

207 WEST 25TH STREET

BETWEEN SEVENTH AND EIGHTH AVENUES
NEW YORK, NY

CHELSEA LOFT
OFFICE CONDOMINIUM
FOR SALE OR LEASE



Rudder
Property Group

buybuy BABY

buyb

207 WEST 25TH STREET

BETWEEN SEVENTH AND EIGHTH AVENUES
NEW YORK, NY

IN THE HEART OF CHELSEA

Availability

Entire 9th Floor: 13,307 RSF

Sale Terms

Asking Price: \$925/RSF

Annual Common Charges: \$5.41/RSF

Annual Real Estate Taxes: \$5.64/RSF

Lease Terms

Asking Price: \$58/RSF

Electric: Directly Metered

Escalations: 3% Per Annum

Term: 5-10 Years

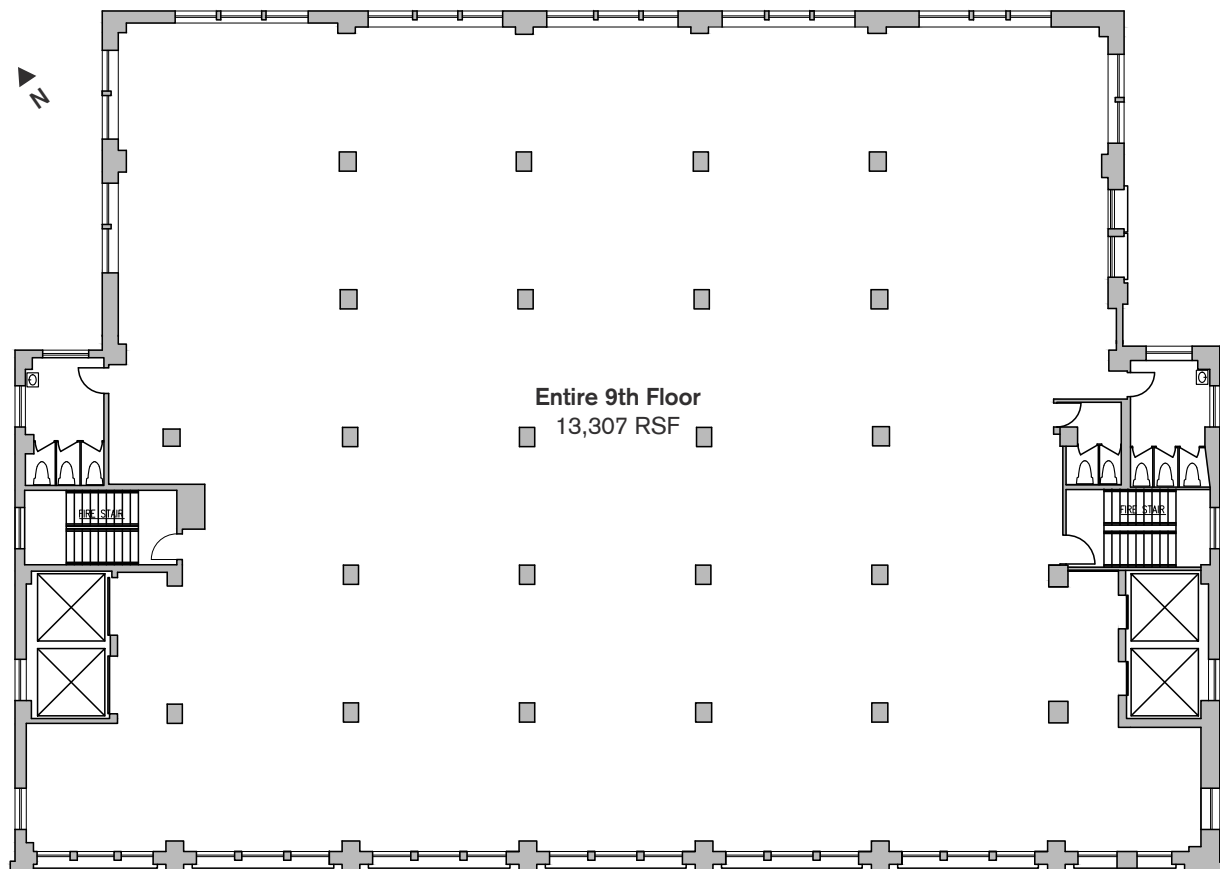
Availability: Arranged

Unit Features:

- Full floor presence featuring very high, loft-like ceilings
- Four sides of oversized windows
- Tremendous unobstructed views and excellent light
- Highly efficient layout with excellent column spacing
- Architecturally distinct features including arched windows, exposed brick and beam columns

Building Features:

- Prime Chelsea location across from Whole Foods and luxury developments
- Ideally located steps from the 1, C, E, F, M, N, R subway lines and the PATH train, and walking distance to Penn Station
- Low common charges and real estate taxes
- Attended lobby that will soon be undergoing a modern renovation
- Large loading dock and two oversized freight elevators
- Prestigious owner roster including I.A.T.S.E., Stickley Audi & Co., Democracy Now! and The Calder Foundation



WEST 25TH STREET

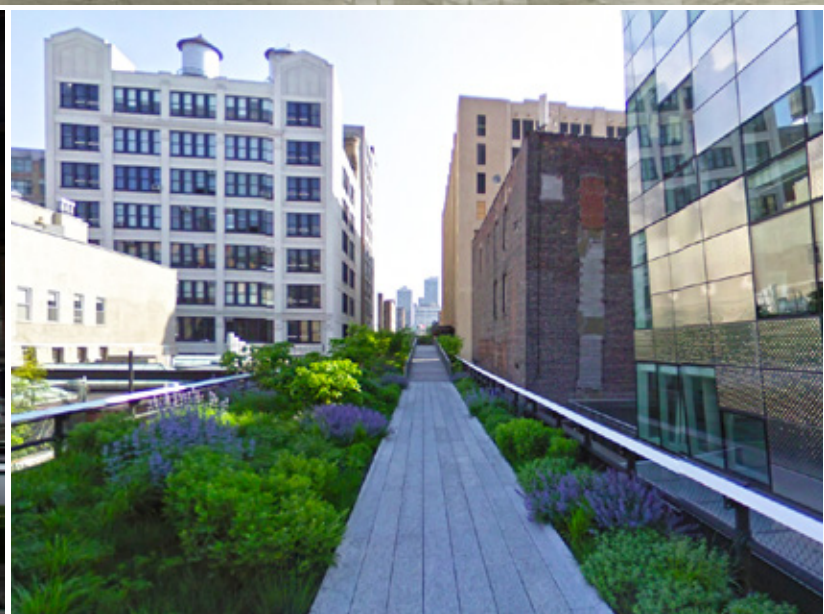
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Computer Rendering



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