

776 AVENUE OF THE AMERICAS



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FLOORS / AREA Partial 4th / 8,597 RSF
Entire 3rd / 23,765 RSF
Entire 2nd / 24,121 RSF
Ground / 908 RSF

TOTAL BLOCK Approximately 57,000 RSF

POSSESSION First Quarter 2020

FEATURES

- Unique **building within a building** opportunity
- Private lobby with expansive branding opportunities
- 14' high ceilings throughout
- Excellent natural light on four (4) sides
- Landlord to do a cosmetic renovation to the lobby
- Elevator modifications underway
- Premises to be delivered demolished and in clean shell condition
- Building situated in the heart of Chelsea

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AREA

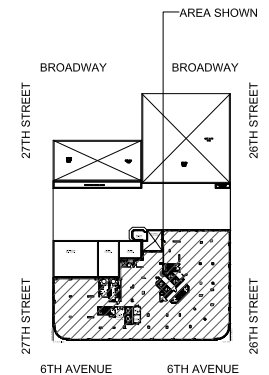
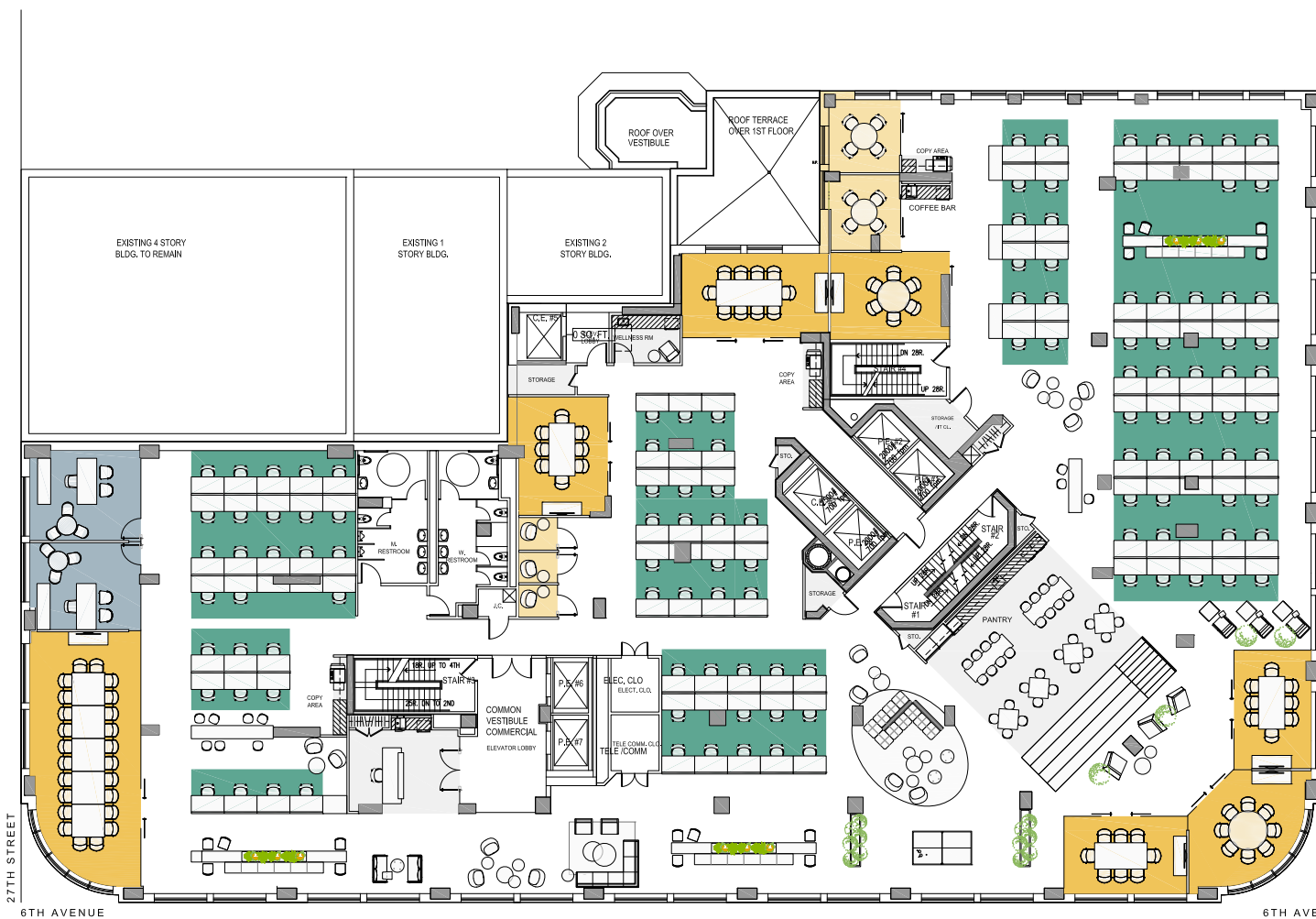
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TEST FIT

