

515 W 20TH STREET

OFFICE OPPORTUNITY

CHELSEA
BETWEEN 10TH AND 11TH AVENUE

CURRENT 



BUILDING OVERVIEW

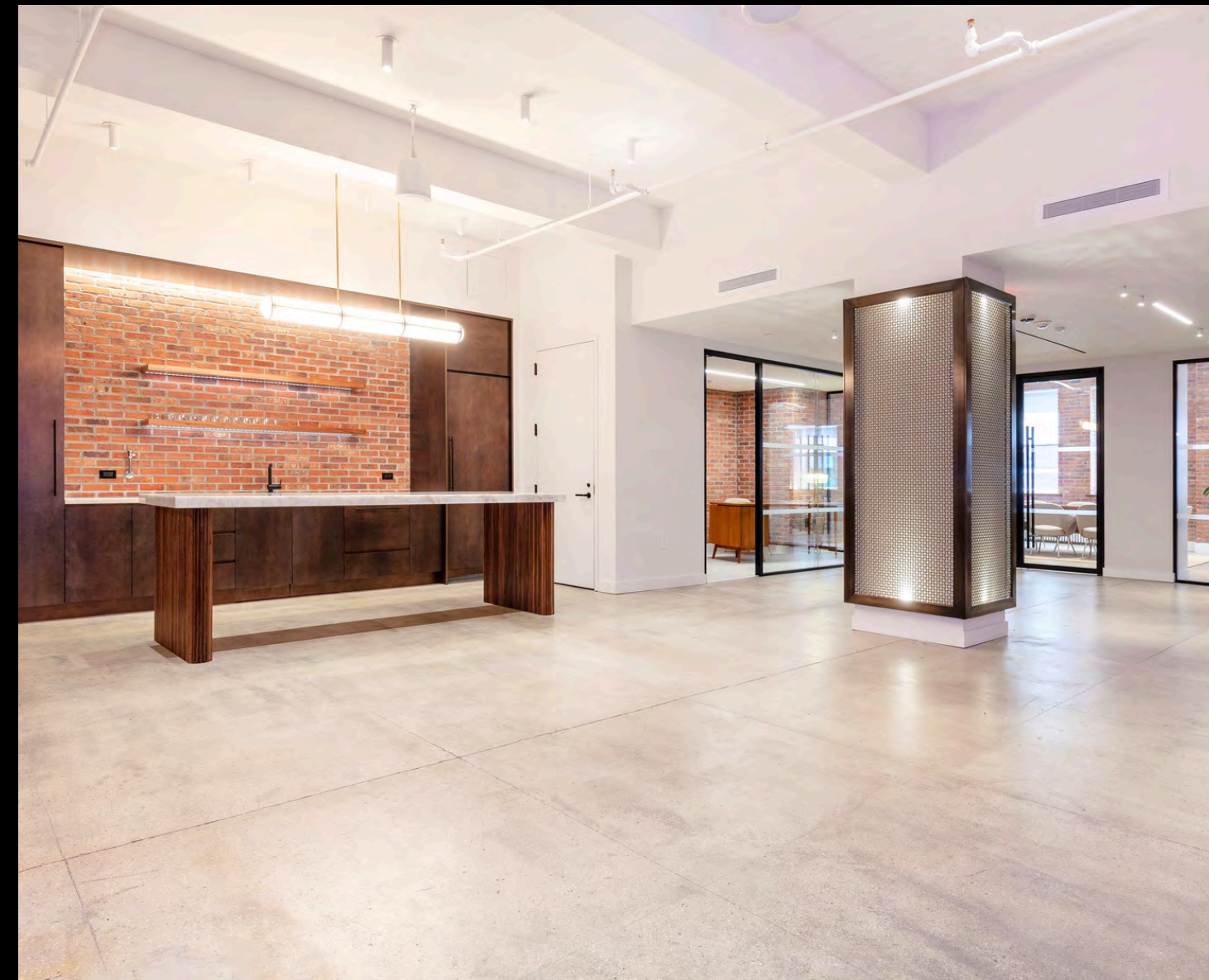
- Brand new building amenity space with: conference room, offices, phone booths, lounge, gym, locker room and shower
- Brand new lobby
- Tenant controlled A/C units

SPACE OVERVIEW

- Partial 3rd Floor (East): 5,764 RSF
- Entire 5th Floor: 12,048 RSF
- Partial 6th Floor (West): 6,039 RSF
- Partial 6th Floor (East): 6,009 RSF



NEW TENANT AMENITY CENTER



515W20THSTREET

ENTIRE 5TH FLOOR

SIZE

5th Floor: 12,048 RSF
(Can be divided into 6,005 RSF + 6,043 RSF)

