

**76** EIGHTH





# BUILDING OVERVIEW







## Elevate Your Standards.

A study in modern elegance, 76 Eighth is designed with the contemporary New Yorker in mind. Found at the crossroads of Chelsea, the West Village, and the Meatpacking District, 76 Eighth sits in a cluster of neighborhoods that bring together culture, creativity, and convenience as only New York can.

# 39,000 SF

of Beautifully Designed Office and Retail Space

## Trophy

Office Building

# 9 Floors

of Office Space Available





Enjoy the sunset, meet with colleagues, or grab a drink on the roof's open air sanctuary.





Take in the light and floor-to-ceiling views of the city from the 9 floors of premium office space.



Blur the line between  
the office and the outdoors  
with dedicated terrace space.







LOCATION



Most Convenient Location.

With transit access within feet of the front door,  
76 Eighth is easily accessible from anywhere in the city.

At Your Doorstep **A C E L**

14th St & 8th Ave Subway Station

5 Min **L**

To Union Square via Subway

8 Min **A C E**

To Penn Station via Subway

12 Min **L 4 5 6**

To Grand Central via Subway

10 Min **L**

To Williamsburg via Subway

20 Min **PATH**

To Hoboken via PATH





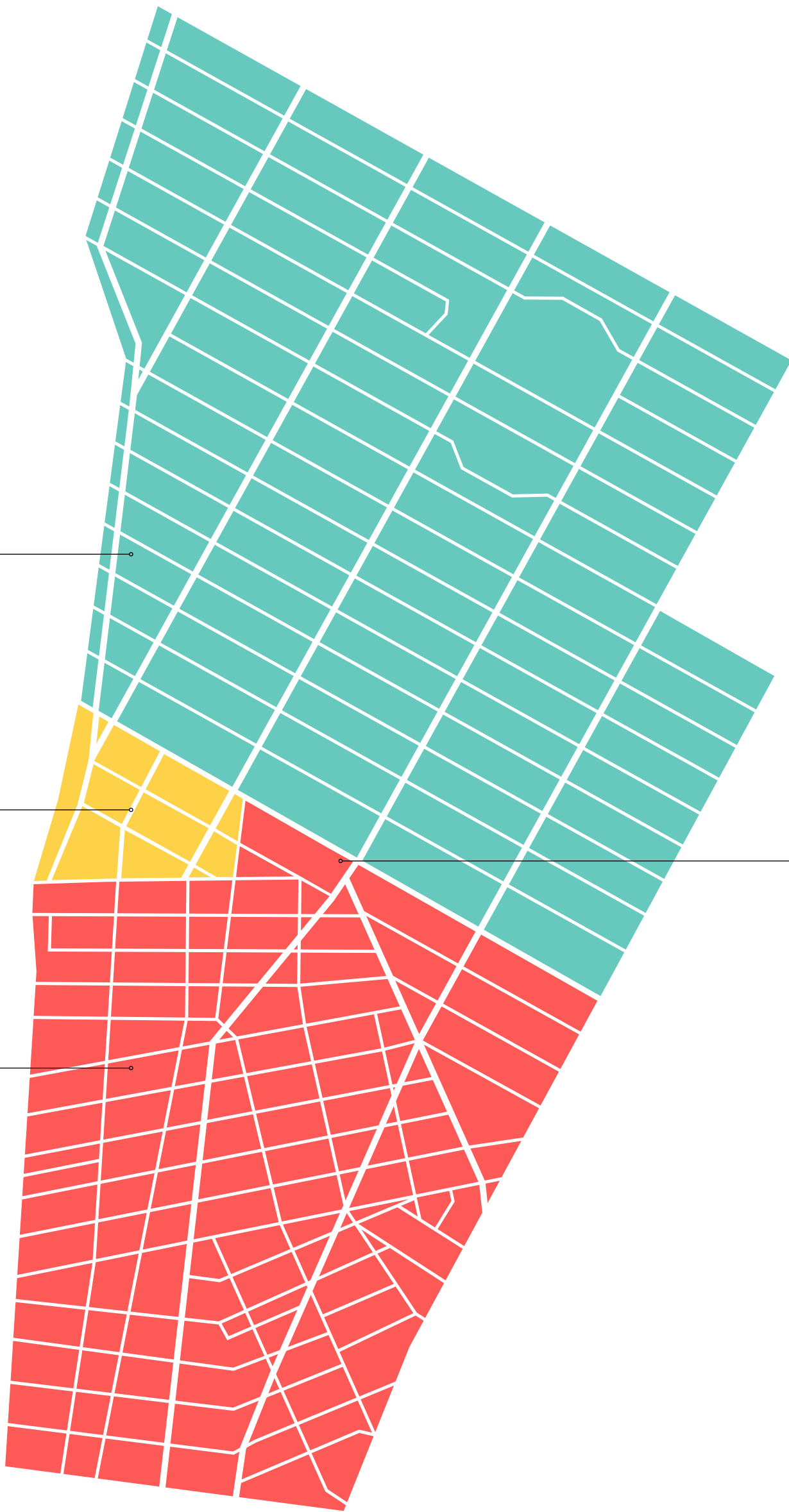
The Best of Three Worlds.

