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

145 WEST 28TH STREET OFFICE SPACE

FULL FLOOR 5,432 RSF



BUIDLING 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 transportaions and Penn Station. The builing 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 hardwoord 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

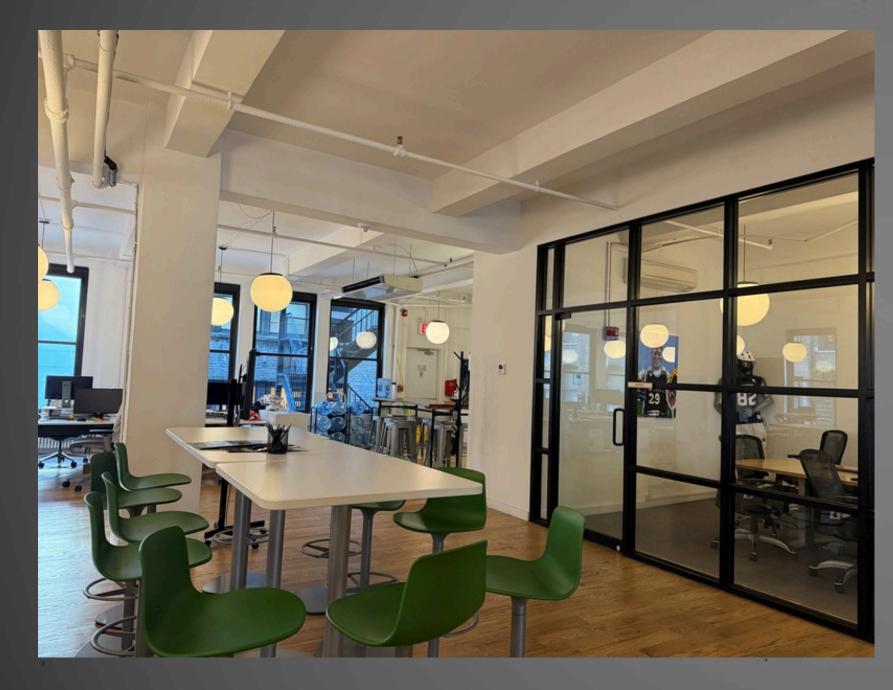
Exceptional proximity to public transportation

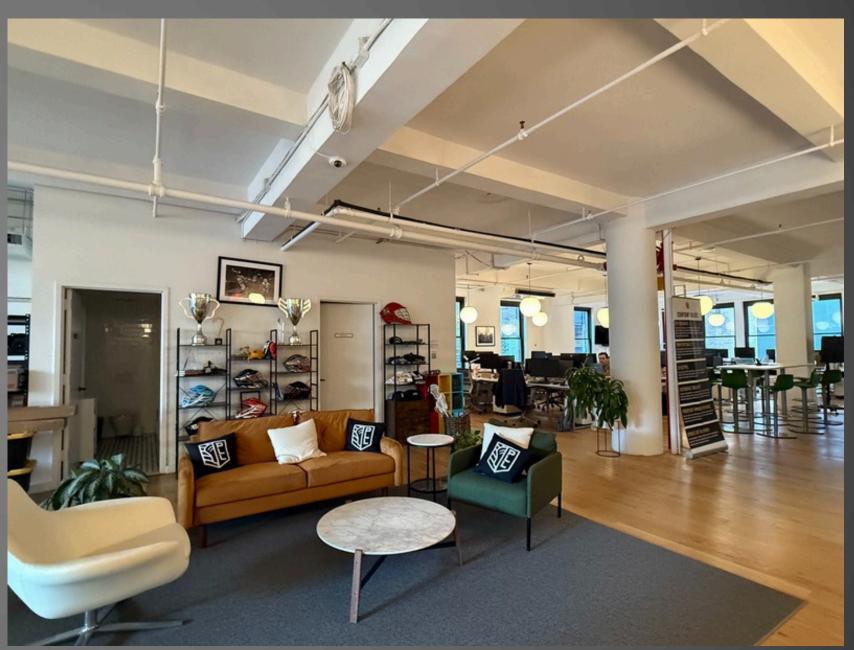


FLOOR 9

ENTIRE IDENTITY FLOOR

5,432 RSF Asking: \$50





Open Area Seating For 36 plus Desks

Entry Lounge Area

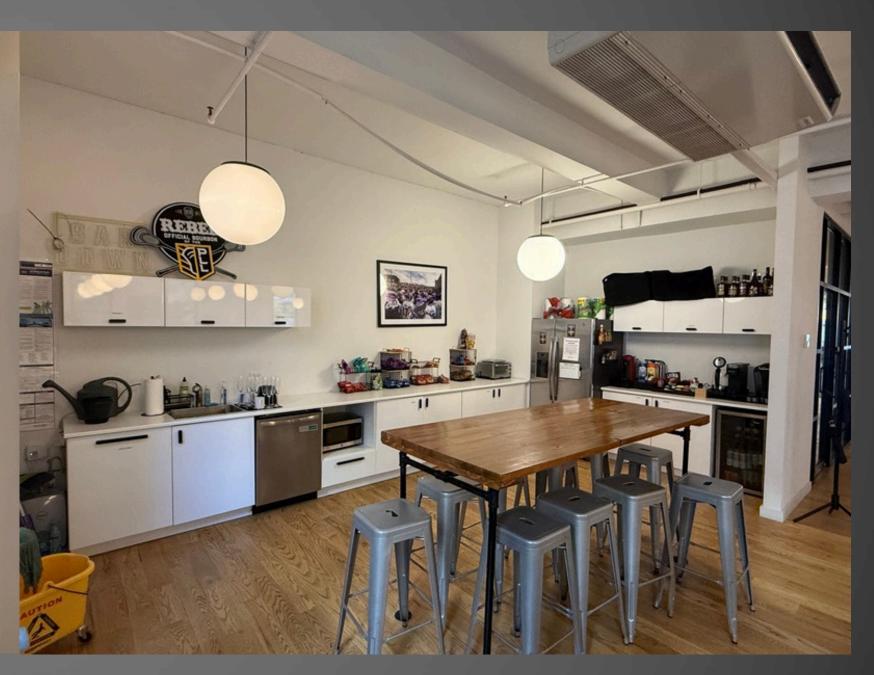
FLOOR 9

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

