

695

AOA

AT 23RD ST.



Newmark
Knight Frank

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**INSPIRATIONAL
38,000 RSF
PRE-BUILT IN
THE HEART OF
CHELSEA/FLATIRON**

FLOOR / AREA	ENTIRE 4TH - 38,223 RSF
ASKING	PLEASE INQUIRE
TERM	DIRECT LEASE THROUGH MAY, 2024
POSSESSION	1Q19 PRE-BUILT COMPLETION

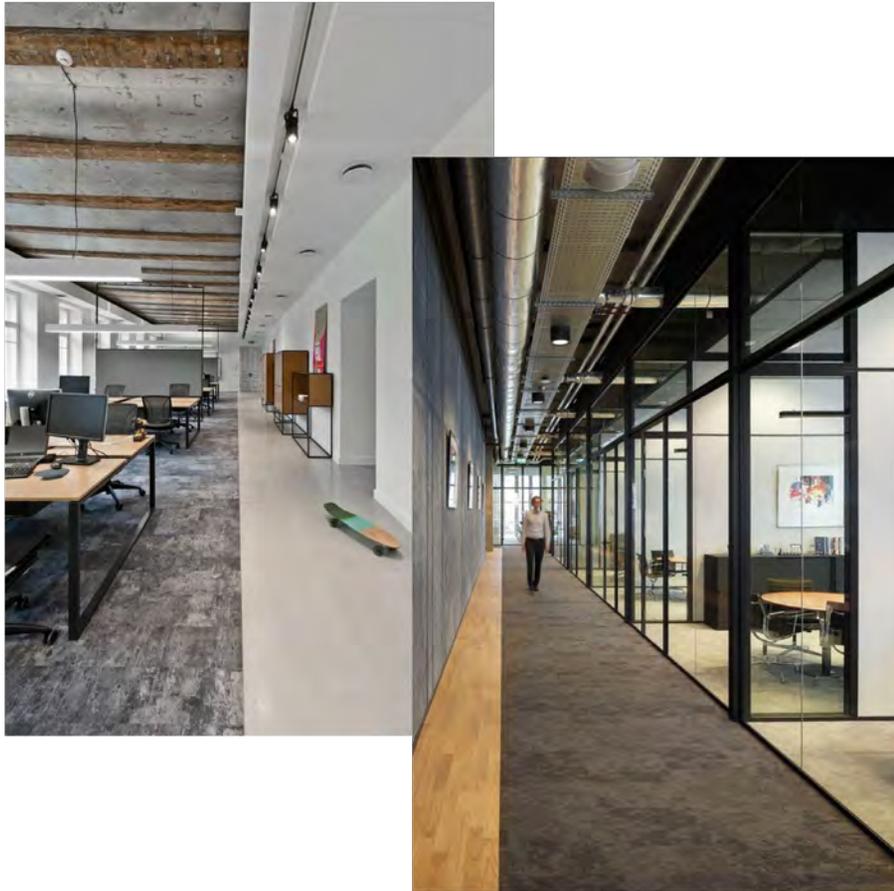
FEATURES

- New 38,000 RSF full-floor creative Gensler designed pre-built installation.
- Inspirational work environment with oversized arched windows, excellent natural light and views, hardwood floors, 12' exposed ceiling, thin cast-iron columns.
- Pre-built includes 10 conference/team rooms, 6 offices, 5 phone booths, collaborative pantry and a high-density work environment to accommodate up to 260 work stations
- Upgraded infrastructure including new HVAC units, new ADA restrooms and updated electrical.
- Cosmetically upgraded 23rd Street lobby with potential for lobby signage and branding opportunities.