Locate yourself at the intersection of three of New York’s most distinctive west side neighborhoods—Chelsea, the West Village, and the Meatpacking District—and take advantage of all they have to offer.

CHELSEA

MEATPACKING DISTRICT

WEST VILLAGE



76 EIGHTH



# CHELSEA



## Savor the Possibilities.

The heart of the city's Creative Hub, Chelsea is home to over 200 galleries and is a historic haven for artists, writers, and creatives of all kinds. Today, this neighborhood is also known for its trendy accommodations, eclectic food scene, and unmissable attractions like the High Line—to say nothing of the shopping nirvana that is Chelsea Market.

## Creativity Hub

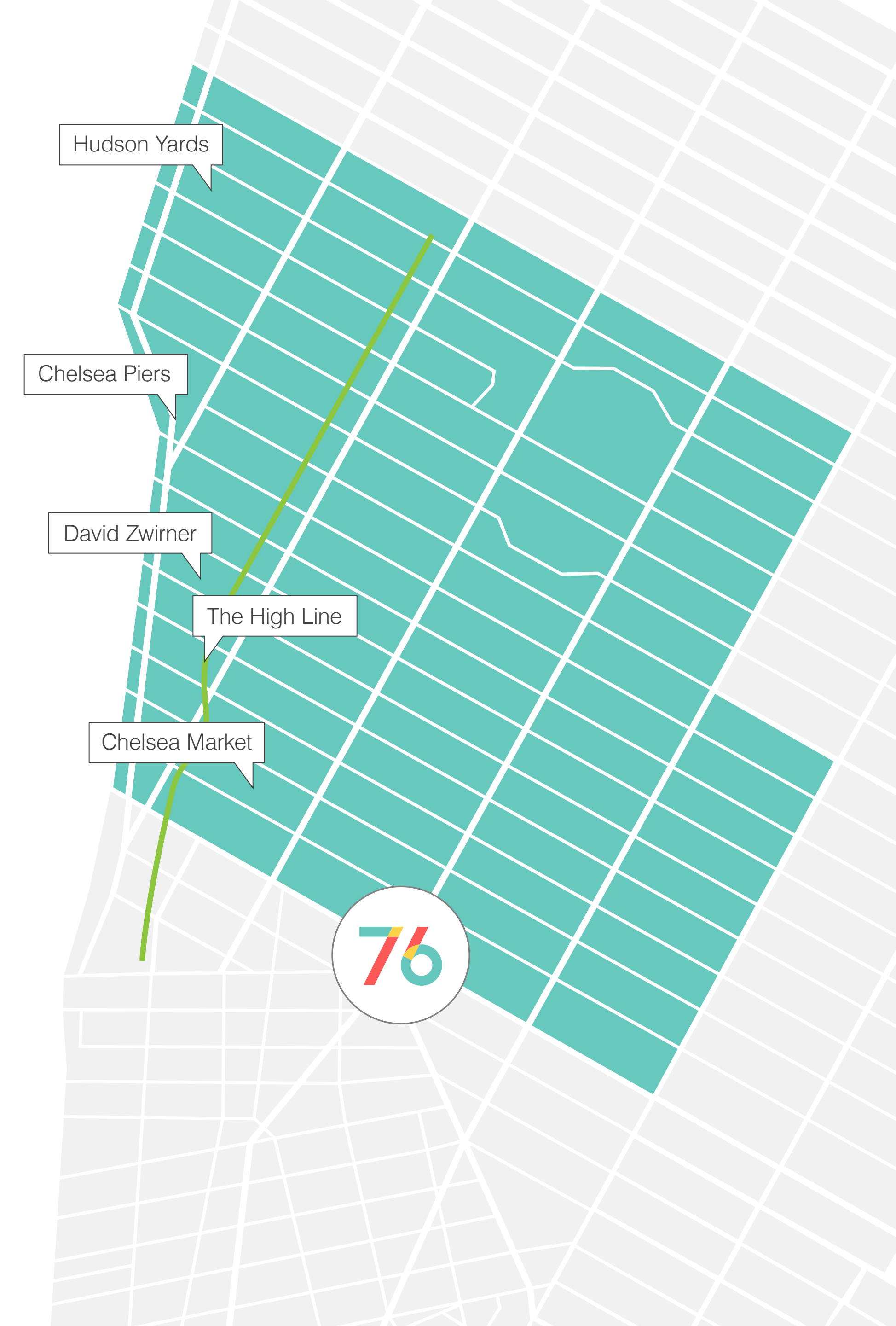
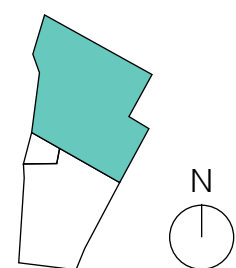
41% Creative Tenants Since 2010

