

Trophy, Turn-key West Chelsea Sublease

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FOR SUBLEASE

512 West 22nd Street, New York, NY 10011



A High Line workplace in the center of West Chelsea

West Chelsea has established itself as one of New York City's premier cultural hotspots, with immediate access to the High Line, the gallery district, Meatpacking, Hudson Yards, Chelsea Market, and the Hudson River waterfront.

512 West 22nd Street extends that neighborhood experience into the building itself, with an art gallery in the lobby and a tenant-exclusive rooftop garden designed for informal gatherings, flexible workspace, private events, and workday breaks.

Together, the neighborhood, building amenities, and fully built suite create a low-capital, move-in-ready workplace option in one of Manhattan's most distinctive office environments.



West Chelsea cultural district

Steps from the High Line, Chelsea galleries, Meatpacking, Chelsea Market, Hudson Yards, and the Hudson River waterfront.

Art-forward arrival experience

A lobby art gallery reinforces the building's connection to West Chelsea's creative and design identity.

Tenant-exclusive rooftop garden

Outdoor space designed for informal meetings, workday breaks, private events, and a more hospitality-driven office experience.



SPACE PROFILE

5,980 SF

Partial 8th floor

6/20/2028

Term (flexible)

Upon request

Rental rate

01/01/2027

Availability
(Early delivery may be possible
in Nov. or Dec. 2026)



KEY HIGHLIGHTS

- Built, move-in-ready, plug-and-play style suite
- Furniture package available
- Ownership open to direct deal and/or extension
- High-end Tenant-exclusive rooftop garden available for private tenant events.
- Adjacent to the Highline providing access to green space,





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PARTIAL 8TH FLOOR

5,980 SF Total Available

- 8 workstations (with significant room to expand)
- 5 private offices
- 3 conference rooms of different sizes
- Pantry