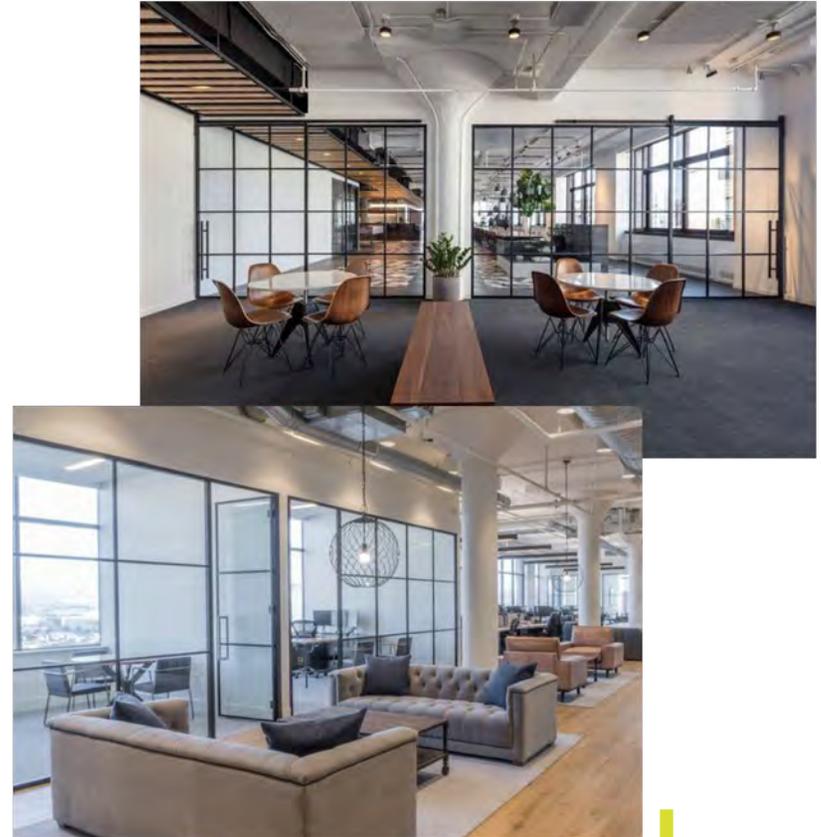
INSPIRATIONAL IMAGES

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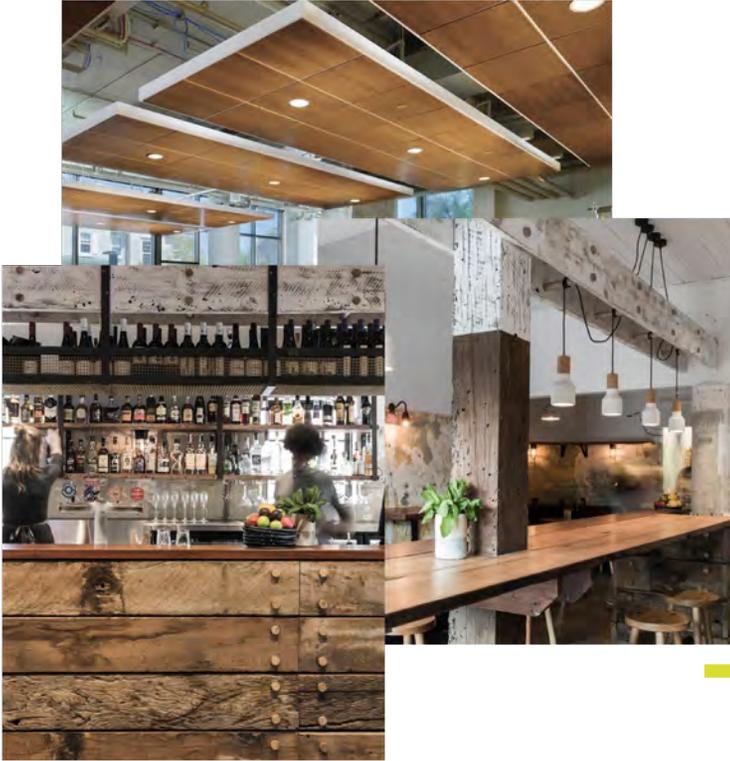
OPEN AREA



CONFERENCE ROOMS & TEA ROOMS



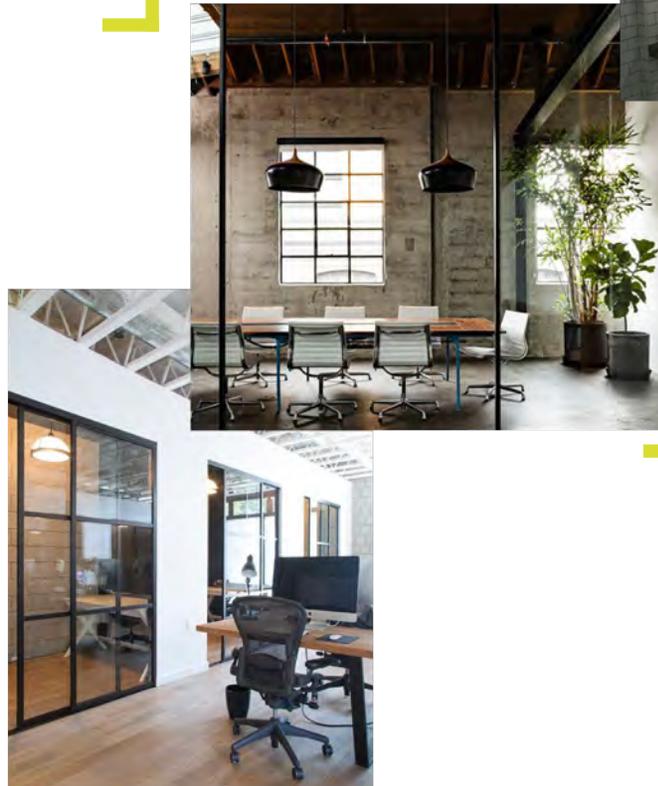
CAFE & PANTRY



RESTROOMS



HUDDLE ROOMS



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ENTIRE 4TH FLOOR 38,223 RSF

257	Workstation
6	Office/Team room
125	Open Collaboration
1	Main Conference
4	Conference Room
5	Huddle Room
5	Phone Room
1	Cafe/Pantry



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FOR LEASING INFORMATION, PLEASE CONTACT:

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