## Highly Educated

75% Bachelor's Degree or Higher

## High Earners

2x NYC Avg. Neighborhood Median Income







Empire Diner



Artists & Fleas



Chelsea Market



The High Line



Grainne Cafe



David Zwirner Gallery



The High Line





## Cultural Revolution is the Latest Fashion.

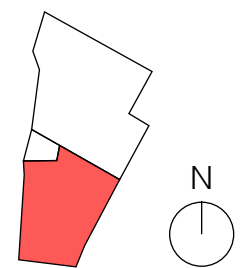
The top destination for designer shopping and the height of stylish dining, the West Village is a historic district complete with cobblestones. However, several cultural renaissances have left their mark in the form of arty hotspots, theaters, modern dining options, open public spaces, and luxury boutiques.

## Highly Educated

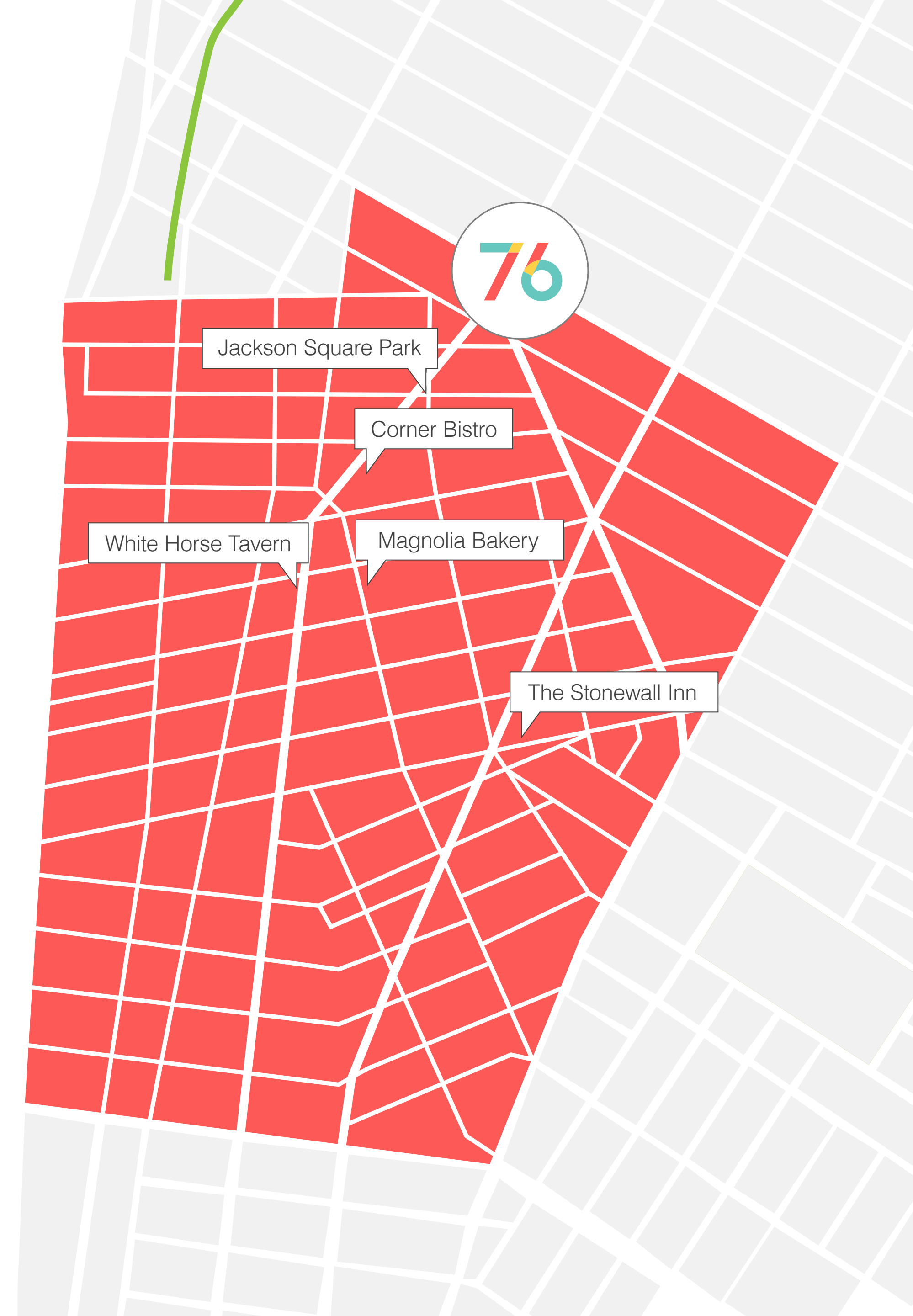
85% Bachelor's Degree or Higher

## High Earners

3x NYC Avg. Neighborhood Median Income



# WEST VILLAGE







Street Artist



NYU



Washington Square Park



West Village Brownstones



Big Gay Ice Cream Shop



Minetta Tavern



Comedy Cellar



Jack's Wife Freda



# MEATPACKING DISTRICT



## Where Edgy Meets Elegance.

The small but mighty Meatpacking District is marked by its distinctive warehouses, most of which have been renovated into enviable loft living spaces, nightclubs, or shopping destinations. This neighborhood is where the cobblestone streets and historic flavor of the West Village meets the High Line and other modern attractions from Chelsea.

