

CHELSEA OFFICE CONDOMINIUM



520 WEST 27TH STREET

BETWEEN TENTH AND ELEVENTH AVENUES
NEW YORK, NY



CHELSEA OFFICE CONDOMINIUM



520 WEST 27TH STREET

BETWEEN TENTH AND ELEVENTH AVENUES
NEW YORK, NY

Available:	Unit 702
Size:	2,782 RSF
Asking Price:	\$2,950,000 (\$1,060/RSF)
Annual Common Charges:	\$19,946 (\$7.17/RSF)
Annual Real Estate Taxes:	\$22,597 (\$8.12/RSF)

Overview:

Unique opportunity to purchase a 2,782 RSF office condominium and private indoor parking space in Chelsea. Located in Manhattan's art and gallery epicenter, 520 West 27th Street is an 11 story, 92,000 square foot office condominium building that was built in 2008.

The building offers an elevator that connects the office with the underground parking garage which allows for privacy and security. The office unit has a beautiful, recently renovated and professionally designed layout with high ceilings and floor-to-ceiling windows overlooking the Zaha Hadid Building, Hudson Yards and the High Line. Next door, the Selina Chelsea Hotel has a restaurant and rooftop bar with panoramic views of the NYC skyline.

Chelsea is Manhattan's trendy and sought-after neighborhood packed with architectural and art delights, including the High Line, Hudson Yards, Chelsea Market, and the iconic Madison Square Garden, 520 West 27th Street sits in a prime position in this dynamic district.

Unit Highlights:

- Extremely high-end installation with two private bathrooms
- Beautiful wood floors and high exposed ceilings
- Two sides of floor-to-ceiling windows flood the space with natural light
- Dramatic northern and southern views overlooking the High-Line and the Hudson River
- Large private terrace
- Dedicated parking space in the on-site private parking garage
- Large common outdoor terrace on the 5th floor



