

In the Heart of the Flower District
Modern design + Classic loft elegance

145 WEST 28TH STREET OFFICE SPACE

FULL FLOOR
5,432 RSF



BUILDING FEATURES

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 floor tenants in technology, showroom, design, creative service industries and a general office user. The floors have light on three sides with prominence facing south and ceiling heights between 11 and 12 feet.

The floors are fully renovated with hardwood flooring, ductless energy efficient HVAC and card controlled elevators. The building is attended during normal business featuring a modern inviting lobby with 2 passenger elevators and 1 freight servicing the asset.

Building Highlights:

Abundance of operable windows

Renovated Full Floors with hardwood flooring, branding opportunity, new pantries; soft seating, conference, huddle and social areas

24/7 access

Tenant Controlled A/C; often ductless

Exceptional proximity to public transportation



FLOOR 9

ENTIRE IDENTITY FLOOR

5,432 RSF
Asking: \$50



Open Area Seating For
36 plus Desks



Entry Lounge Area

FLOOR 9

ABOVE STANDARD INSTALLATION

5,432 RSF
Asking: \$50



South Facing
Fenestration



Interior Conference
Room



Open Pantry

FLOOR 9

PLUG & PLAY

5,432 RSF
Asking: 59



Open Seating



Elevator Interior



Flex/Conference
Room facing South

EXISTING CONDITIONS FLOOR PLAN

Exceptional Floor With Light On 3 Sides

Abundant Window Line (19)

Hardwood Flooring

3 Flex Rooms/Consists Of 1 Large Conference Room

Tenant Controlled Ductless HVAC Split System

Keyed Off Elevators & Card Access Control

Soft Seating, with Large Social Area and expansive
pantry Setup

3 Modern Fully Renovated Single Stall Bathrooms For
Additional Privacy

Attended Lobby During Business Hours