## Delicious Dining

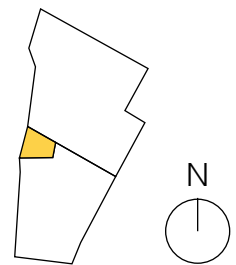
86 Restaurants and Bars

## Sleep in Style

1,054 Hotel Rooms

## High-End Shopping

89 Retail Stores







Santina



Gansevoort Market



The Standard Grill



Diane von Furstenberg



The Brass Monkey



The Whitney



Fig & Olive





AVAILABILITY



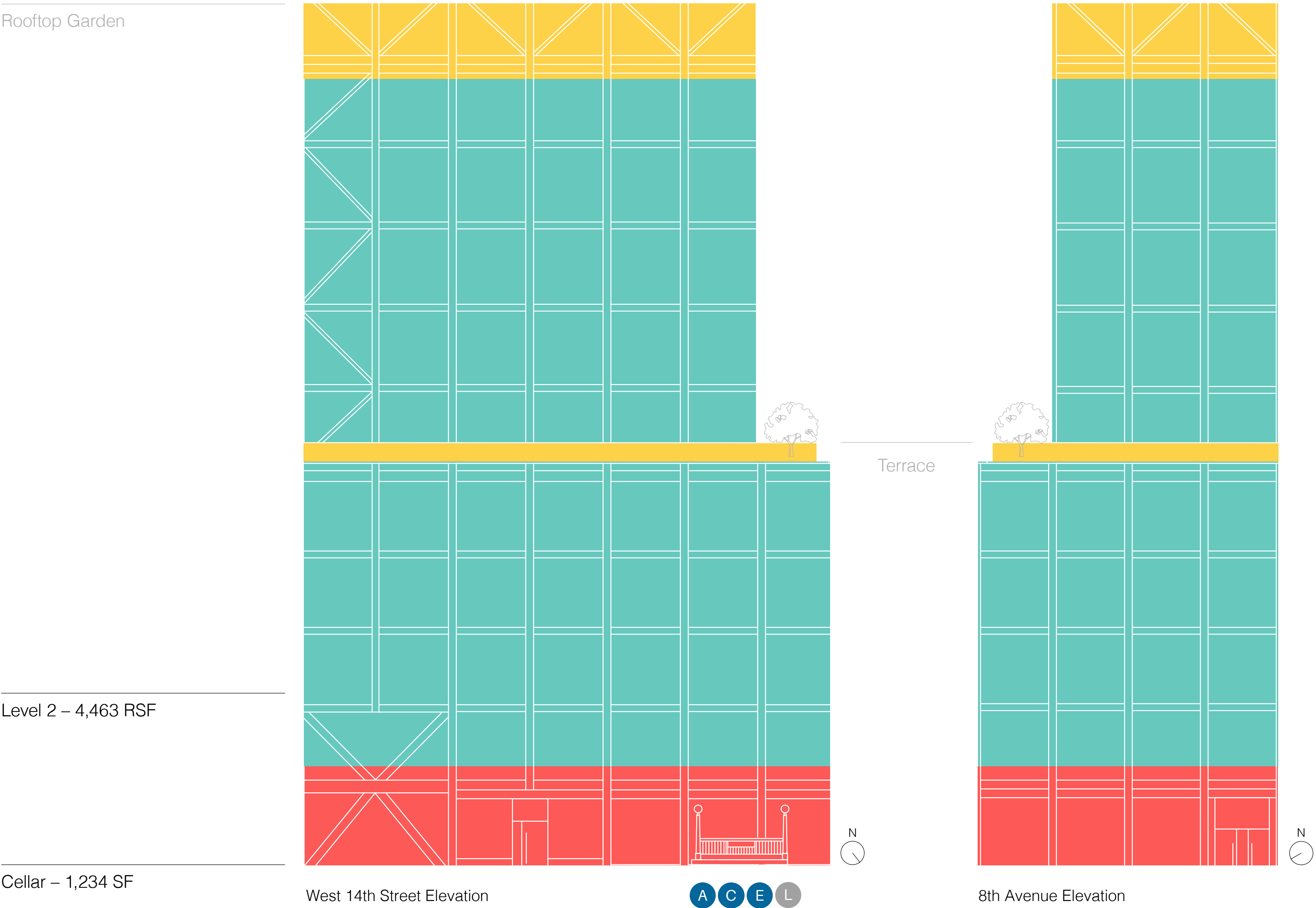
Worlds Overlapping  
Creates a Unique  
Energy. Capture It.

