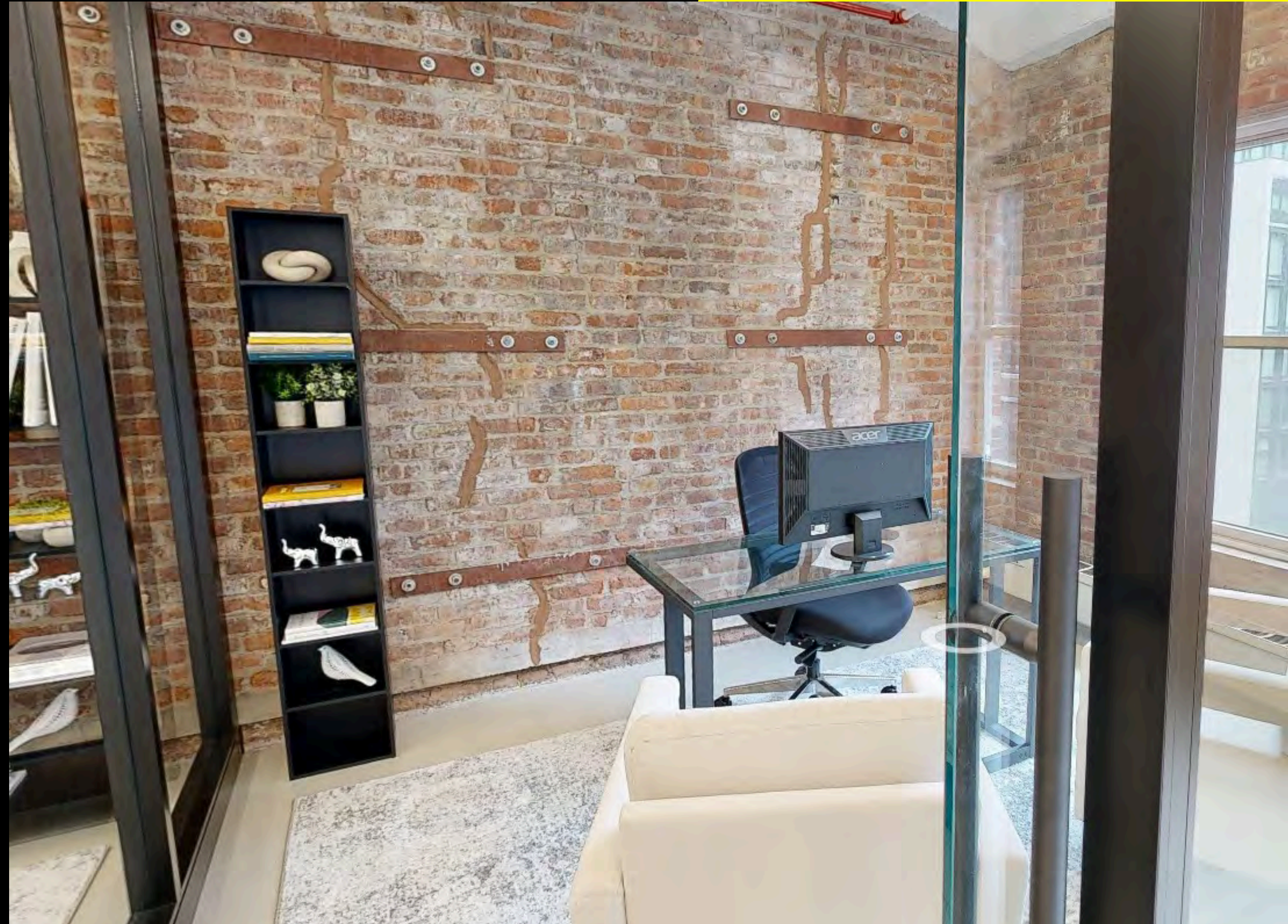
\$37 PSF

TERM

Negotiable

HIGHLIGHTS

- Turnkey Pre-Built Office Space with two glass offices, a conference room, and an island kitchen
- South-facing window exposure overlooking the High Line
- Private restroom
- Polished concrete floors and exposed brick
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3RD FLOOR EAST

