

**Rare Offering in NYC's Hottest
Neighborhood**
520 West 27th Street
West Chelsea Commercial Condominium
For Sale or Lease
1,985 square feet



- Oversized north-facing windows, great light
- Recent high-end beautiful build out
- Tenant controlled HVAC
- Use of 6,000 sq ft shared roof deck
- Steps to the Highline

- High Ceilings
- 24/7 Access
- On same block as Hotel Americano, Son Cubanos, Paul Kasmin Gallery and the critically acclaimed production of *Sleep No More*

*** *Indoor Parking Space May Be Purchased Separately***

Alan Shmaruk x11 Adam Kriegstein x13
The Manhattes Group LLC 54 Thompson Street New York, NY 10012

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520 West 27th Street, Unit 402 Fact Sheet

Rentable sqft:	1,985 sq ft
Taxes:	\$11,500 per annum (approx)
Common Charges:	\$599 per month (approx)
Price or Rent:	Available upon request
Block/Lot:	Block 698, Lot 1026



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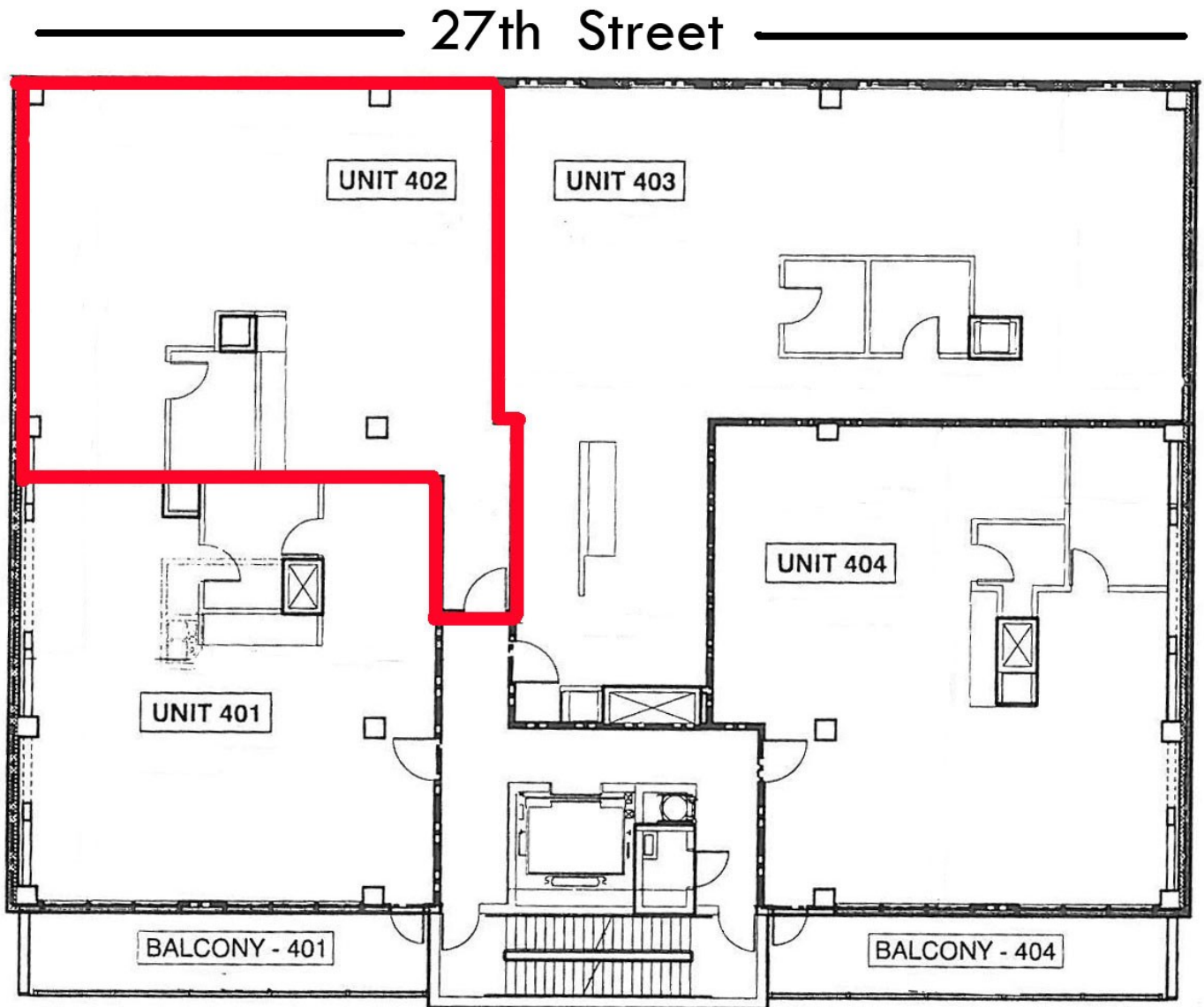
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520 West 27th Street, Unit 402 Floor Plan