9 Floors  
Of Commercial Office Space

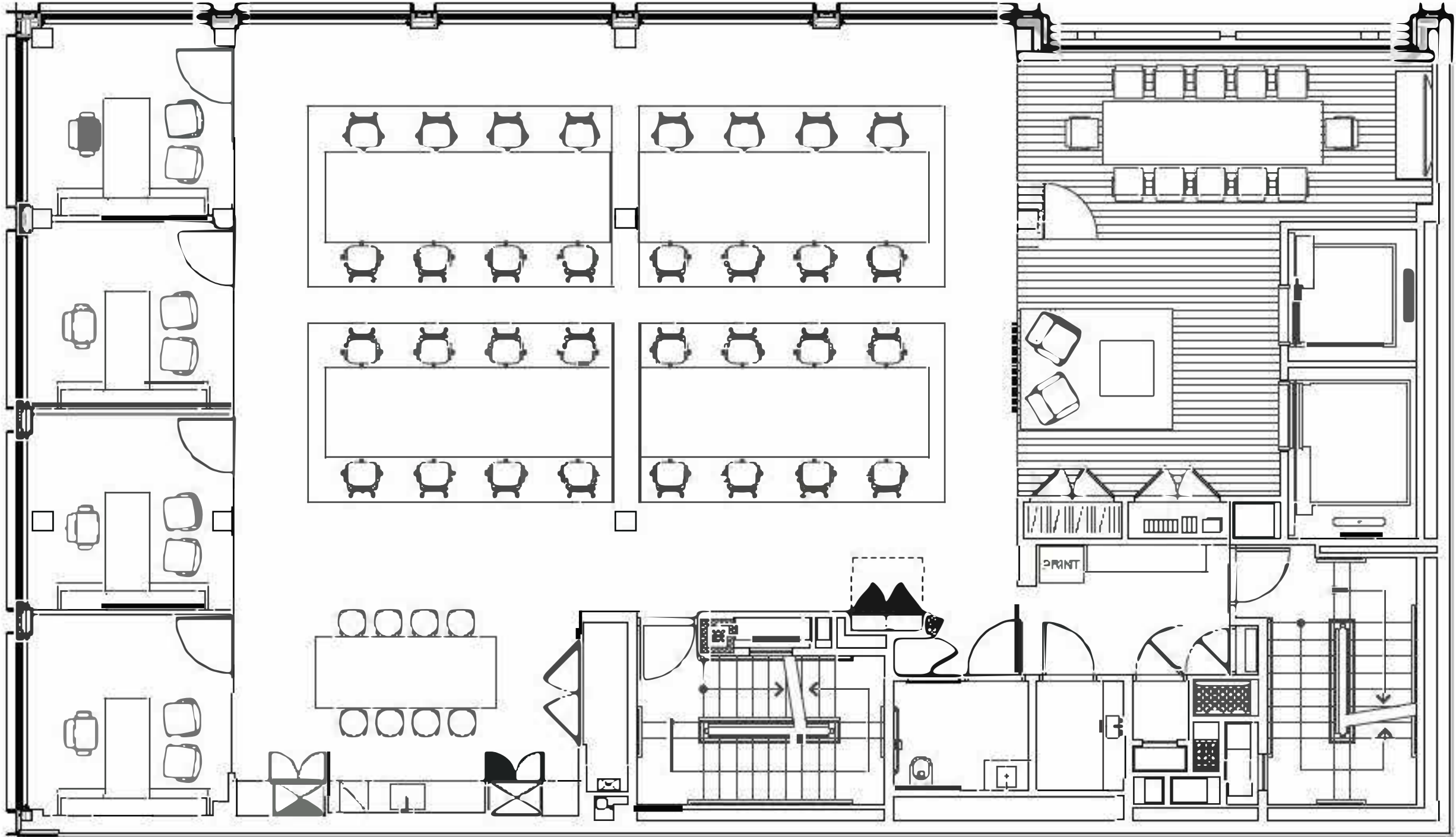
Rooftop Deck  
For Tenant Use

12 Foot  
Ceiling Heights with  
Floor-to-Ceiling Glass Windows

- OFFICE
- RETAIL / LOBBY
- OUTDOOR SPACE

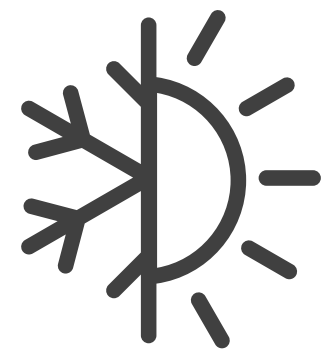






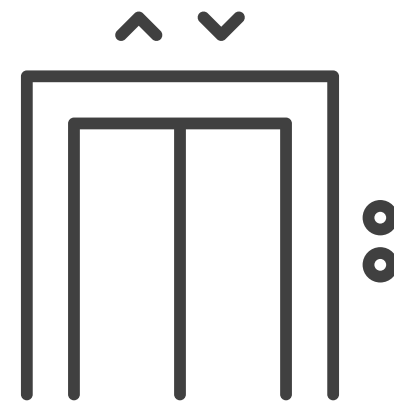


# BUILDING SPECS



## HEATING AND COOLING:

24/7/365 tenant controlled HVAC.

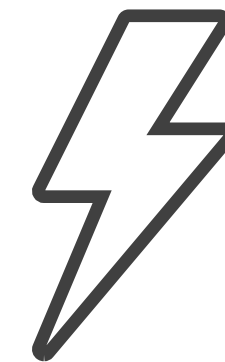


## ELEVATORS:

Passenger elevator #1: 3,500 lbs. @ 200 fpm.

Passenger elevator #2: 2,200 lbs. @ 200 fpm.

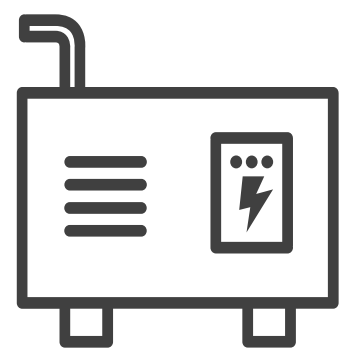
Freight elevator #3: 2,000 lbs. @ 150 fpm.



## ELECTRICAL:

Submetered Electric

6 watts per RSF



## EMERGENCY POWER:

Capacity available for tenants' critical systems.



## SECURITY:

24/7 on-site security staff, CCTV monitoring,  
and state-of-the-art access control systems.







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76Eighth.com