

282-298 eleventhavenue

**Don't miss your chance to be
a part of the High Line.**

Prime West Chelsea opportunity,
Eleventh Avenue and West 28th Street

- Up to 21,000 square feet of corner retail space available
- At the base of a mixed-use development with over 710 units
- Incredible opportunity in the heart of West Chelsea
- Multiple floor plan options, proposed divisions:
A – 7,440 sf, B – 5,200 sf, C – 5,100 sf, D – 2,600 sf

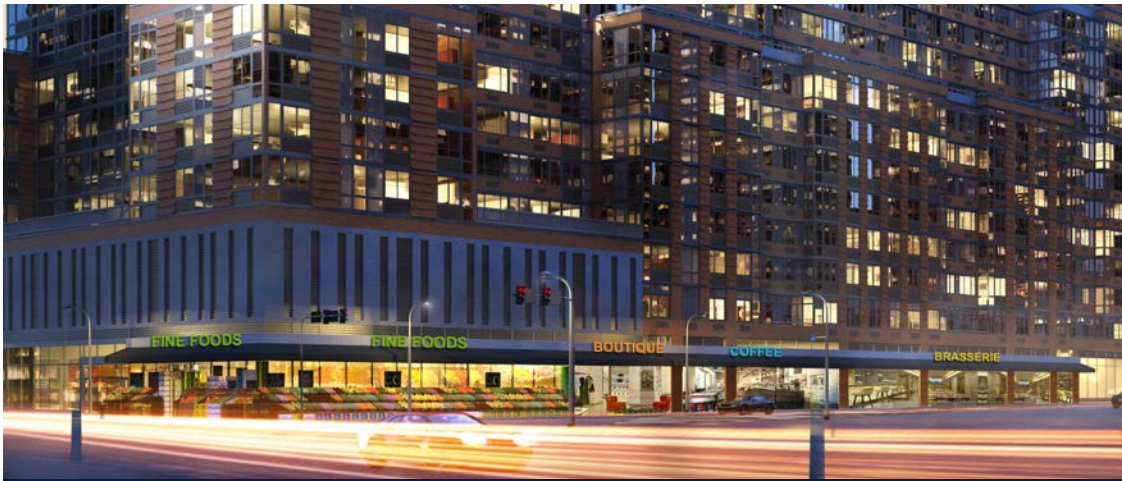
For further information, please contact our exclusive agent:

ROSS KAPLAN Senior Managing Director 212.850.5418 rkaplan@ngkf.com

**Newmark Grubb
Knight Frank**
Retail

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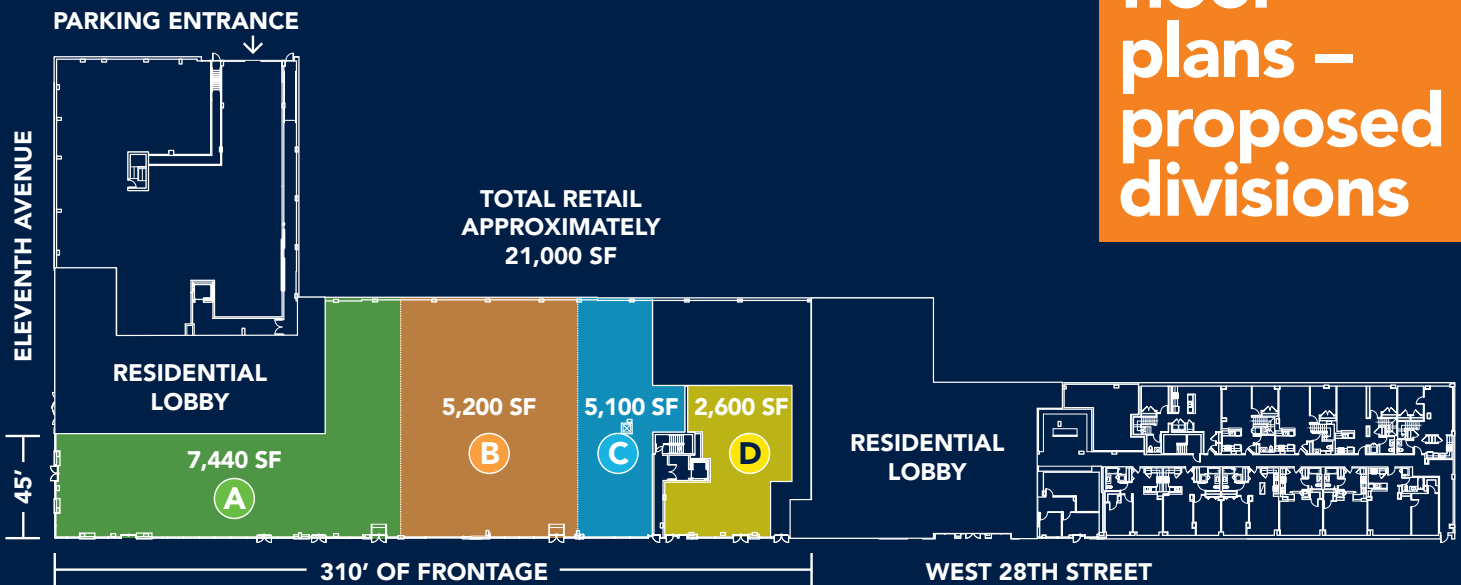




space features

- Approximately 21,000 square feet of ground floor retail space available; four divisions possible
- Located at the base of a 710-unit residential development
- Excellent visibility, with 310 feet of linear frontage along 28th Street and 45 feet along Eleventh Avenue
- 19-foot ceiling heights
- Provision for restaurants are available
- A main entrance to the High Line is located adjacent to the front of the building on West 28th Street
- Parking garage for over 140 cars located in the building
- Possession estimated to be fourth quarter, 2014

floor plans – proposed divisions



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"All around, construction is buzzing and the landscape is filling up with new buildings and warehouse conversions, funky and sleek condominiums, hotels, galleries and public spaces designed by big-name architects like Frank Gehry, Jean Nouvel, Richard Meier and Annabelle Selldorf."