ASKING RENT

Upon Request

POSSESSION

January 2026

HIGHLIGHTS

- Currently SoHo House corporate office
- Beautifully pre-built full floor space
- 4 Private offices
- 1 Conference room
- Large eat-in pantry
- 4 Private restrooms
- Multiple phone booths
- **150% Commission for full floor tenant**

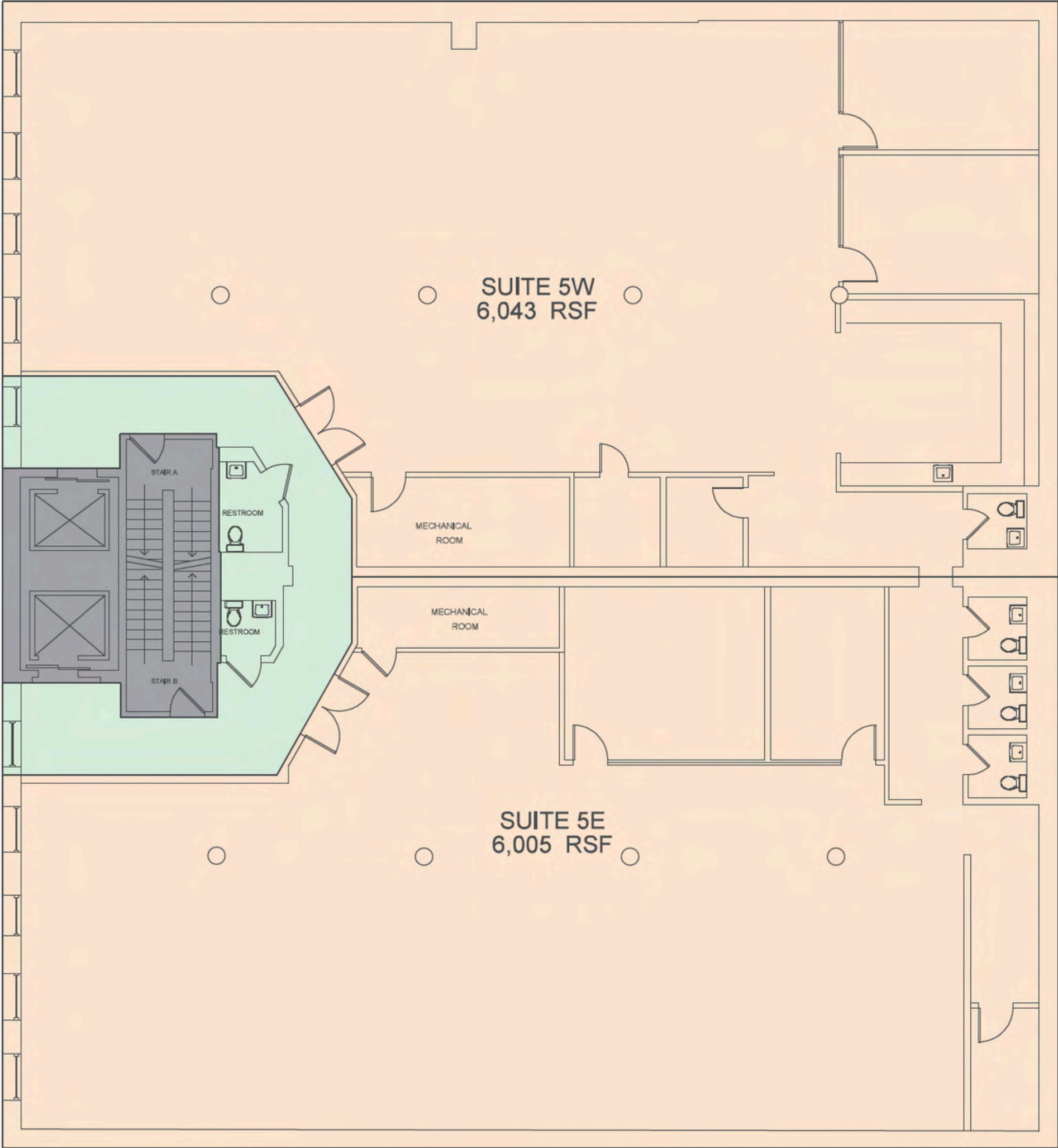


515W20THSTREET

ENTIRE 5TH FLOOR



515W20THSTREET
ENTIRE 5TH FLOOR



515W20THSTREET

6TH FLOOR WEST

SIZE

6th Floor (West): 6,039 RSF

ASKING RENT

~~\$43 PSF~~ \$37 PSF

TERM

Negotiable

HIGHLIGHTS

- Landlord will build to suit
- Polished concrete floors and exposed brick
- South window exposure facing The Highline
- Can be combined with East side unit for total of 12,048 RSF
- Amenity space included with conference room, offices, phone booths, lounge, gym, locker room and shower
- *150% Commission for full floor tenant*



