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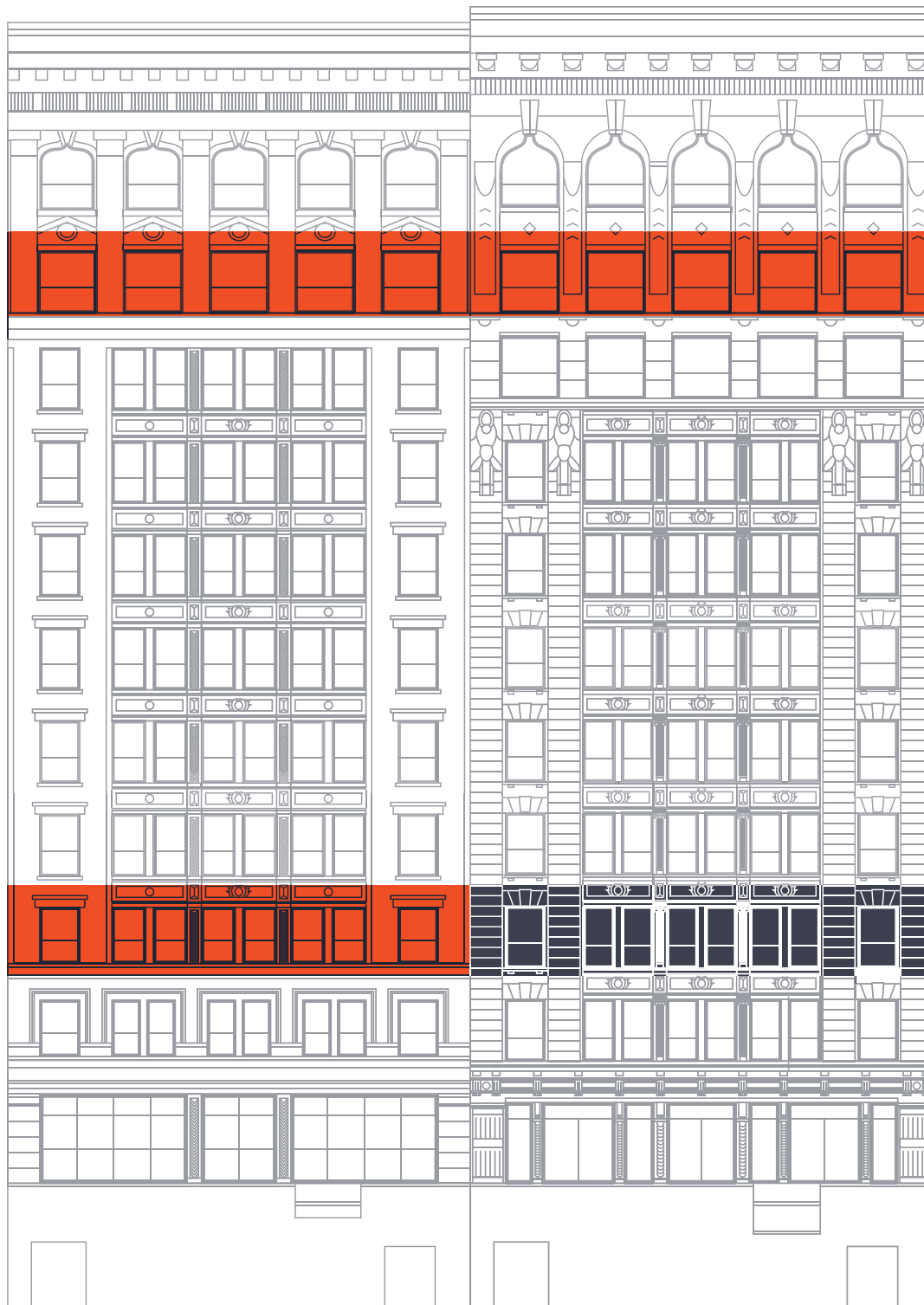
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WEST TWENTY FIFTH
MAD. SQ. PARK



