

24 28

24 28

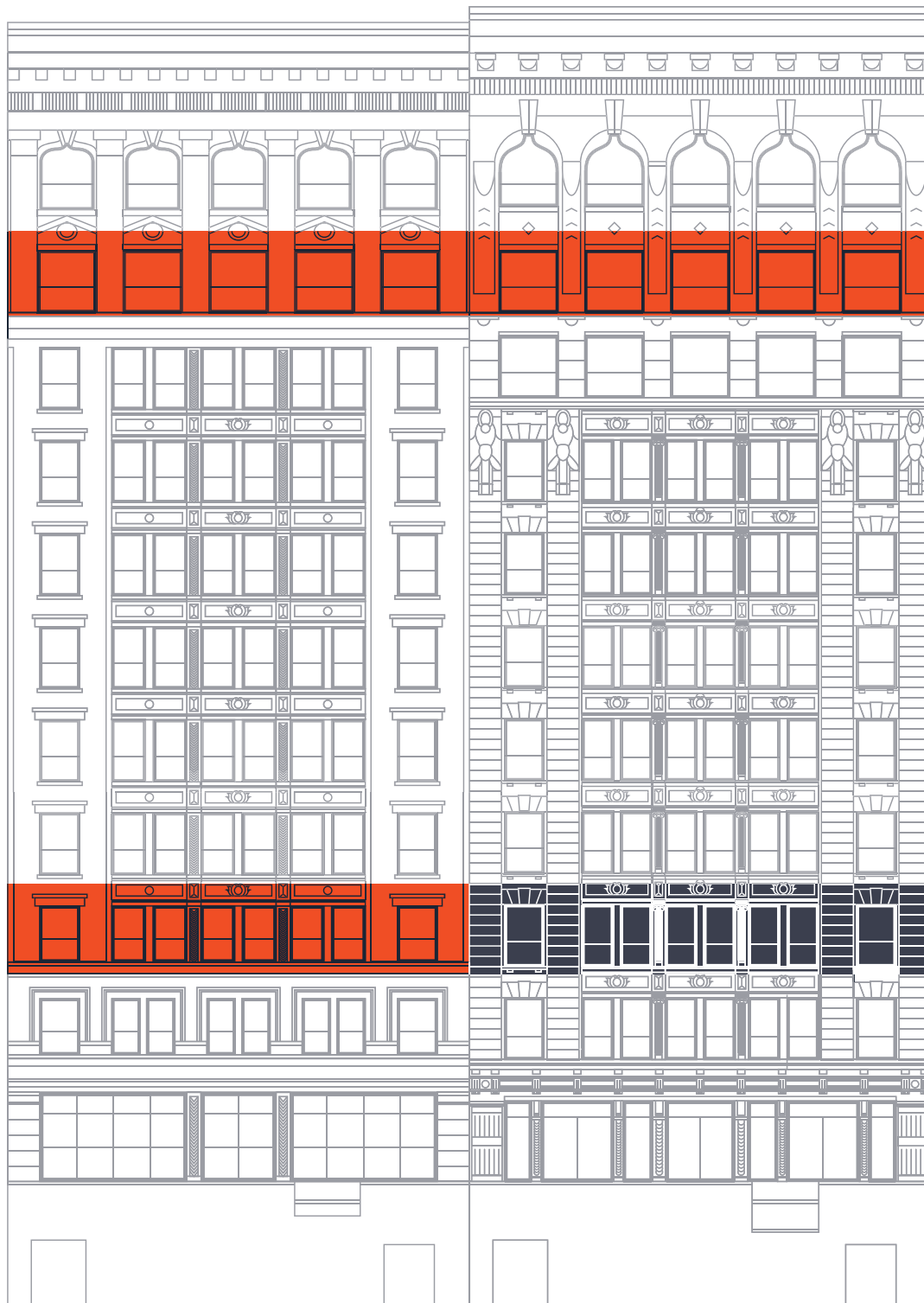
24 28

24 28

24 28

24 28

WEST TWENTY FIFTH  
MAD. SQ. PARK



# The Building

**24-28**  
WEST TWENTY FIFTH

Built in 1911 and acquired by Savanna in 2019, 24-28 West 25th Street is a unique pair of two side-by-side buildings offering a rare opportunity for lateral growth with the ability to combine floors across the two assets. As a result, the property currently offers full floor efficiency for both 5,530 RSF tenants and 11,060 RSF tenants. With Savanna's history of exceptional prebuilt programs, and reputation as an innovative owner, this is positioned as a highly desirable offering.

