



CHELSEA
CASTLE

150 W 22ND ST.

ENTIRE 3RD FLOOR: 6,900 SF

BUILT FILM EDITING SUITE

CAN DEMO + BUILD TO SUIT

- 13'2" ceilings
- Two large screening rooms
- Wet pantry, 3 private bathrooms
- Windows on 3 sides, good natural light
- Hardwood floors
- 24/7 Tenant-controlled hvac
- Flexible lease terms
- Landlord work available
- Formerly occupied by Final Frame

BUILDING FEATURES

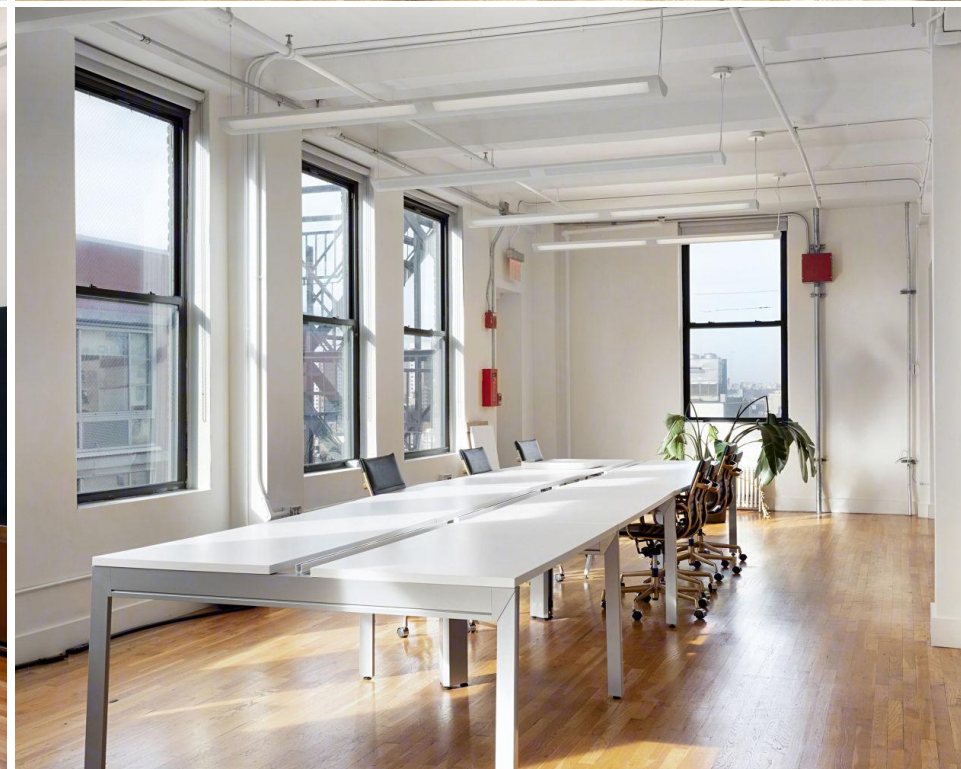
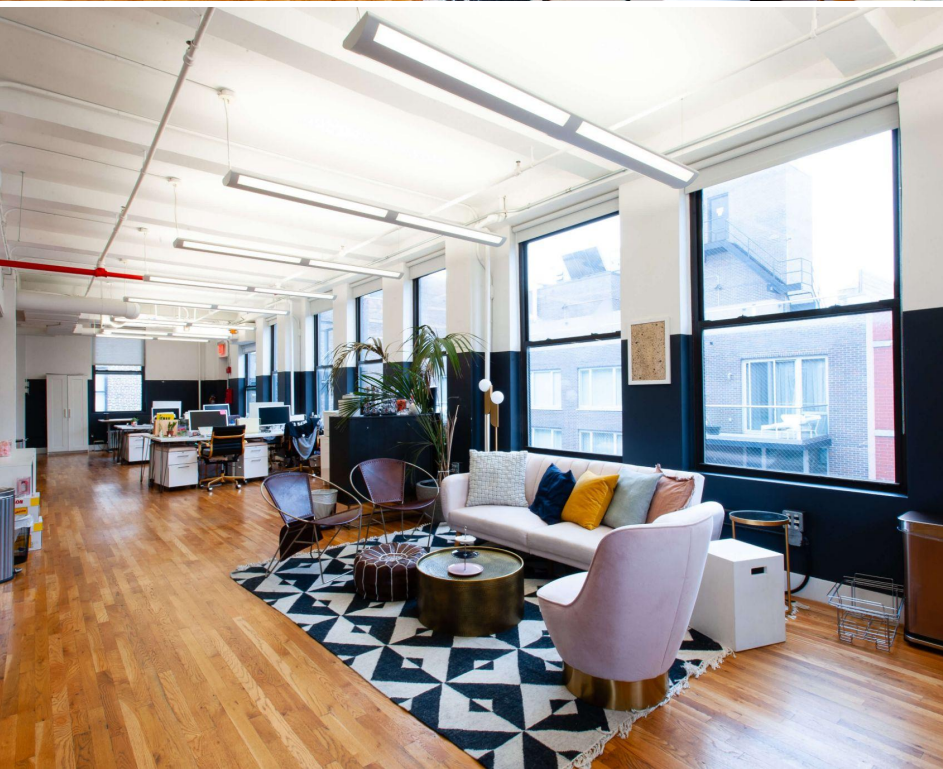
- Owner managed property, stable, long-term, responsive ownership. **Precisely zero debt on the building**
- No bureaucracy: every tenant has asset manager's cell #
- Brand new 24/7 automatic service elevator
- Wired for Pilot Fiber, Spectrum Fiber, Gigstream, Signalpoint, M5 Networks, Rainbow Broadband



TYPE	QTY
OFFICE	2
EDIT ROOM	9
SCREENING ROOM	3
STORAGE	2
PANTRY	1



SAMPLE FINISHES - 11TH FLOOR







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Quiet Chelsea block w/ parking garage. One block from the 1, F, M + PATH Trains