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

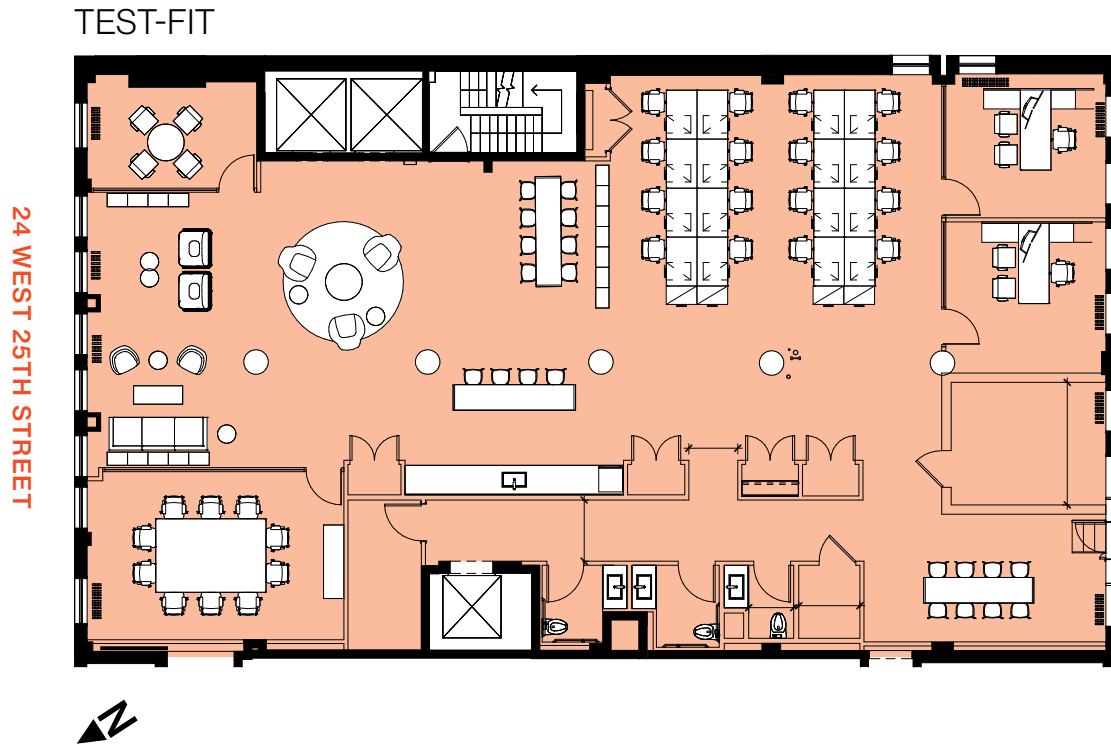
Floor Plate Size

5,530 RSF – 11,060 RSF





The Space



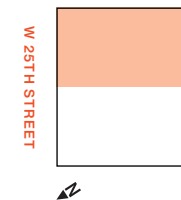
24W | Entire 4th Floor 5,530 RSF

Available Immediately

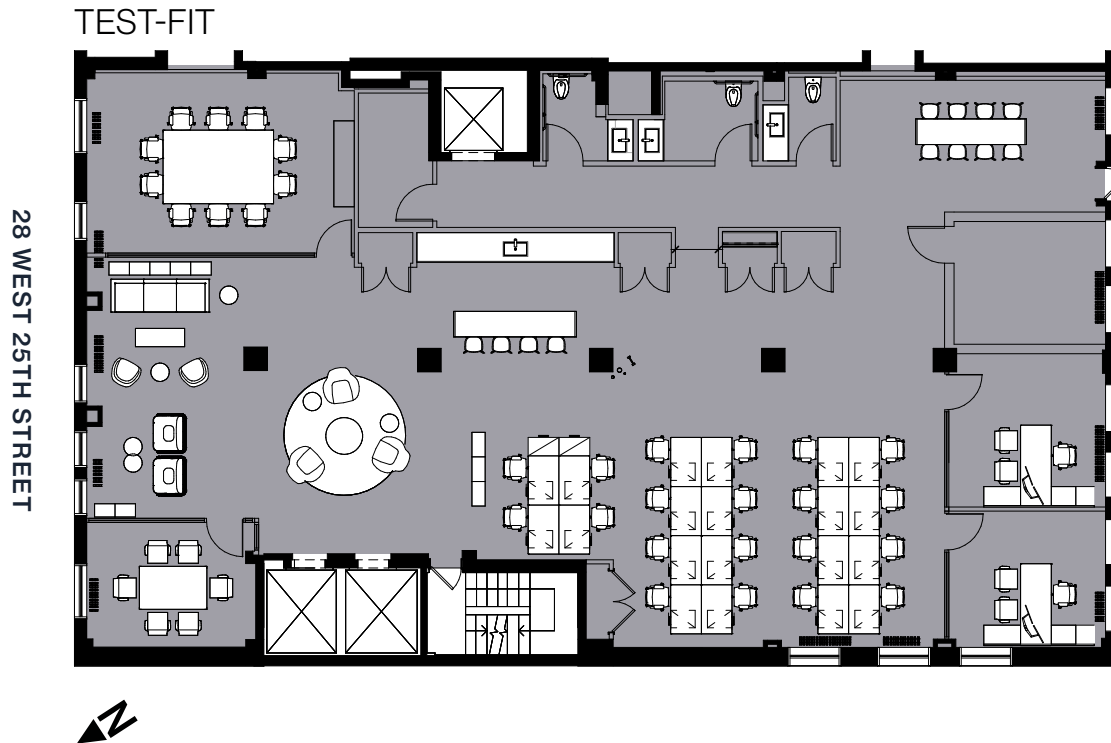
- New prebuilt underway-
est completion 1Q23
- High-end finishes
including new
bathrooms & pantry

PERSONNEL

SPACE TYPE	PLAN
Private Office	2
Workstation	16
TOTAL	18



The Space



28W | Entire 4th Floor 5,530 RSF

Available Immediately

- New prebuilt underway-
est completion 1Q23
- High-end finishes
including new
bathrooms & pantry