Strategically located at the crossroads of Flatiron, Nomad, Gramercy, and Chelsea, 24-28 West 25th is in the center of it all. Already known for its vibrant and diverse mix of commercial and residential buildings, this neighborhood has become a hub of world-class hotels, restaurants, and amenities.



Rentable Square Footage

**134,585 RSF**

Year Built

**1911**

Renovated

**2020**

Floor Plate Size

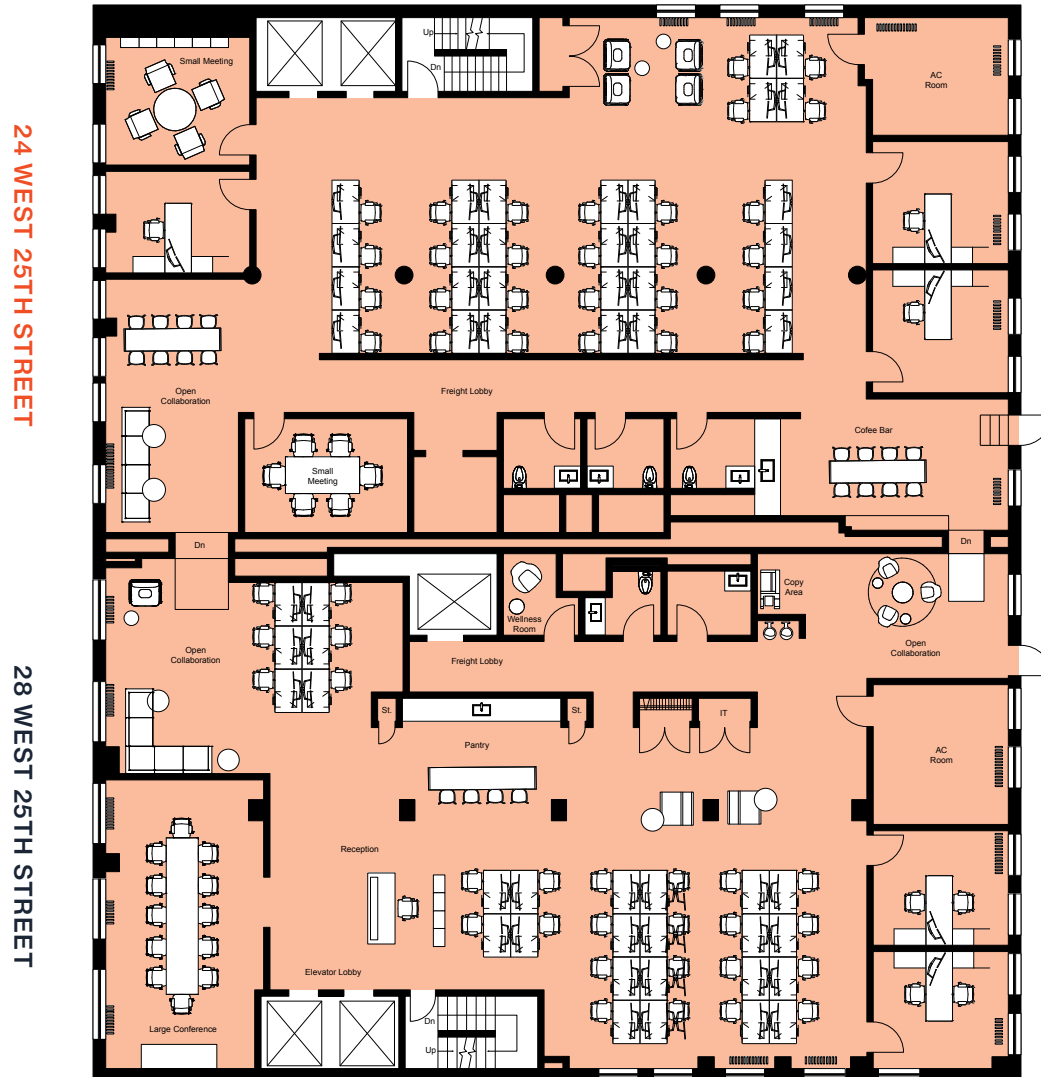
**5,530 RSF – 11,060 RSF**





# The Space

## FLOOR PLAN



## Entire 11<sup>th</sup> Floor - 11,060 RSF

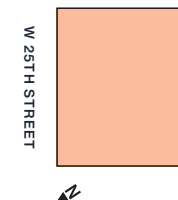
Available 2Q23

- New prebuilt underway-  
est completion 2Q23
- High-end finishes  
including new  
bathrooms & pantry