SIZE

3rd Floor (East): 5,674 RSF

ASKING RENT

\$35 PSF

POSSESSION

Immediate

HIGHLIGHTS

- Built space with:
 - 1 Glass-fronted office
 - 2 Glass-fronted conference rooms
 - Full pantry
 - Private restroom
- Landlord will build to suit
- Polished concrete floors and exposed brick
- South window exposure facing The Highline
- Amenity space included with conference room, offices, phone booths, lounge, gym, locker room and shower

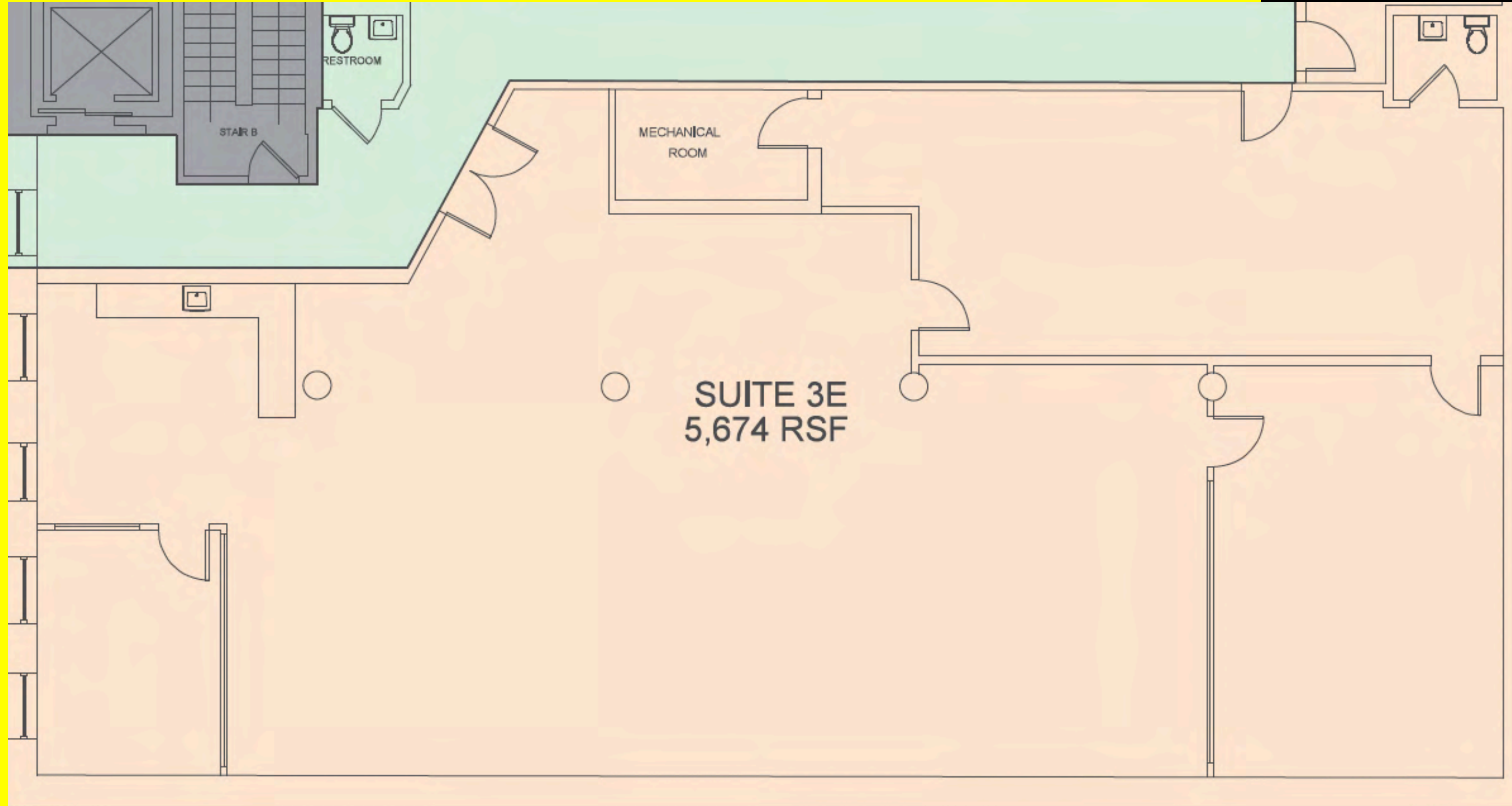


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3RD FLOOR





CONTACT

MICHAEL SEGERMAN

msegerman@currentreadvisors.com

516.297.3337

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Real Estate Advisors