PERSONNEL

SPACE TYPE	PLAN
Private Office	2
Workstation	20
TOTAL	22



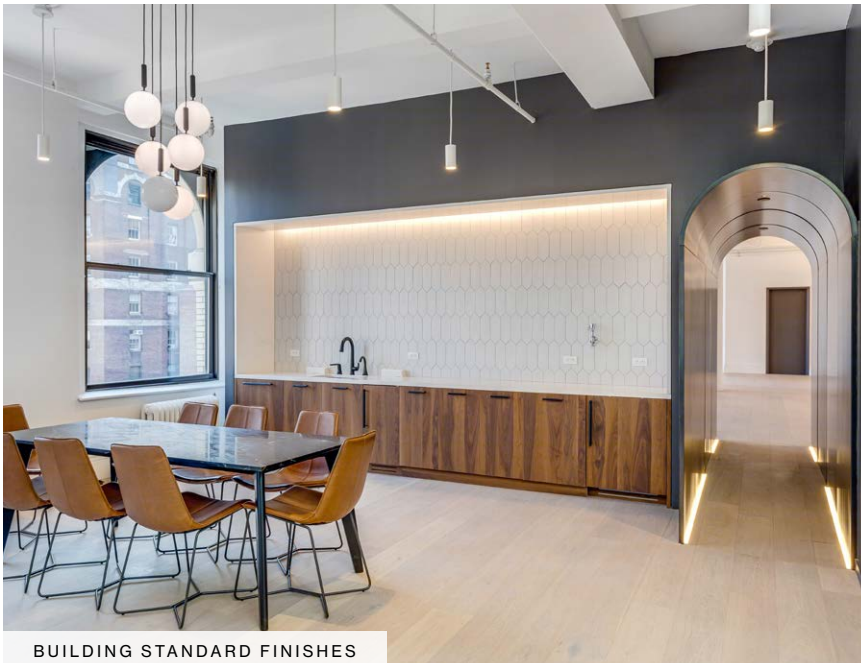
The Finishes



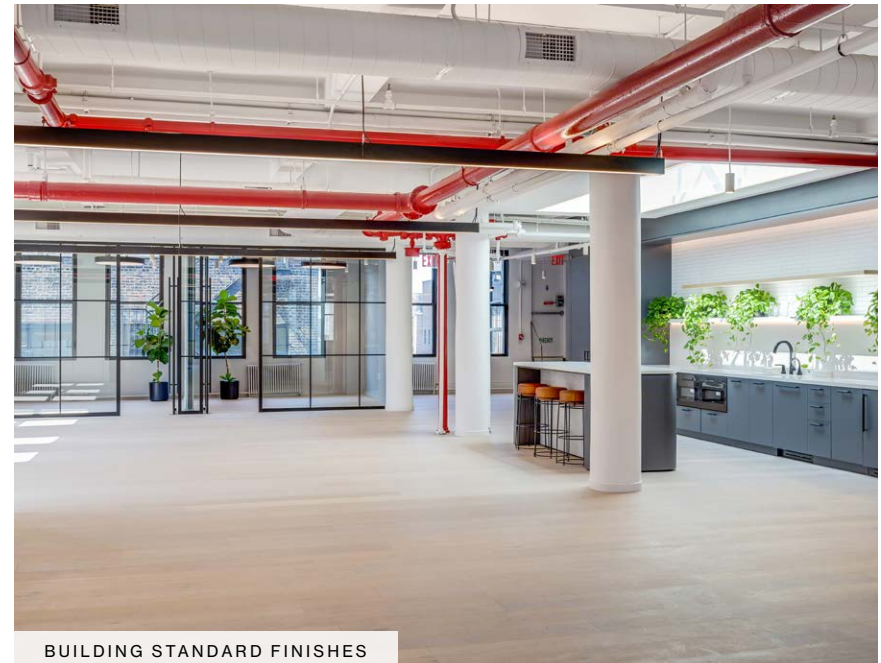
BUILDING STANDARD FINISHES



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BUILDING STANDARD FINISHES



BUILDING STANDARD FINISHES

