

MAJOR PRICE REDUCTION

CHELSEA / FLATIRON
OFFICE COOPERATIVE FOR SALE

227
W17

227 WEST 17TH STREET
BETWEEN SEVENTH AND EIGHTH AVENUES



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Available: Entire 2nd Floor - 6,096 RSF

Reduced Price: ~~\$6,250,000 (\$1,025/RSF)~~ **\$5,250,000 (\$861/RSF)**

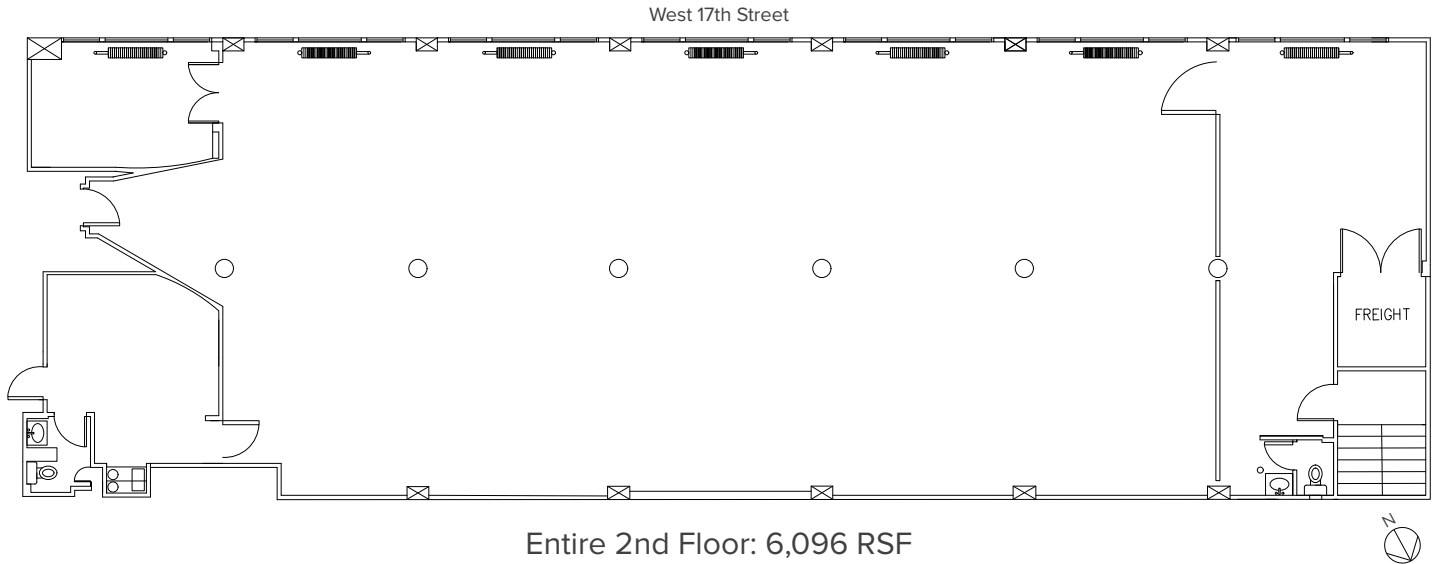
Annual Maintenance Charges: \$76,600 (\$12.56/RSF)

Property Highlights:

- Creative, loft-like airy space with polished concrete floors
- Soaring 14' ceilings and a highly efficient floor plate
- 130' of south-facing exposure with oversized windows and exquisite natural light
- Includes a small ground floor space: potential opportunity for retail signage and other uses
- Located next to Twitter's headquarters and within close proximity to the High Line, Chelsea Market and an abundance of restaurants and shopping in the Meatpacking District
- Convenient transportation nearby: 1, 2, 3, A, C, E, F, M and L subway lines, and the PATH train

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- High Ceilings
- 21 Oversized Windows
- Desirable Chelsea/Flatiron Location