## PERSONNEL

SPACE TYPE	PLAN
Private Office	5
Workstation	54
Receptionist	1
<b>TOTAL</b>	<b>60</b>

[DOWNLOAD THE FULL PAGE PLAN](#)





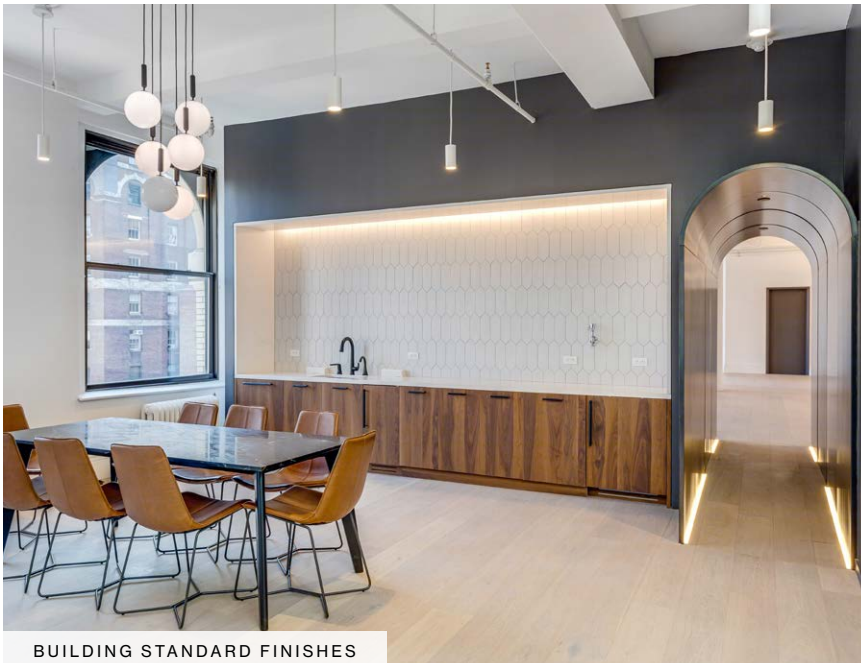
# The Finishes



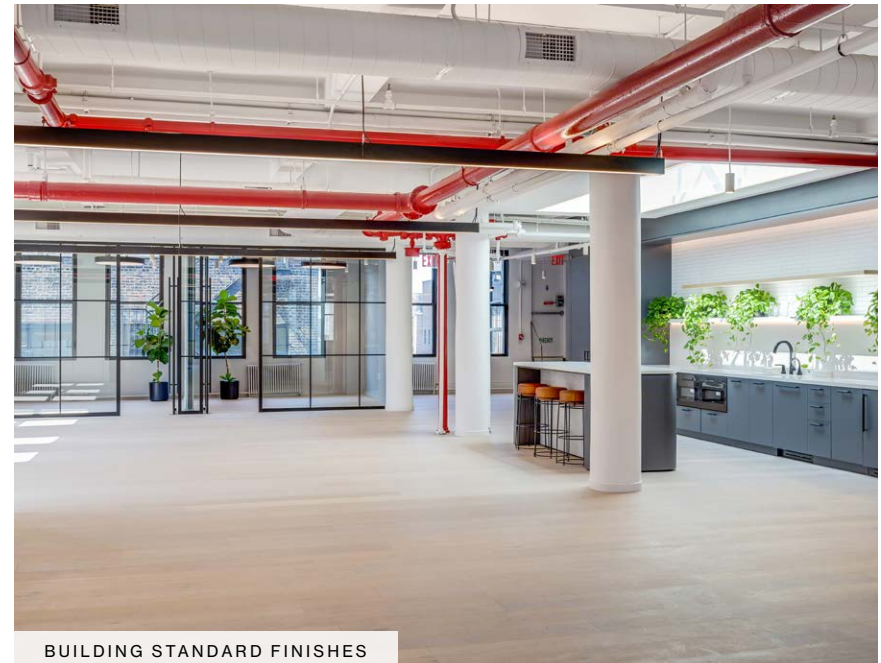
BUILDING STANDARD FINISHES



BUILDING STANDARD FINISHES



BUILDING STANDARD FINISHES



BUILDING STANDARD FINISHES



# City & Culture

24-28  
WEST TWENTY FIFTH



MADISON SQUARE PARK



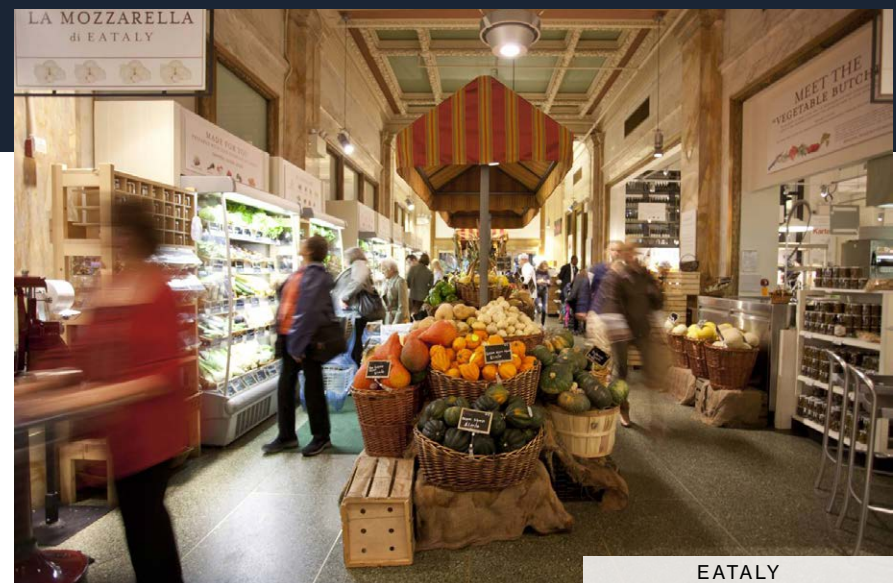
230 FIFTH ROOFTOP BAR

24-28 W 25th Street is located one block west of Madison Square Park, and is in the center of one of the most vibrant neighborhoods in Manhattan. This location is home to upscale residences and office buildings, as well as the most exciting hotel and restaurant offerings in the city. Elevated amenities such as Eataly and Whole Foods, as well as boutique fitness offerings, cater to residents and commuters. Access throughout Manhattan, the outer boroughs, and New Jersey is simple, with 12 nearby subway lines, the PATH Train on 23rd Street and LIRR, NJ Transit, and Amtrak hubs within walking distance.



