

305 Seventh Avenue

Commercial Condo for Sale

Between 27th & 28th Streets



Chelsea

SIZE: 9,476 SF.

FLOOR: 4th

PRICE: Upon Request

POSSESSION: Immediate

As it stands now the unit enjoys great sunlit exposure due in part to two sides of windows at the front of the unit with additional windows found at the rear. Column spacing here is generous with no obtrusive or oddly placed angles that cut into any potential layout. Passenger elevator access is direct onto the floor with keyed off access - while freight cars can be found at the rear of the unit; two sets of staircases service the building.

This space will be delivered in above-standard white box condition.

Condo Features

- Full Floor Unit 9,476 SF. (Flexible Floor Plate)
- Fourth Floor Unit (Windows at 2-Sides)
- Direct Access Off the Elevator
- Finished Ceilings and New Lighting
- Polished Concrete Load Bearing Floors
- (4) Passenger (3) Freight Elevators
- 24/7 Access to the Building
- Heart of Chelsea; walking distance to Path and Penn Station; 1, 2, 3, A, C, E, B, D, F, M, Q, R, and W MTA Subway Lines

*Floor Plan test-fit this office space can accommodate comfortably (76) workstations, (4) private offices, (3) conference rooms, for a total (80) person staff capacity.



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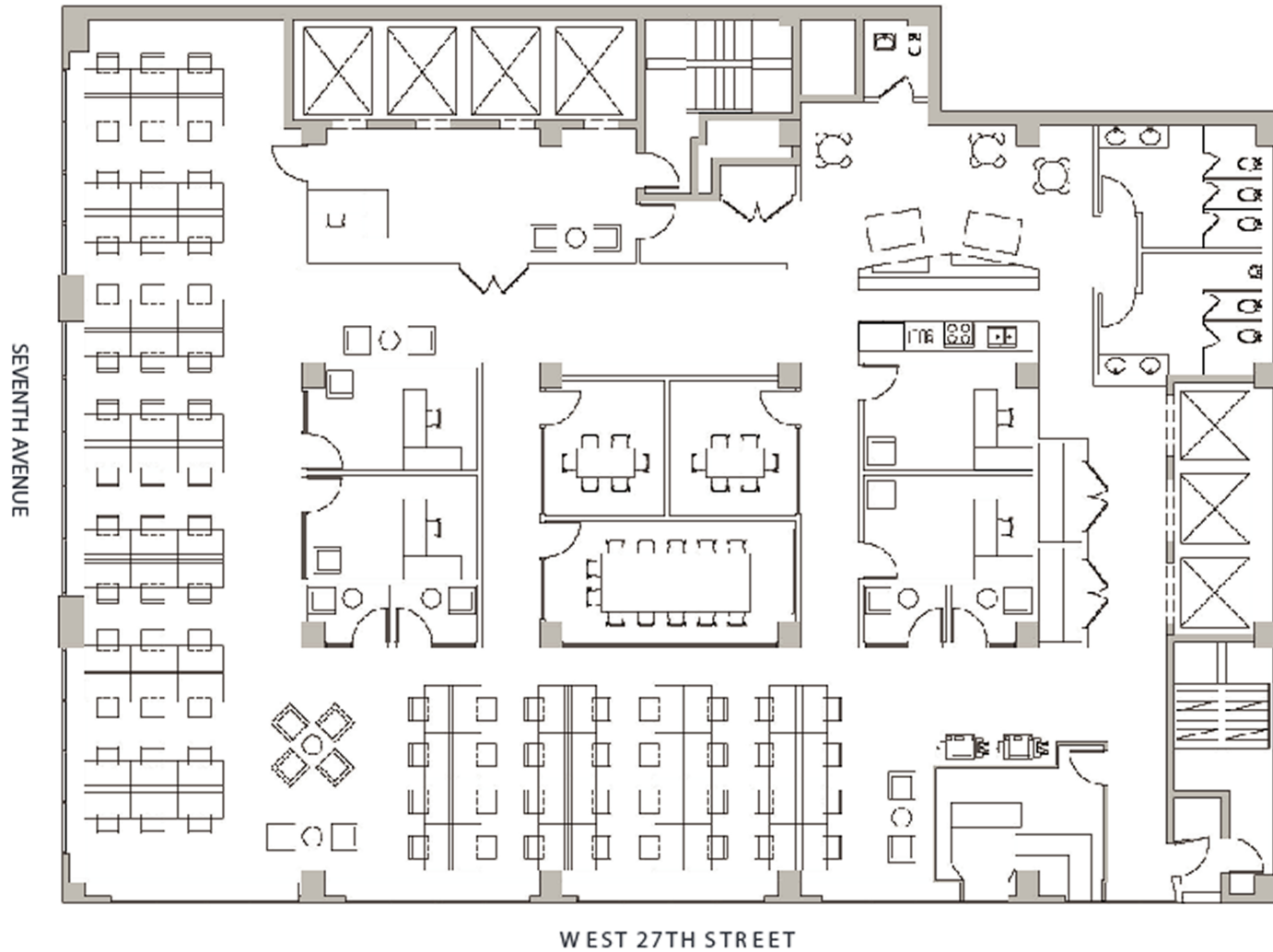
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Test Fit Sample Layout



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