Chelsea Market



Barneys New York, Downtown

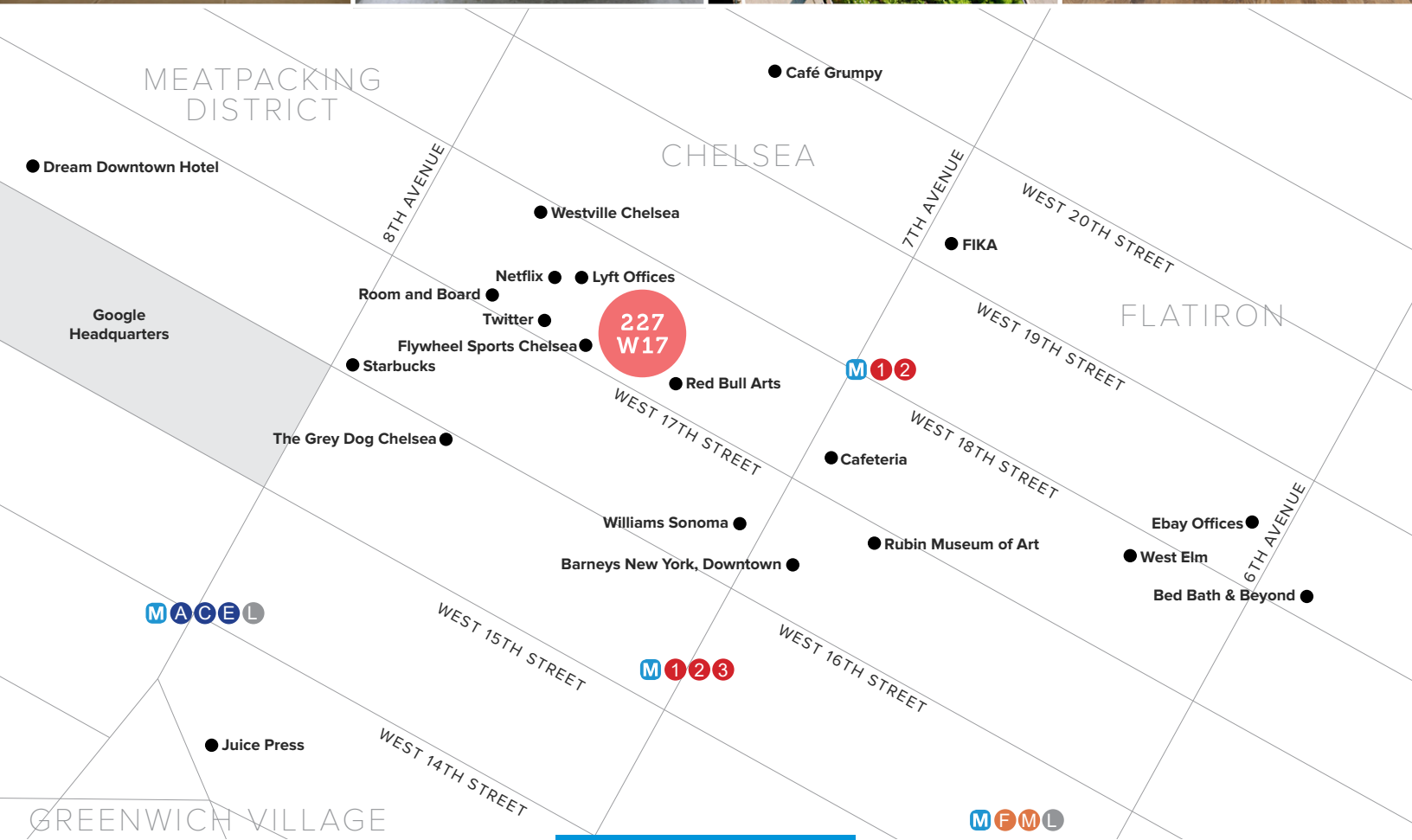


The High Line



Twitter

227
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