



CHELSEA · NEW YORK

FOR LEASE

155

WEST 23RD STREET

Two full floors of
6,933 RSF, available
immediately.

6,933

RSF PER
FLOOR

11.5 ft

CEILINGS

3rd

FLOOR
AVAILABLE

THE OPPORTUNITY

Two full loft floors in Chelsea, to be upgraded for your team.

- 01 Full-floor opportunities available immediately
- 02 Efficient installations to be upgraded
- 03 Creative loft environment with exposed ceilings
- 04 Strong natural light and efficient open-plan layouts
- 05 Convenient to Penn Station, Flatiron and NoMad
- 06 Identity opportunity for full-floor users

40

BULLPEN
SEATS

4

WINDOW
EXPOSURES

2

FULL FLOORS
AVAILABLE

Now

OCCUPANCY





Floor 3

6,933 RSF

TO BE UPGRADED

Mostly open layout, 11.5 ft ceilings

New hardwood floors

Bullpen capacity for 40

Tenant-controlled AC

New pantry with island

Renovated bathrooms

Windows on four sides

Efficient layout to be upgraded

Floor 3

FLOOR PLAN · 6,933 RSF

TO BE UPGRADED

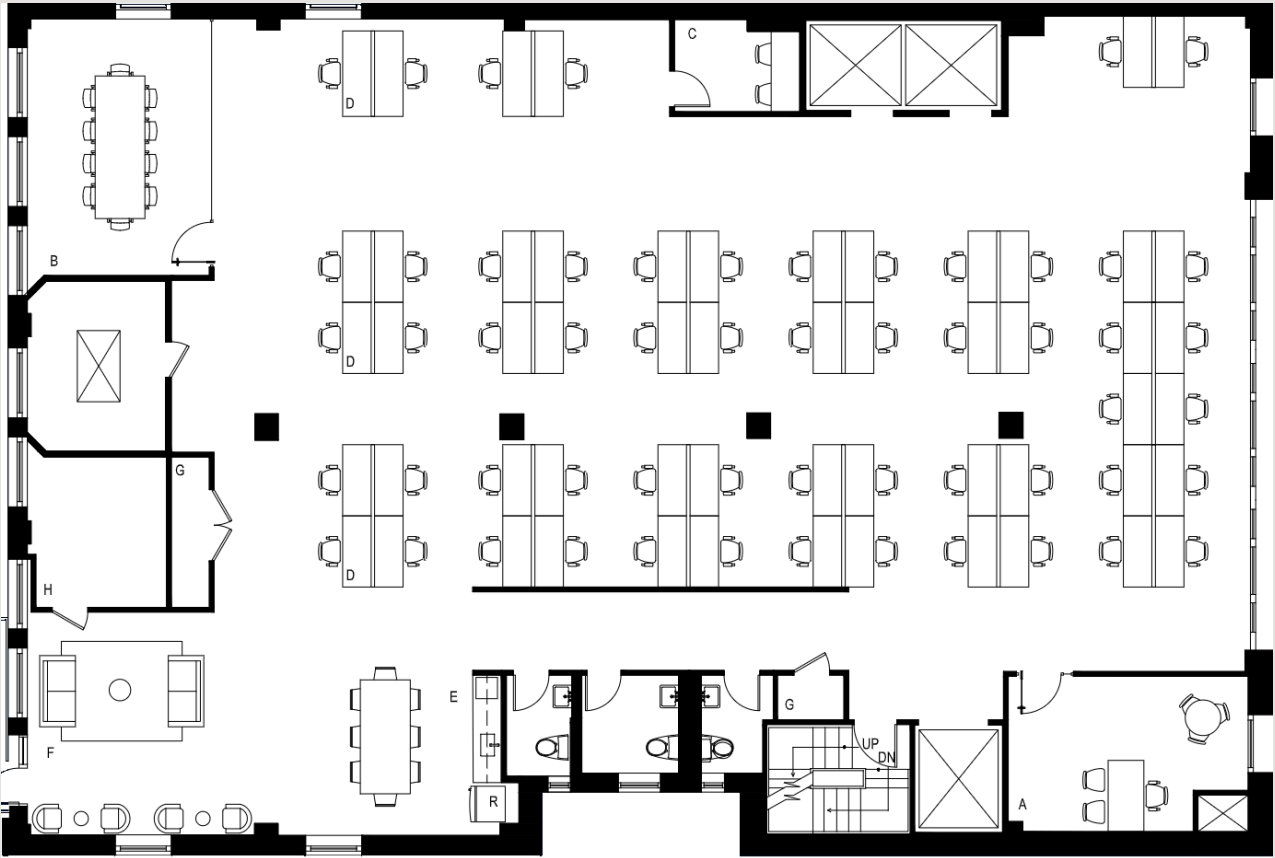
PROGRAM AS DRAWN

Offices	1
Conference room, 10 persons	1
Phone room	1
Pantry / lounge	1
Storage	2
IT / server room	1

11.5 ft

EXPOSED LOFT
CEILINGS, WINDOWS ON
FOUR SIDES

Plan is approximate and subject to field verification. For guidance only; not to scale. Occupancy subject to the building certificate of occupancy.



23RD STREET



OPEN LOFT, 11.5 FT CEILINGS · REPRESENTATIVE



BULLPEN INSTALLATION



CONFERENCE ROOM FOR TEN

BUILDING FINISHES

Loft character, to be upgraded to
a standard you can move into.

New pantry with island

New hardwood floors throughout

Renovated bathrooms

Exposed ceilings and ductwork

Attended lobby with tenant directory

Photography shows the fourth-floor installation, representative of floors 3 and 9.



PANTRY LOUNGE



ATTENDED LOBBY



NEW PANTRY WITH ISLAND



THE NEIGHBORHOOD

The heart of Chelsea

VIBRANT ART SCENE

World-renowned galleries and the High Line make Chelsea a hub for contemporary art and culture.

DIVERSE DINING

An eclectic mix of cafes, restaurants and food markets, from classic New York delis to international kitchens.

LANDMARKS NEARBY

Chelsea Market, the Hotel Chelsea and the Whitney Museum of American Art are minutes from the door.