City & Culture

24-28
WEST TWENTY FIFTH



MADISON SQUARE PARK

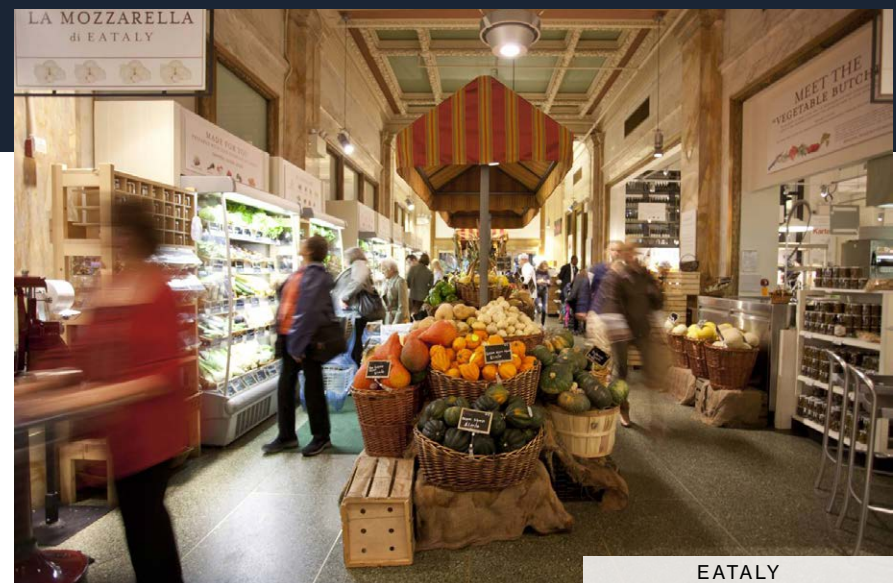


230 FIFTH ROOFTOP BAR

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

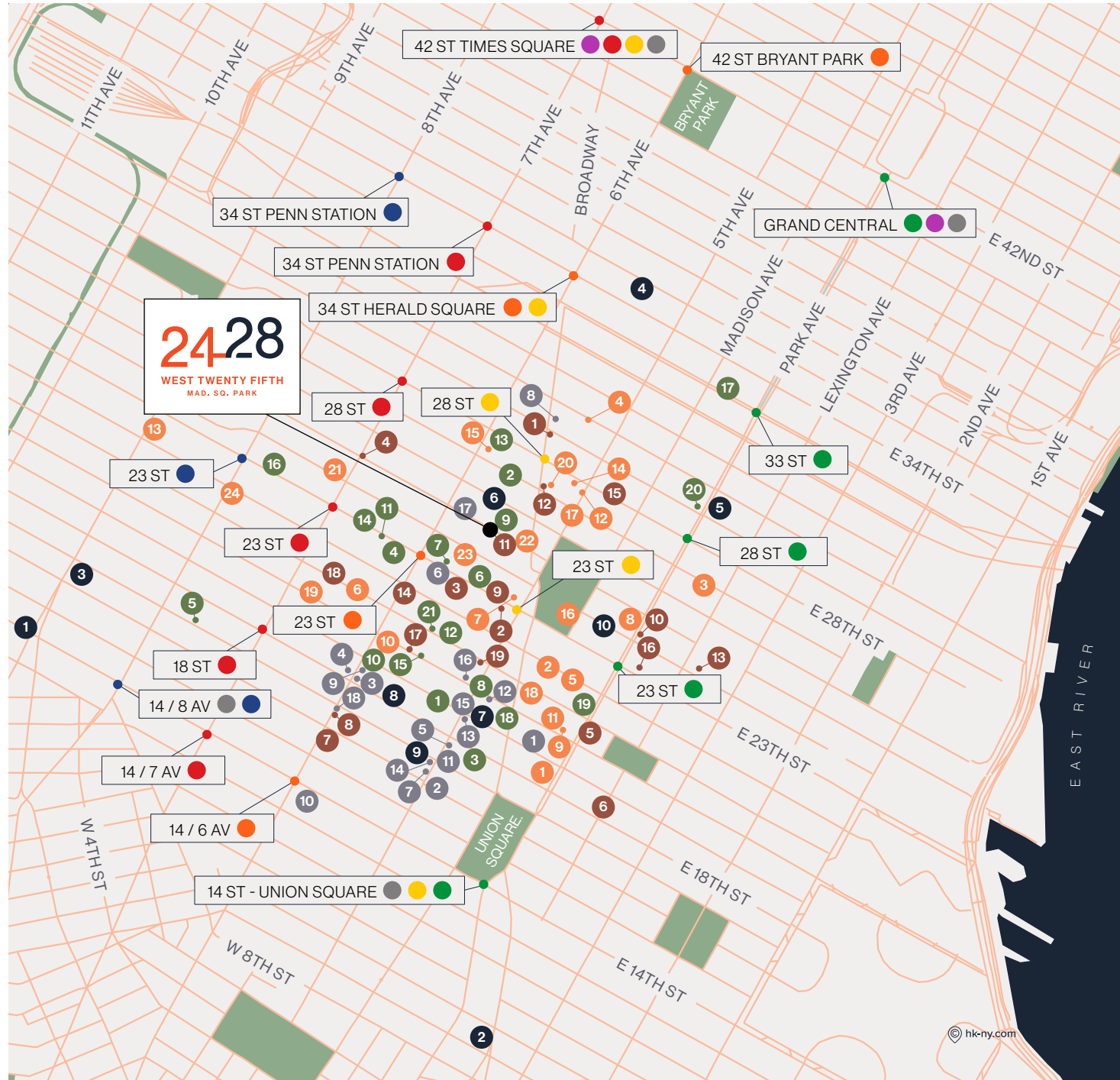
- 1 Soul Cycle
- 2 Soul Cycle
- 3 Soul Cycle
- 4 Orangetheory
- 5 Flywheel
- 6 Y7 Flatiron
- 7 Dharma Yoga Center
- 8 SLT Flatiron
- 9 Mile High Run Club
- 10 Laughing Lotus Yoga
- 11 Peloton
- 12 Exhale
- 13 CrossFit NYC
- 14 Rumble
- 15 Shadowbox
- 16 Row House
- 17 305 Fitness
- 18 Equinox
- 19 NY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