Open office space



Large windows overlooking The Zaha Hadid Building and The High Line



Conference room



Beautiful wood floors and high exposed ceilings



High-end office installation



Office storage



Large private terrace



Dramatic northern views overlooking the High-Line and Hudson Yards



Dedicated parking space in the on-site private parking garage



520 West 27th Street entrance



Elevator connects the parking garage to the office unit



NO STANDING
7:00 - 4:00
except when
displayed

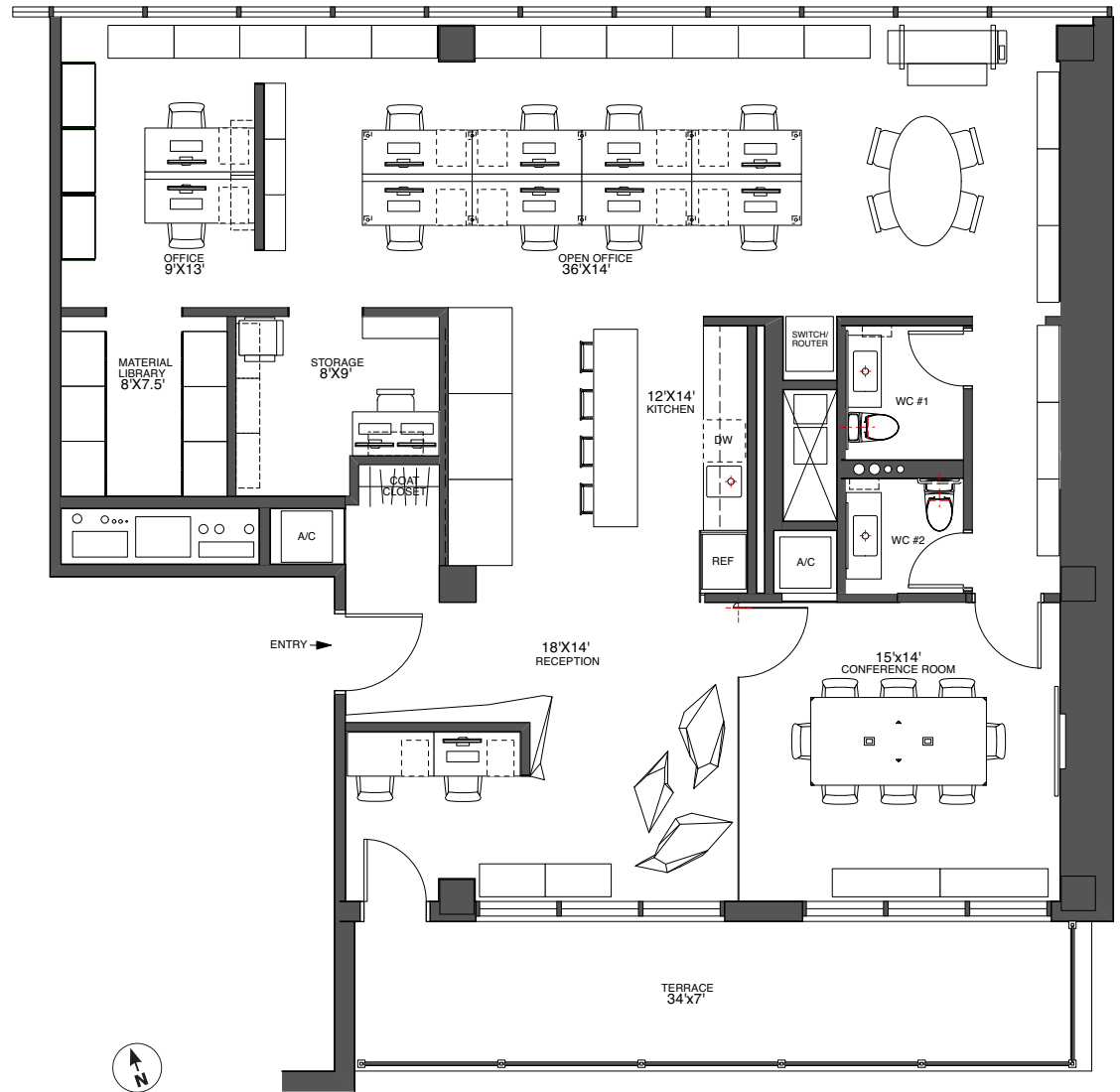
NWC
PACE PRINTS

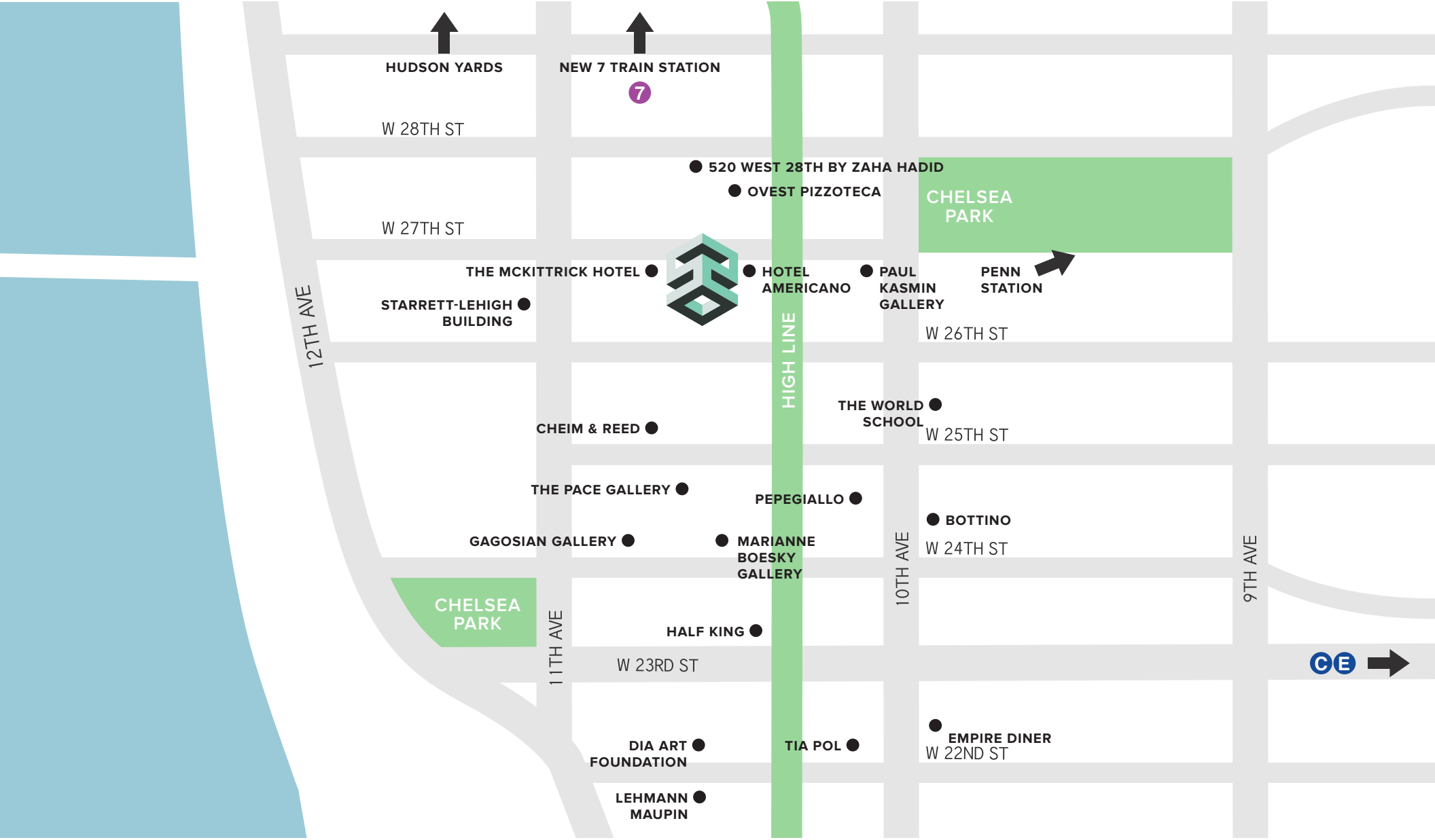


520 WEST 27TH STREET

Available: Unit 702
Size: 2,782 RSF
Asking Price: \$2,950,000 (\$1,060/RSF)
Annual Common Charges: \$20,476 (\$7.36/RSF)
Annual Real Estate Taxes: \$22,597 (\$8.12/RSF)

WEST 27TH STREET





HUDSON YARDS

NEW 7 TRAIN STATION

7

W 28TH ST

520 WEST 28TH BY ZAHA HADID

OVEST PIZZOTECA

CHELSEA PARK

W 27TH ST

THE MCKITTRICK HOTEL



HOTEL AMERICANO

PAUL KASMIN GALLERY

PENN STATION

STARRETT-LEHIGH BUILDING

W 26TH ST

12TH AVE

HIGH LINE

THE WORLD SCHOOL

CHEIM & REED

W 25TH ST

THE PACE GALLERY

PEPEGIALLO

BOTTINO

GAGOSIAN GALLERY

MARIANNE BOESKY GALLERY

W 24TH ST

CHELSEA PARK

11TH AVE

HALF KING

W 23RD ST

10TH AVE

9TH AVE

CE

DIA ART FOUNDATION

TIA POL

EMPIRE DINER W 22ND ST

LEHMANN MAUPIN