



In the Heart of the Flower District

145 WEST 28TH STREET OFFICE SPACE

This 12 story loft/office building is located in the heart of the Flower District between 6th and 7th Avenues in close proximity to mass transportation and Penn Station. The building features full floors with a tenant roster in technology, showroom, design, creative services and general office. The floors have exceptional light on three sides, unlike other side street assets with 50 feet of southern exposure and ceiling heights between 11 and 12 feet.

BUILDING FEATURES

The Building

- Full floors with one tenant per floor — strong brand identity
- Attended lobby with modern finishes
- 2 passenger elevators + 1 freight
- 24/7 card-controlled access
- Diverse tenant roster: tech, showroom, design & creative services

The Floors

- 11-12 ft ceiling heights
- 50 ft of southern exposure — exceptional light on three sides
- Abundance of operable windows
- Wide-plank hardwood flooring throughout
- Renovated pantries, social areas & bathrooms
- Glass-fronted conference, flex & huddle rooms

Building Highlights

- Ductless, energy-efficient tenant-controlled A/C
- Direct electric
- Exceptional proximity to public transportation & Penn Station



FLOOR 4

ENTIRE IDENTITY FLOOR

5,432 RSF
Asking: \$54



Fully Furnished Per Images

FLOOR 4



EXISTING CONDITIONS

Exceptional Floor with Light On 3 Sides in Absolute Move-in Condition,
Newly Furnished

Set up with 2 offices and 4 conference rooms, soft seating, with large
Social Area and expansive pantry

Abundant Window Line With 19 Windows Facing S,W,N

Wide plank Hardwood Flooring

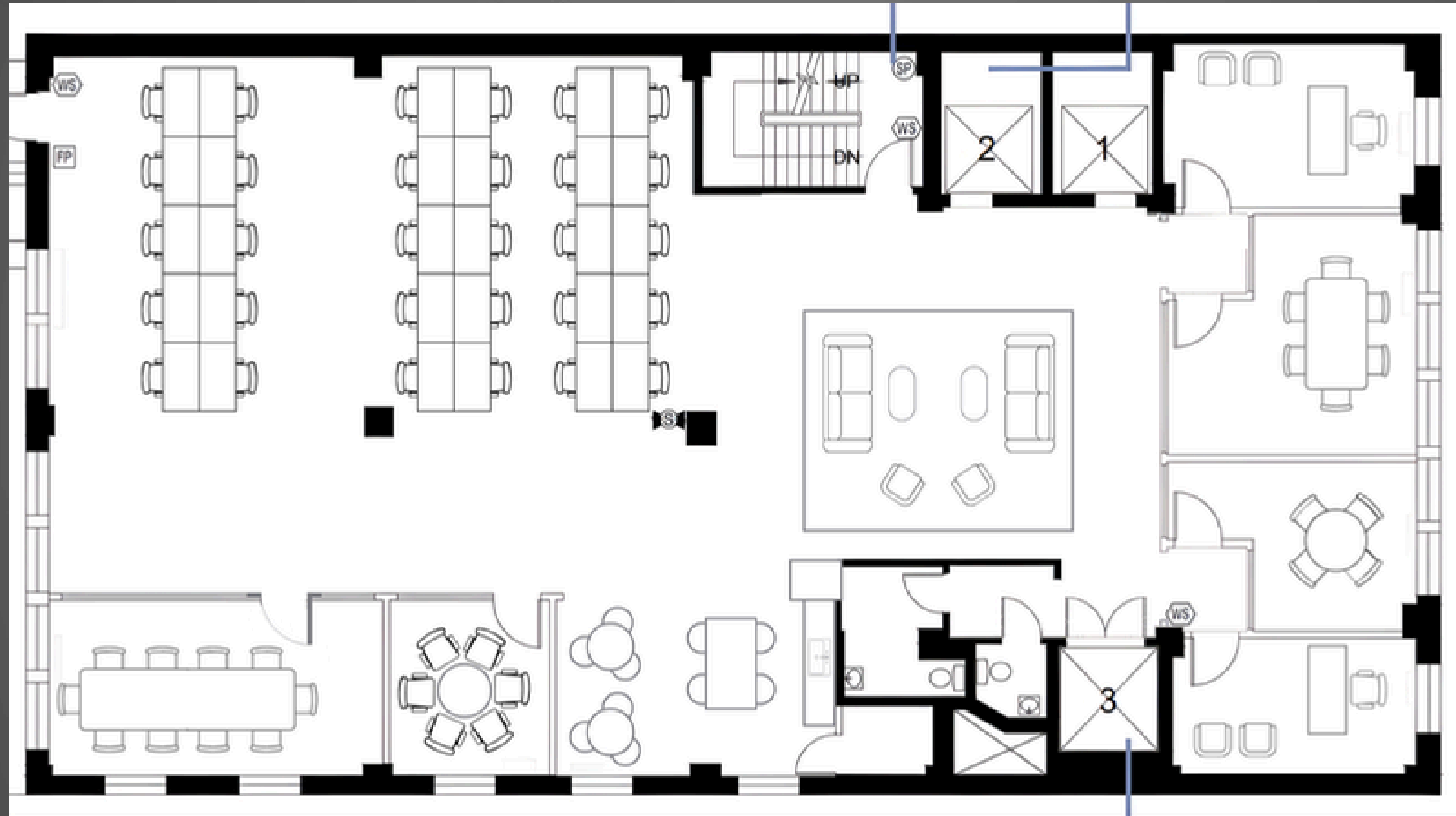
Tenant Controlled Ducted A/C

Keyed Off Elevators & Card Access Control

Attended Lobby During Business Hours

2 Single Stall Bathrooms For Additional Privacy

EXISTING CONDITION FLOOR PLAN



NOT TO SCALE

LOCATION

Companies

- 1 Apple
- 2 Nike
- 3 A24
- 4 101 Studios
- 5 Christian Louboutin
- 6 Elite Model Mgmt.
- 7 Ford Models
- 8 H&M
- 9 Zara
- 10 Facebook

Hotels

- 1 Ritz Carlton
- 2 Virgin Hotel
- 3 Ace Hotel
- 4 The Ned
- 5 Hotel Eventi
- 6 The Fifth Ave Hotel

Recreation

- 1 Penn Platform
- 2 Swingers Crazy Golf
- 3 Electric Shuffle
- 4 Equinox
- 5 Soul Cycle
- 6 Madison Sq. Garden

Food & Bev

- 1 JKS Restaurants
- 2 Zaytina
- 3 Café Carmellini
- 4 Koloman
- 5 Cecconi's
- 6 Lupetto
- 7 illi
- 8 Skirt Steak
- 9 L'Amico
- 10 Le Pecora Bianca
- 11 KuzuNori
- 12 Planta Queen
- 13 Nubeluz
- 14 Portrait Bar
- 15 Oscar Wilde
- 16 Ivory Peacock
- 17 The Fleur Room
- 18 Alligator Pear
- 19 Back Bar @ Eventi
- 20 The Flatiron Room
- 21 Apotheke
- 22 BCD Tofu House
- 23 Jongro
- 24 H Mart
- 25 The Press Club Grill
- 26 Fairway Market