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CREATIVE LAYOUT



KEY PLAN: NTS

WORK SPACE	SEATS
EXECUTIVE OFFICE	2
BENCHING (2' 6" x 5')	118
RECEPTION	1
TOTAL HEADCOUNT	121

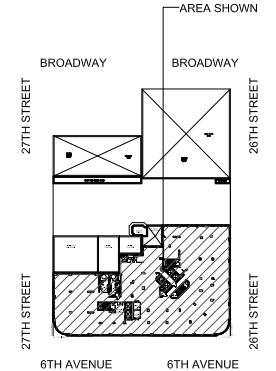
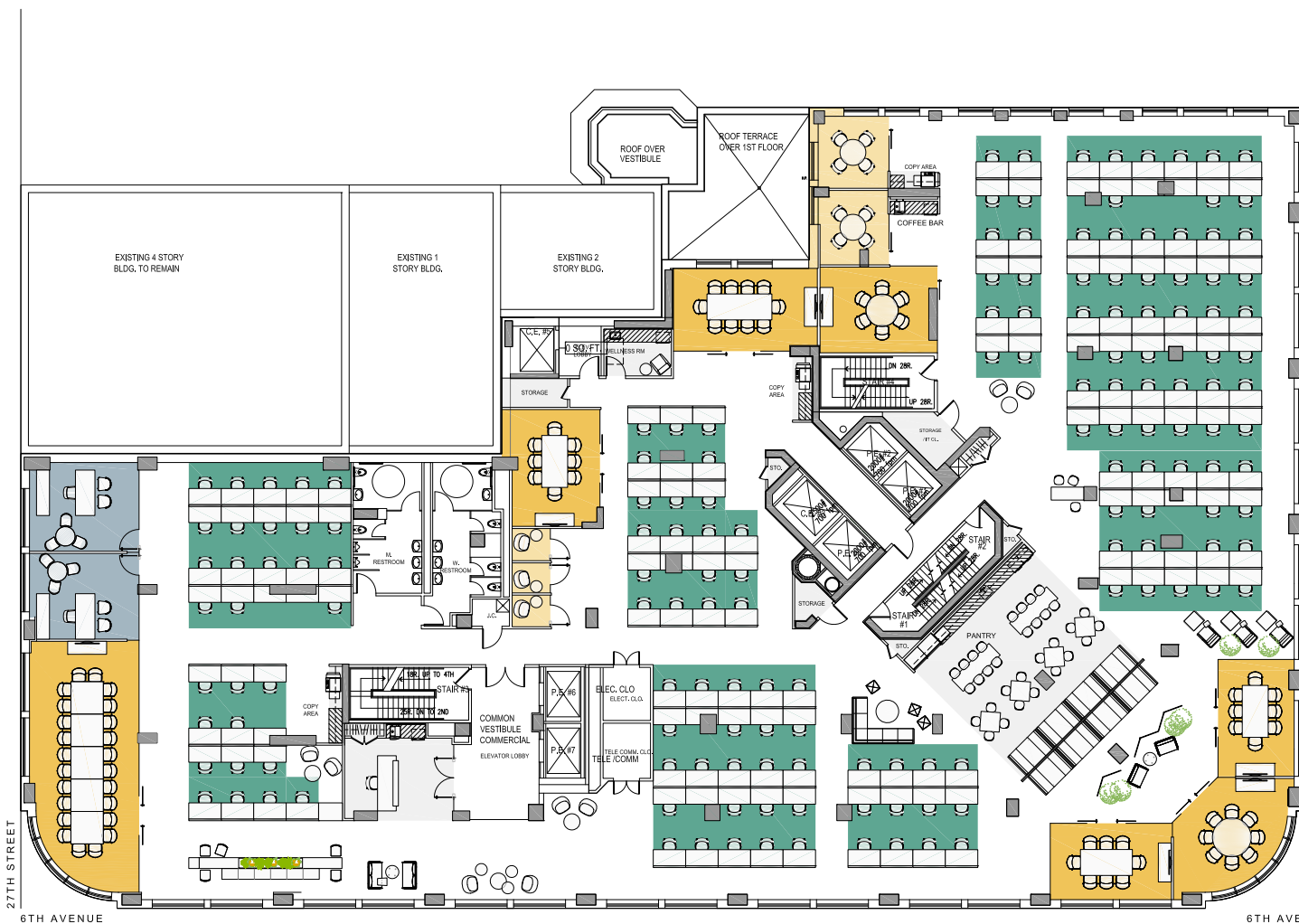
COLLABORATIVE SPACE	
CONFERENCE (24 PPL)	1
CONFERENCE (10 PPL)	1
CONFERENCE (8 PPL)	4
CONFERENCE (6 PPL)	1
MEETING ROOMS (4 PPL)	2
PHONE ROOMS	3

SUPPORT	
PANTRY	1
COFFEE BAR	2
COAT CLOSET	2
COPY AREA	3
STORAGE/IT CL.	1
STORAGE ROOM	5
WELLNESS ROOM	1

TEST FIT

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HIGH DENSITY LAYOUT



KEY PLAN: NTS

WORK SPACE	SEATS
EXECUTIVE OFFICE	2
BENCHING (2' 6" x 5')	157
RECEPTION	1
TOTAL HEADCOUNT	160

COLLABORATIVE SPACE	
CONFERENCE (24 PPL)	1
CONFERENCE (10 PPL)	1
CONFERENCE (8 PPL)	4
CONFERENCE (6 PPL)	1
MEETING ROOMS (4 PPL)	2
PHONE ROOMS	3

SUPPORT	
PANTRY	1
COFFEE BAR	2
COAT CLOSET	2
COPY AREA	3
STORAGE/IT CL.	1
STORAGE ROOM	5
WELLNESS ROOM	1

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