

109W27



AUTHENTICITY + DESIGN

MOVE IN READY + FULLY WIRED

AVAILABLE IMMEDIATELY

FLEXIBLE TERMS AVAILABLE:
3 TO 5+ YEARS

PARTIAL & FULL FLOOR PRE-BUILTS

NBI OFFERED , LANDLORD WILL FURNISH



Actual photo of finished space



Actual photo of finished space



Virtually Staged Photo



Virtually Staged Photo



Actual photo of finished space

NEWLY COMPLETED CAPITAL IMPROVEMENTS INCLUDE:
NEW ENTRANCE, **LOBBY**,
COMMON AREAS +
RESTROOMS BY **DE•KAR DESIGN**
24/7 **DOORMAN** + ON-SITE SUPER



REDESIGNED + REFINED

BRAND NEW **ELEVATORS**

NEW ELECTRIC WITH
PERIMETER + FLOOR OUTLETS

BIKE STORAGE

NEW **WINDOWS**

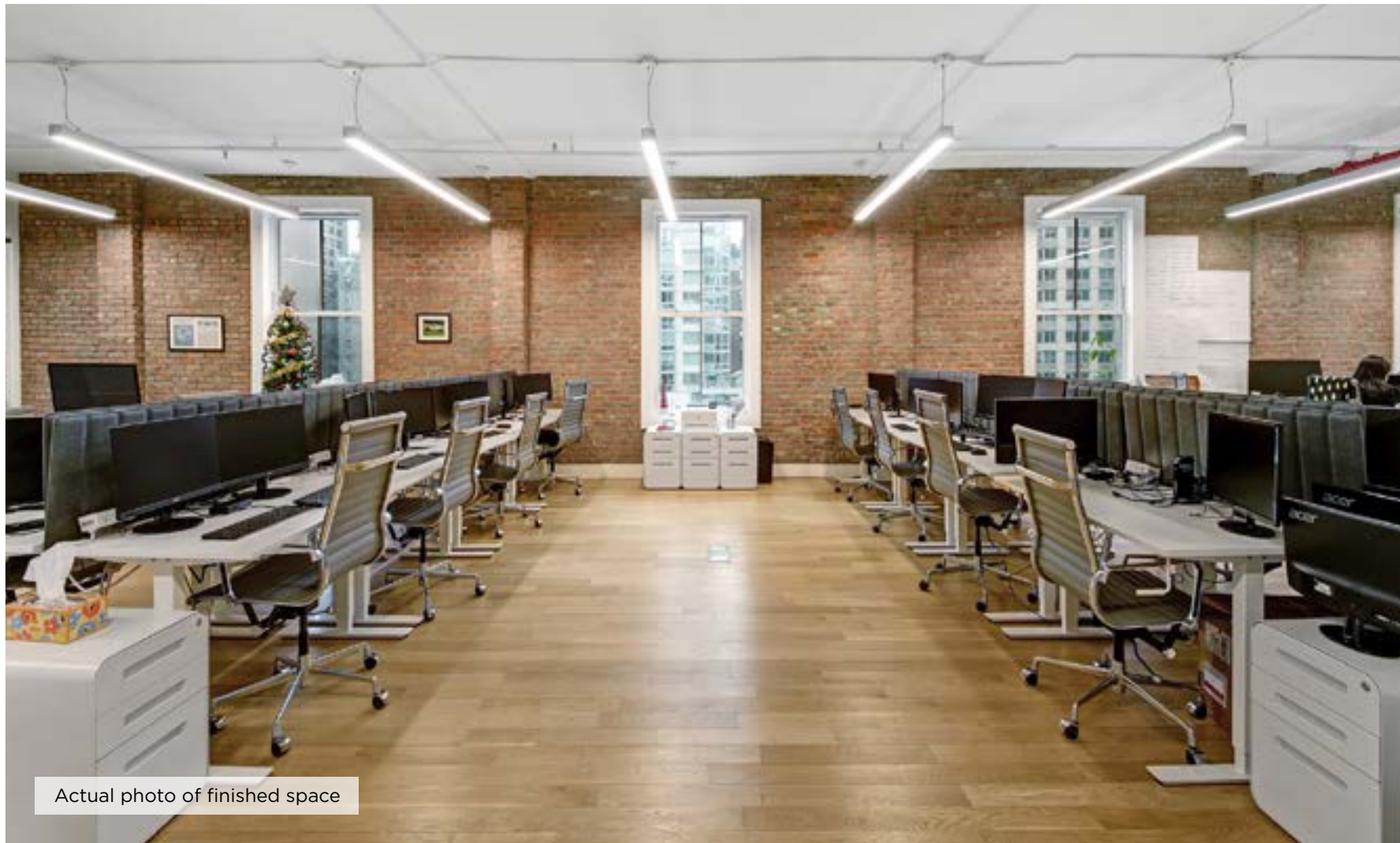
DEDICATED **TELECOM** PATHWAYS

WIRED FOR **FIOS**





Actual photo of finished space



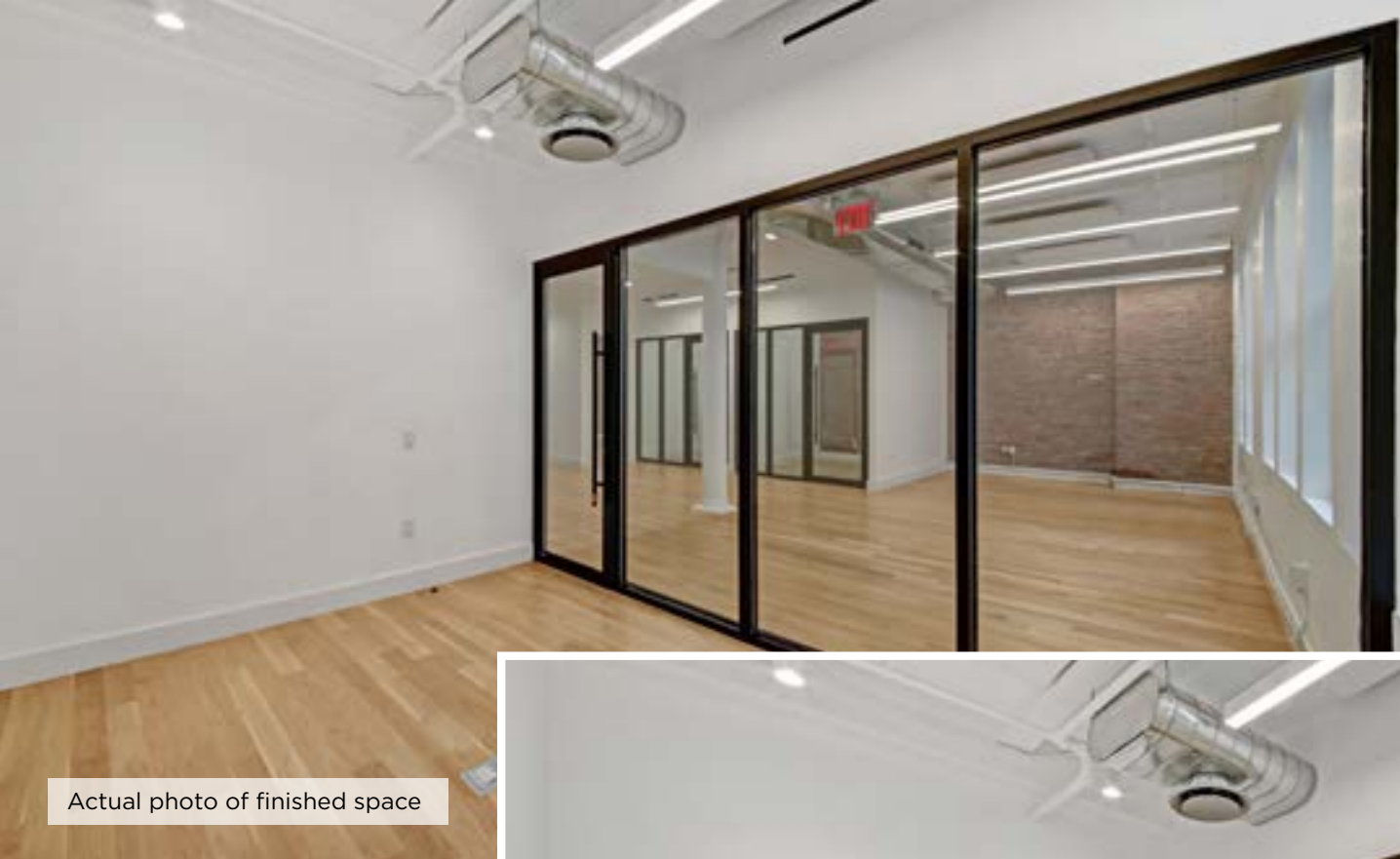
Actual photo of finished space



