

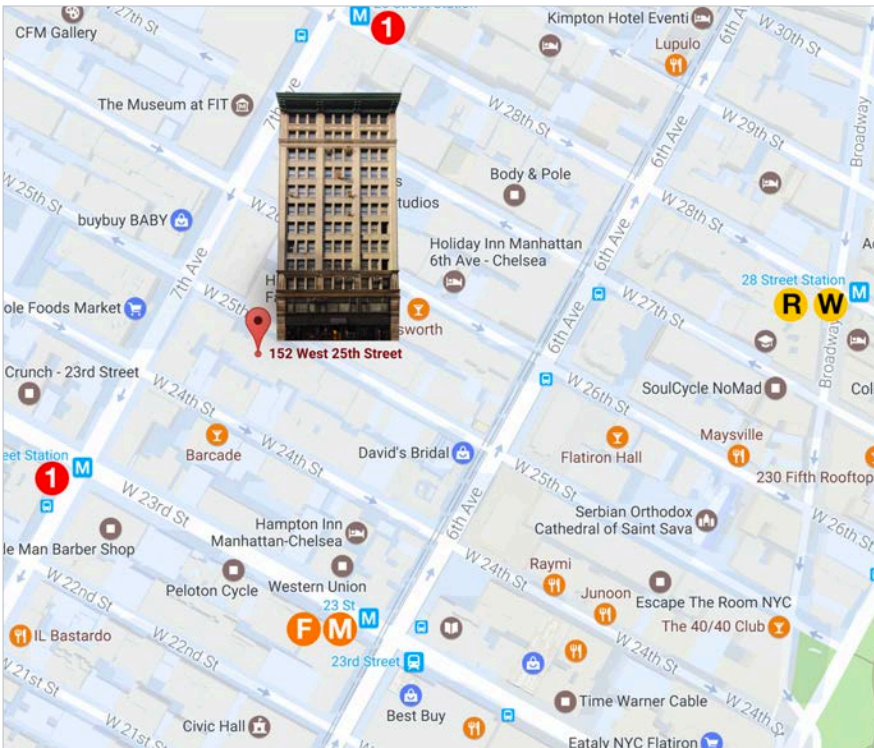


152W25

ARCHITECT DESIGNED
CHELSEA PREBUILT



Koepfel
Rosen LLC



25TH STREET BETWEEN 6TH & 7TH

- Historic architecture
- Fast growing marketing, fashion, creative and tech business community
- Vibrant neighborhood with fine dining, shopping, business services, design showrooms, and health clubs
- Four Points by Sheraton next door

CONVENIENT

- 1 Train at 23rd & 7th Ave
- R, W at 28th & Broadway
- F, M & PATH at 23rd & 6th Ave
- Minutes from Penn Station

FURNISHED BRAND NEW INSTALLATION 3,432 SQ. FT.

- 2 private offices
- 15 workstations with Flow Bench electronic variable height desks by Symmetry Office Systems; seating is Mimeo by Allsteel
- 1 reception area with desk
- 1 windowed conference room with 10 ft custom milled Brazilian hardwood single slab table that seats 10; wired for AV
- 1 mechanical room; 6 ton central HVAC
- 1 open kitchen with LG dishwasher installed; space for a microwave and refrigerator; hot/cold water/sink; lunch/meeting area
- Ensuite bathroom
- 1 coat closet
- 1 information technology room
- 1 storage room
- 3 storage closets
- 1 utility sink
- Newly refinished wood floors
- 2 pre-wired wall-mounted TV mounts
- Digital dimmable light controllers
- All cables prewired
- New designer lighting throughout
- Includes the copier and all file cabinets



Two private offices

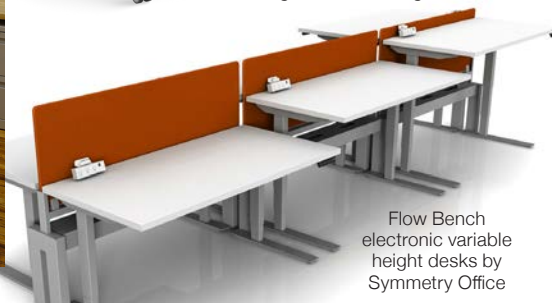
Seating is Mimeo by Allsteel



New efficient lighting



Digital dimmable light controller



Flow Bench electronic variable height desks by Symmetry Office



New kitchen with LG dishwasher and pre-wired for a microwave and refrigerator



Newly refinished wood flooring

TERMS UPON REQUEST IMMEDIATE POSSESSION

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