

109W27



AUTHENTICITY + DESIGN

FLEXIBLE TERMS AVAILABLE:
NOW ACCEPTING 3 - 5+ YEAR TERMS AND
LONGER

ENTIRE 7TH FLOOR AVAILABLE





Actual photo of finished space



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**



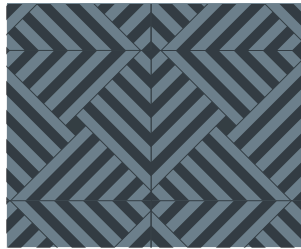
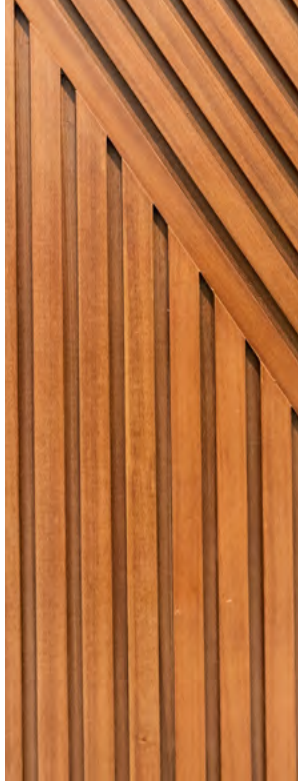




Actual photo of finished space

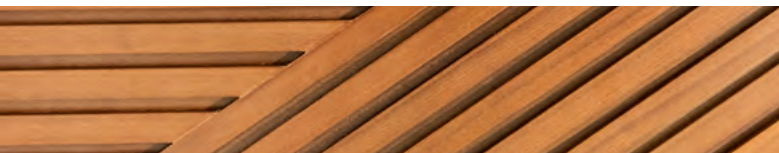


Actual photo of finished space



CREATIVE + CONTEMPORARY

SUITES WITH **13FT+ 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 10+ YEARS

NEW BUILDING INSTALLATION (NBI) AVAILABLE

T.I. AND TENANT CONCESSIONS AVAILABLE:
MORE INFORMATION

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

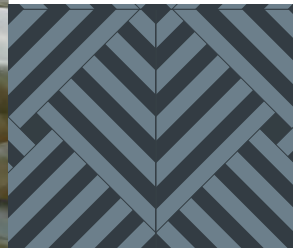




Actual photo of finished space



Actual photo of finished space



W 34th

B D F M
N Q R W

EMPIRE
STATE
BUILDING

PENN STATION
A C E AMTRACK
1 2 3



7th AVENUE

6th AVENUE

BROADWAY

5th AVENUE

MADISON AVENUE

PARK AVENUE

6

6

W 27th

1



RW

109 W 27

MADISON
SQUARE
PARK

W 23rd

C E

1

F M



RW

6

FLATIRON BUILDING



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

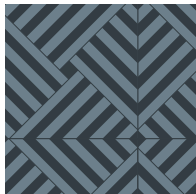
Kobeyaki
L'Amico
L&W Oyster Co.
La Pecora Bianca
Le Coq Rico
The Little Beet Table
Maialino
Maison Kayser
Mulberry & Vine
Obicà
Ootoya
O Ya
Periyali
Raymi
Rouge Tomato Chelsea
Starbucks
STATE Grill and Bar
Statler Grill
sweetgreen
Terri
Union Square Cafe
Upland NYC
VEZZO Thin Crust Pizza

SLEEP IN

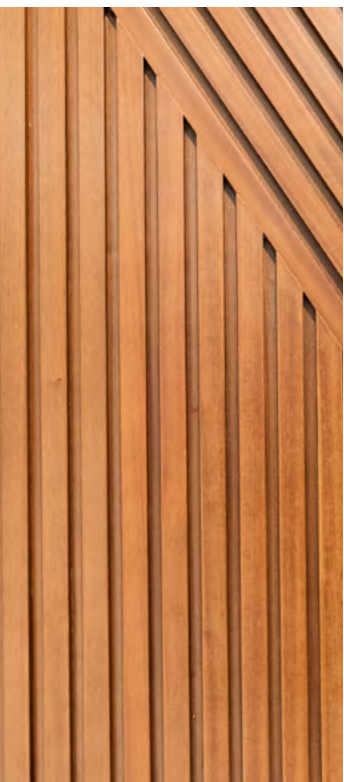
Ace Hotel New York
Arlo NoMad
Gansevoort Park Avenue NYC
Gramercy Park Hotel
Hotel Chelsea
Kimpton Hotel Eventi
The Avalon Hotel
The New York EDITION
The New Yorker
The Nomad Hotel
The Paul