CREATIVE + CONTEMPORARY



Virtually Staged Photo



Actual photo of finished space



Virtually Staged Photo

SUITES WITH **11FT + CEILINGS**
3 SIDES OF WINDOWS +
NATURAL LIGHT
WIDE-PLANK **OAK FLOORS**



Actual photo of finished space



Actual photo of finished space

PANTRIES WITH **STAINLESS STEEL** APPLIANCES +
CAESARSTONE COUNTERTOPS
NEW **LIGHTING**
TENANT-CONTROLLED **HVAC**
2 NEW RESTROOMS
DEDICATED IT CLOSET



FLEXIBLE TERMS AVAILABLE:
3 TO 5+ YEARS

NEW BUILDING INSTALLATION (NBI) AVAILABLE

T.I. AND TENANT CONCESSIONS AVAILABLE:
MORE INFORMATION

VIEW ADDITIONAL DETAILS:
[ICONREALTYMGMT.COM/OFFICE](https://iconrealtymgmt.com/office)



Actual photo of finished space



Actual photo of finished space





CHOW DOWN

- 230 Fifth Rooftop Bar
- ABC Kitchen
- Ai Fiori
- Ayza Wine & Chocolate Bar
- Bean & Bean Coffee
- Bo's Kitchen and Bar Room
- The Breslin
- Brooklyn Bagel & Coffee Company
- Cosme
- Delmonico's Kitchen
- Eataly NYC
- Eleven Madison Park
- Flatiron Hall
- The Flatiron Room
- Friedman's
- Gramercy Tavern
- Hangawi
- Hanjan
- Hillstone
- ILILI
- Keens Steakhouse
- Kobeyaki
- L'Amico
- L&W Oyster Co.
- La Pecora Bianca
- Le Coq Rico
- The Little Beet Table
- Maialino
- Maison Kayser
- Mulberry & Vine
- Obicà
- Ootoya
- O Ya
- Periyali
- Raymi
- Rouge Tomate Chelsea
- Starbucks
- STATE Grill and Bar
- Statler Grill
- sweetgreen
- Terri
- Union Square Cafe
- Upland NYC
- VEZZO Thin Crust Pizza

SLEEP IN

- Ace Hotel New York
- Arlo NoMad
- Gansevoort Park Avenue NYC
- Gramercy Park Hotel
- Hotel Chelsea
- Kimpton Hotel Eventi
- The Avalon Hotel
- The New York EDITION
- The New Yorker
- The Nomad Hotel
- The Paul

