

4th Floor - Existing Conditions

581 Avenue of the Americas

Between West 16th & 17th Streets

Full Floors Available

Prime Chelsea Location

15,822 RSF Contiguous Across (3) Floors





4th Floor - Existing Conditions

Great for Short-term and Flex Space • Some Furniture Available

ABS Partners Real Estate, as the exclusive agent is pleased to offer the following opportunity for lease:


Available Space

Entire 3rd Fl: 5,274 rsf
Entire 4th Fl: 5,274 rsf
Entire 5th Fl: 5,274 rsf

Asking Rent

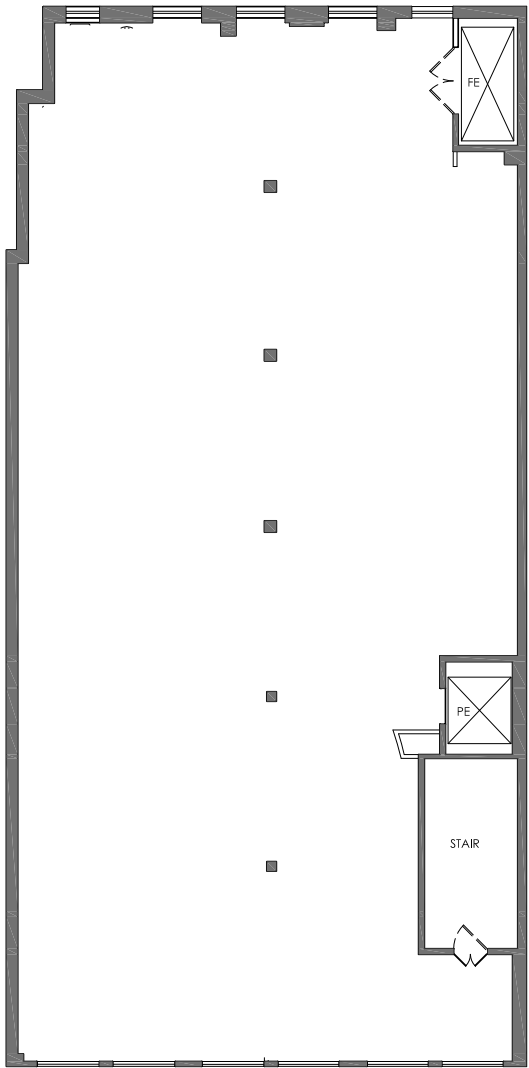
\$36 psf
\$38 psf
\$38 psf

Possession: Immediate

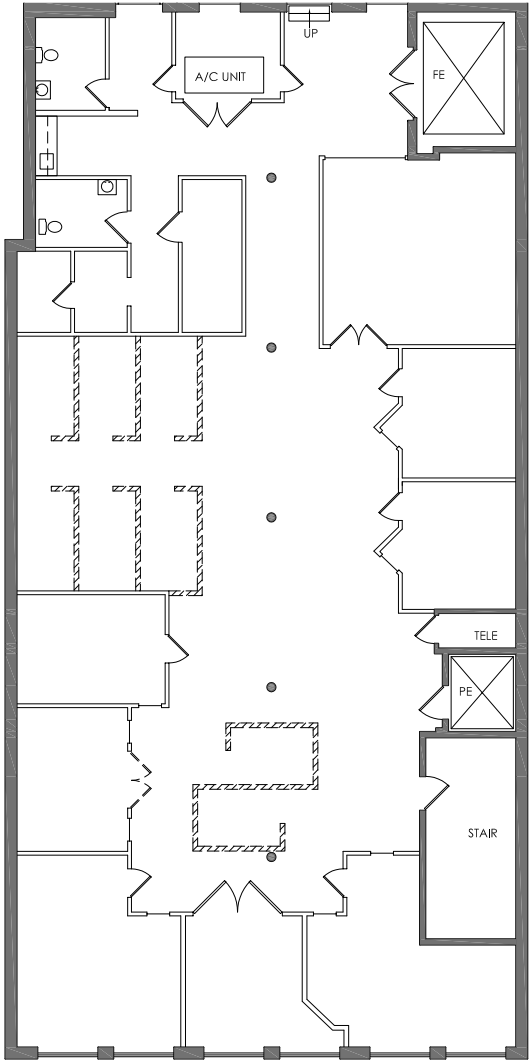
- Full loft spaces featuring wood floors and high ceilings
- Built with a mix of offices, conference rooms, open areas, and wet pantry
- Tenant controlled air-cooled A/C
- Direct Con Edison
- Close to  trains
- Flexible and short-term leases available

(3) 5,274 RSF Floors Allow for up to 15,822 RSF of Contiguous Space

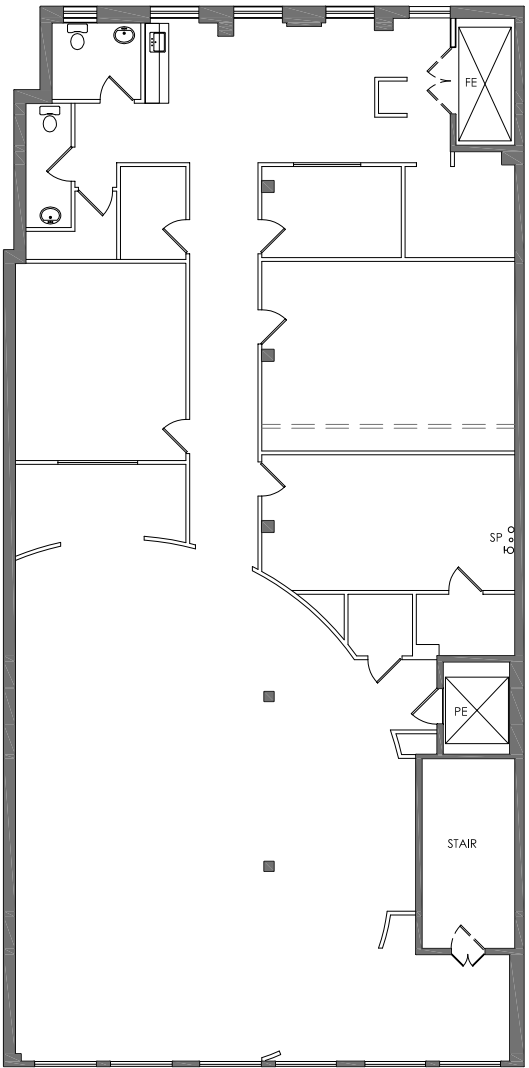
Entire 3rd Floor
Core Plan



Entire 4th Floor
As-Built



Entire 5th Floor
As-Built



AVENUE OF THE AMERICAS

ENTIRE 3RD FLOOR - 5,274 RSF
(EXISTING CONDITIONS)



ENTIRE 3RD FLOOR - 5,274 RSF
(EXISTING CONDITIONS)



ENTIRE 4TH FLOOR - 5,274 RSF
(EXISTING CONDITIONS)



ENTIRE 5TH FLOOR - 5,274 RSF
(EXISTING CONDITIONS)



ENTIRE 5TH FLOOR - 5,274 RSF
(EXISTING CONDITIONS)