*"In the last four years, 27 residential projects have come on the market in West Chelsea."
- The New York Times, November 2010*

*Chosen as the #1 "Next Big Neighborhood" by **NEW YORK**, April 2011*

demand drivers

- The High Line Park averages approximately 2 million visitors each year
- The park stretches from Gansevoort Street in the Meatpacking District and will extend through Hudson Yards in 2014
- Phase 2, stretching from West 20th Street to West 30th Street opened in June of 2011
- **7** line subway extension set to open in 2014
- 2.3 million square feet of commercial space at Starret Lehigh Building, tenants include: Under Armour, Tommy Hilfiger USA, Polo Ralph Lauren, Johnson & Johnson and Hugo Boss

commercial statistics

- **7,803,084 square feet of office space** that include Tech and Media companies such as: Google, EMI Entertainment World, Oxygen Media, Scripps Network and Time Warner Entertainment/NY1, Martha Stewart Living Omnimedia and retailers that include: Club Monaco, Hugo Boss, and the School of Visual Arts
- **Hotel supply** of 35,854 rooms and 7,523 under construction
- **Javits Convention Center** with over 1,000,000 attendees per year

residential statistics

- **9,246 new units** expected to be delivered in a market of already **61,726 units***

*As provided by **REBNY**
REAL ESTATE BOARD OF NEW YORK



demo- graphics

RADIUS	AVERAGE HOUSEHOLD INCOME
1/4 Mile	\$75,000
1/2 Mile	\$100,000
3/4 Mile	\$105,000

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NEIGHBORHOOD TENANTS

- ARCHITECTURE**
 STARRETT-LEHIGH BUILDING
 ANNABELLE SELLDORF
 JEAN NOUVEL
 FRANK GEHRY
 DELLA VALLE BERNHEIMER
 HL 23
 KOSSER AND GARY
- SHOPPING**
 GRISTEDES
 CHELSEA FRAMES
 192 BOOKS
 COMME DES GARÇON
 BALENCIAGA
 BON MAISON
 CHELSEA MARKET
 APPLE STORE
 JEFFREY
 CATHERINE MALANDRINO

- DINING**
 NAIMA
 BOTTINO
 THE RED CAT
 DON GIOVANNI'S PIZZA
 BILLY'S BAKERY
 LA BERGAMOTE
 BUDDAKAN
 DEL POSTO
 MORIMOTO
 CRAFTSTEAK
 BUDDHA BAR

- NIGHTLIFE**
 MARQUEE
 THE KITCHEN
 1 OAK
 HIRO
 KISS & FLY

- SERVICES**
 CHELSEA BARBERS
 CHRIS CHASE SALON
 EQUINOX
 SALLY HERSHBERGER
 SOHO HOUSE HOTEL
 GANSEVOORT HOTEL
 BUMBLE & BUMBLE
 THE STANDARD HOTEL

- RECREATION**
 CHELSEA WATERSIDE
 CHELSEA WATERSIDE PARK
 DOG PARK
 CHELSEA PIERS
 HUDSON RIVER PARK
 CHELSEA PARK
 THE HIGH LINE
 HIGH LINE ENTRANCE

- FUTURE**
 282 ELEVENTH AVENUE
 HUDSON YARDS
 CHELSEA COVE
 316 ELEVENTH AVENUE
 500 WEST 23RD STREET
 509 WEST 28TH STREET
 313 TENTH AVENUE
 518 WEST 27TH STREET
 541 WEST 29TH STREET
 520 WEST 30TH STREET

- SELECTED GALLERIES**
 PETER BLUM
 CHELSEA TERMINAL WAREHOUSE
 BLACK AND WHITE
 POINT OF VIEW
 PAUL KASMIN
 BESPOKE
 SUNDARAM TAGORE
 GALLERIE ADLER
 WALLSPACE
 WHITE BOX
 ESSO
 ALEXANDER GREY
 FIRST STREET GALLERY
 THOMAS WERNER
 PACE WILDENSTEIN
 CHEIM & READ
 GLADSTONE
 MARY BOONE
 GAGOSIAN
 THE DIA CENTER FOR THE ARTS
 PHILLIPS DE PURY & COMPANY
 WHITNEY MUSEUM - MEATPACKING (COMING SOON)

*THERE ARE OVER 300 GALLERIES IN WESTERN CHELSEA

- DEVELOPMENTS**
- ARCHITECTURE
 - SHOPPING
 - SERVICES
 - RESTAURANTS
 - NIGHTLIFE
 - SELECTED GALLERIES

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 Retail

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Procurring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.