LIVE UP

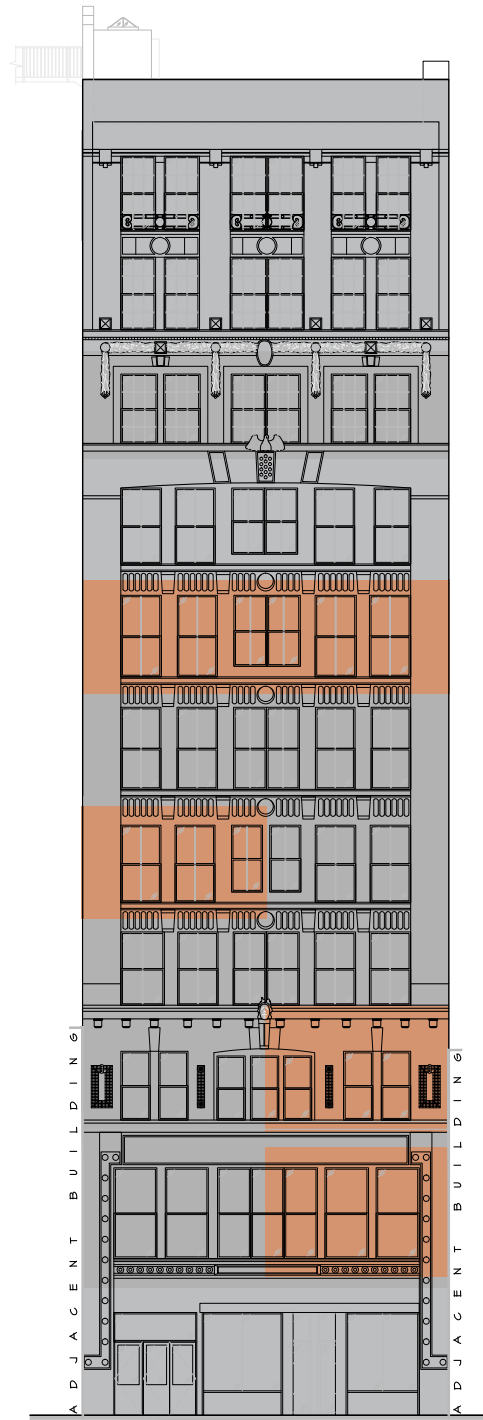
- Gilsey House Inc
- The Joyce Theater
- The Museum at FIT



CENTERED + CONVENIENT



NOMAD, CHELSEA + MIDTOWN SOUTH
EASY ACCESS TO **LOCAL FAVORITE**
AMENITIES + TRANSPORT, PENN STATION,
PATH TRAINS, MADISON SQUARE GARDEN
& HERALD SQUARE



- 11** LEASED
- 10** LEASED
- 9** LEASED
- 8** LEASED
- 7** FULL FLOOR 4,722 SF
- 6** LEASED
- 5** SUITE 5N: 2,022 RSF
- 4** LEASED
- 3** SUITE 3S: 2,476 RSF
- 2** SUITE 2A: 2,683 RSF
- 1** LEASED

Owner Icon Realty Management

Completed 1908

Rentable Area 51,942 RSF

Floors 11

Typical Floor Size 4,722 RSF

Column Spacing 13'-2"

Typical Slab Height 11'-2"