Great proximity to many of the best amenities of NoMad and Midtown South

New hotels, art galleries, top fitness facilities, Eataly, and Madison Square Park





## Neighborhood Map

### HIGH TECH

- 1 Apple
- 2 Facebook
- 3 Google
- 4 LinkedIn
- 5 Relativity Media
- 6 Samsung
- 7 SoundCloud
- 8 Spotify
- 9 Yelp
- 10 Yext

### RETAIL

- 1 ABC Carpet & Home
- 2 Anthropologie
- 3 Bed Bath & Beyond
- 4 The Container Store
- 5 H&M
- 6 Home Depot
- 7 J. Crew
- 8 Opening Ceremony
- 9 T.J.Maxx
- 10 Urban Outfitters
- 11 Zara
- 12 Michael Kors
- 13 Madewell
- 14 Lululemon
- 15 Sephora
- 16 Nike
- 17 Bonobos
- 18 Free People

### RESTAURANTS

- 1 ABC Kitchen
- 2 Almond
- 3 Blue Smoke
- 4 The Breslin
- 5 Cosme
- 6 Cote
- 7 Eataly
- 8 Eleven Madison Park
- 9 Gramercy Tavern
- 10 Grimaldi's
- 11 Il Mulino Prime
- 12 ILILI
- 13 The Meatball Shop
- 14 NoMad Restaurant
- 15 Oscar Wilde
- 16 Shake Shack
- 17 The Smith
- 18 SUGARFISH
- 19 Sushi by Bou
- 20 sweetgreen
- 21 Whole Foods