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

Owner Icon Realty Management

Completed 1908

Rentable Area 51,942 RSF

Floors 11

Typical Floor Size 5,000 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

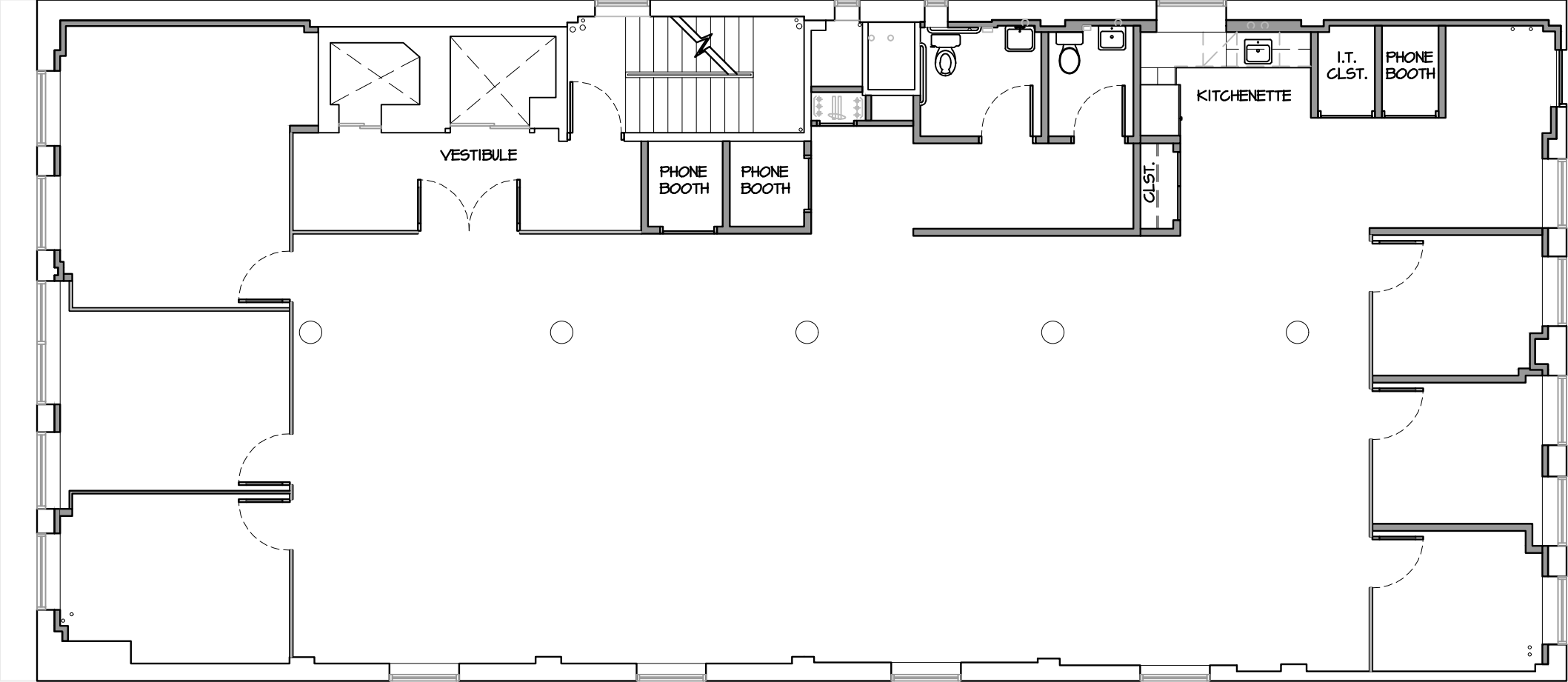
Security 24/7 doorman + security cameras in lobby





CORE + SHELL | **5,000 RSF**

Full 7th Floor As-Built



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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ZACH LEVINE

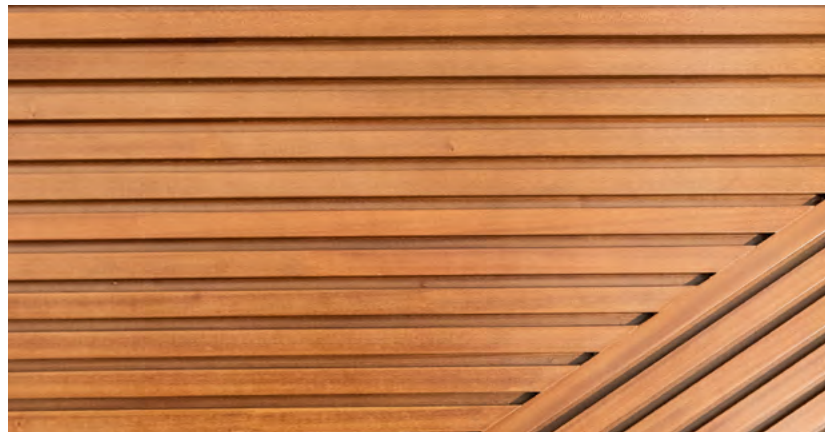
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