Windows brand new double-hung windows

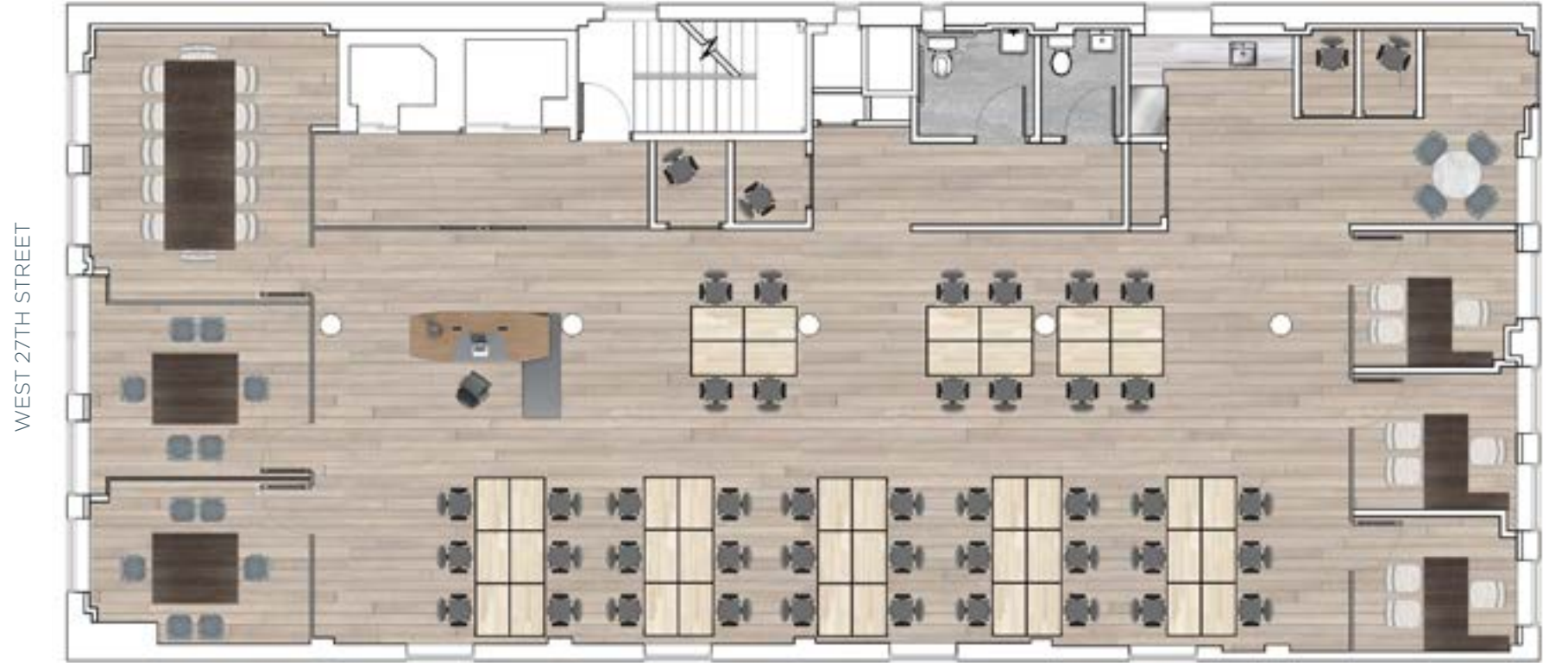
HVAC tenant controlled

Fire Safety wet pipe sprinkler system + electric fire pump

Security 24/7 doorman + security cameras in lobby



CORE + SHELL | **4,722 RSF**



Workstations: 42 Private Offices: 3 Conference Room: 1 Meeting Rooms: 2
Phone Booths: 4 Pantry: 1 **TOTAL: 45**

EXISTING CONDITIONS 7TH FLOOR
PRE-BUILT | **4,722 RSF**





WEST 27TH STREET



Workstations: 30 Conference Room: 1
Pantry: 1 **TOTAL: 31**

EXISTING CONDITIONS 2ND FLOOR
PRE-BUILT | **2,683 RSF**



WEST 27TH STREET



Workstations: 16 Private Offices: 3 Conference Room: 2 Meeting Rooms: 2
Pantry: 1 **TOTAL: 18**

EXISTING CONDITIONS 3RD FLOOR
PRE-BUILT | **2,476 RSF**



WEST 27TH STREET



Workstations: 18 Private Offices: 1 Conferenve Rooms: 1 Meeting Rooms: 1
Pantry: 1 **TOTAL: 19**

SAMPLE PRE-BUILT 5TH FLOOR
PRE-BUILT | **2,022 RSF**

WEST 27TH STREET



Workstations: 24 Private Offices: 1 Conference Room: 1 Pantry: 1 **TOTAL: 25**

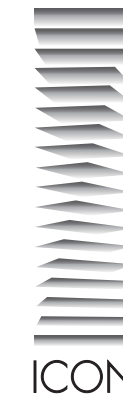
SAMPLE PRE-BUILT 5TH FLOOR
PRE-BUILT | **2,022 RSF**



ICON REALTY MANAGEMENT | NYC
MULTIFACETED **INVESTMENT** +
MANAGEMENT COMPANY
OWNS + MANAGES **1.6MM+ SF**
135,000 SF **OFFICE** SPACE
160,000 SF **RETAIL**
1,800+ **APARTMENTS**
MANHATTAN + BROOKLYN

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