### RESTAURANTS continued

- 22 Luke's Lobster
- 23 Tacombi
- 24 Momofuku Nishi

### HEALTH & WELLNESS

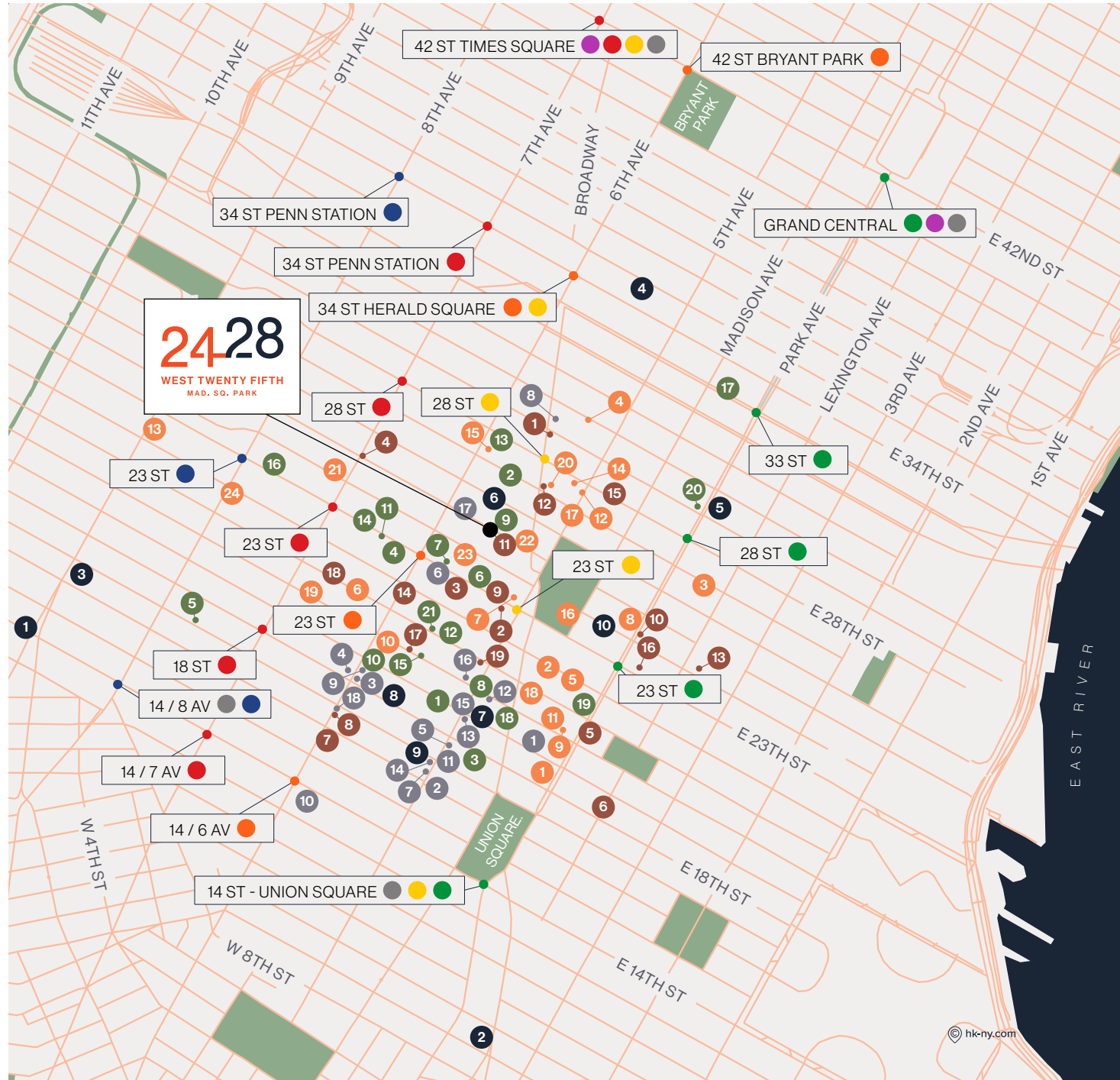
- 1 Soul Cycle
- 2 Soul Cycle
- 3 Soul Cycle
- 4 Orangetheory
- 5 Flywheel
- 6 Y7 Flatiron
- 7 Dharma Yoga Center
- 8 SLT Flatiron
- 9 Mile High Run Club
- 10 Laughing Lotus Yoga
- 11 Peloton
- 12 Exhale
- 13 CrossFit NYC
- 14 Rumble
- 15 Shadowbox
- 16 Row House
- 17 305 Fitness
- 18 Equinox
- 19 NY Health & Raquet Club
- 20 Flywheel
- 21 Flywheel

### COFFEE & TEA

- 1 Stumptown
- 2 Starbucks
- 3 Brooklyn Roasting Company
- 4 Variety Coffee Roasters
- 5 Blue Bottle Coffee
- 6 Irving Farm
- 7 Think Coffee
- 8 Coffee
- 9 Caffè Vergnano (Eataly)
- 10 Gregory's Coffee
- 11 Maman
- 12 Cha Cha Matcha
- 13 Dunkin
- 14 DAVIDsTEA
- 15 Birch Coffee
- 16 Kung Fu Tea
- 17 Gotan Chelsea
- 18 Joe Coffee Company
- 19 Starbucks

### BUILDING AMENITIES

- 9 Mile High Run Club
- 11 Maman





# 2428

WEST TWENTY FIFTH  
MAD. SQ. PARK



MADISON SQUARE PARK