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520 West 27th Street, Unit 402 Neighborhood



Things to Do

- Chelsea Museum of Art (556 W 22nd St, near 11th Ave) – closed Sundays. \$8 adults, \$4 students and seniors. A new, but thriving, lesser known Museum, focusing on niche and under-exposed art worldwide.
- Chelsea Art Galleries (20th to 28th/ 7th to 10th Aves) – over 200 art galleries line these streets. Some of the most famous include Gagosian Gallery (W 24th St), Matthew Marks Gallery and Sonnabend (W 22nd St).
- Chelsea Historic District (20th to 22nd Sts/ 8th to 10th Aves) – a nice walk with a lot of architecture from the 1800's.
- Chelsea Market (75 9th Ave, 15th/16th Streets) - a huge, converted warehouse space with hundreds of take out gourmet foods and restaurants. Hot spot for many famous TV shows and Film, especially those about cooking and restaurants.
- Chelsea Piers – NYC's best playground for adults and kids. Golf range, rock climbing, basketball, soccer, gymnastics, ice skating, batting cages. Probably more for locals than visitors, but great if your kids want to do something athletic with NYC as the back drop. All services have a fee, as CP is private and not a public park.
- Chelsea Hotel (222 W 23rd St, 7th/8th Aves) - a bohemian landmark and former home of many famous artists such as William S. Burroughs, Bob Dylan and Jimi Hendrix. Some people love to stay here, and some love just to see it for the character and history.
- The Highline (see [Meatpacking District](#))

Restaurants

- **Frying Pan** (Pier 66, W 26th St, Hudson River) – casual, on the water, boat turned restaurant/bar. High drink prices, but lovely scenery, if you don't get seasick.
- **Co.** (230 9th Ave/ 24th St) – great pizza, a little more upscale than a typical pizza joint, but still casual. Perfect for a lunch or snack.
- **Empire Diner** (210 10th Ave/ 22nd St) – casual 24 hour diner that looks like it is in an old train car. Order just about any kind of food here.
- **The Red Cat** (227 10th Ave/ 23rd St) – nice Mediterranean /French spot right in the middle of the art galleries. Service can be spotty, but food is reliable.
- **Chelsea Brewing Company** (in Chelsea Piers) – home-ade brews overlooking the River, with an outside deck in summer right next to the golf driving range
- **Nightlife** - Chelsea is known for great nightlife, much of which is very upscale (you might have to be on a "list"). A great way to get in is to go early and eat dinner at a club. Celebrity sightings almost guaranteed. 2009 hotspots include **Marquee** (289 10th Ave/26th St), **Star Lounge** underneath the Chelsea Hotel.

Shopping

- **Metropolitan North Pavilion** (110 W 19th St, 6th/7th Aves). Sample sale location, dates/times vary. Check the [NYCIG sample sale page](#).
- **Fisch for the Hip** (153 W 18th, 6th/7th Aves) – high end designer resale. Best selection of used Hermès bags in NYC.
- **Loehmann's** (101 7th Ave, 17th St) - M/W clothing and shoes. Brands include Juicy Couture, Theory, Nine West, Polo and DKNY. Great jean selection, Rock & Republic, Seven, Joe's. Occasionally, you can also find Manolo Blahnik, Prada, Chanel and I even saw Hermès, once.
- More upscale shopping in Meatpacking District.

Hotels

- Chelsea Hotel

Subways

A, C, E to 14th St.; **L** to Eighth Ave, **F** to 23rd St

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