515W20THSTREET

6TH FLOOR EAST

SIZE

6th Floor (East): 6,009 RSF

ASKING RENT

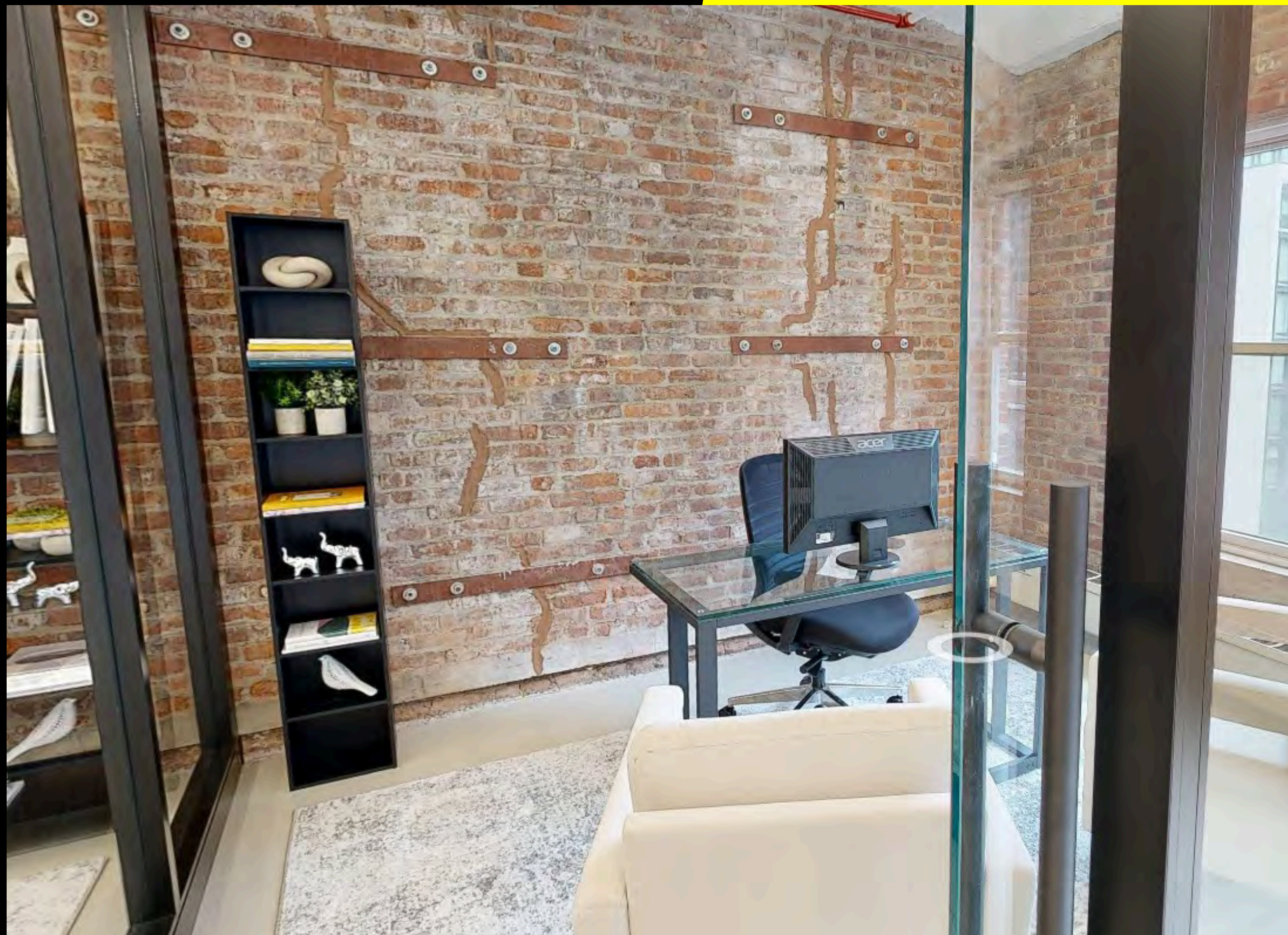
~~\$43 PSF~~ \$37 PSF

TERM

Negotiable

HIGHLIGHTS

- Landlord will build to suit
- Polished concrete floors and exposed brick
- South window exposure facing The Highline
- Can be combined with West side unit for total of 12,048 RSF
- Amenity space included with conference room, offices, phone booths, lounge, gym, locker room and shower
- **150% Commission for full floor tenant**

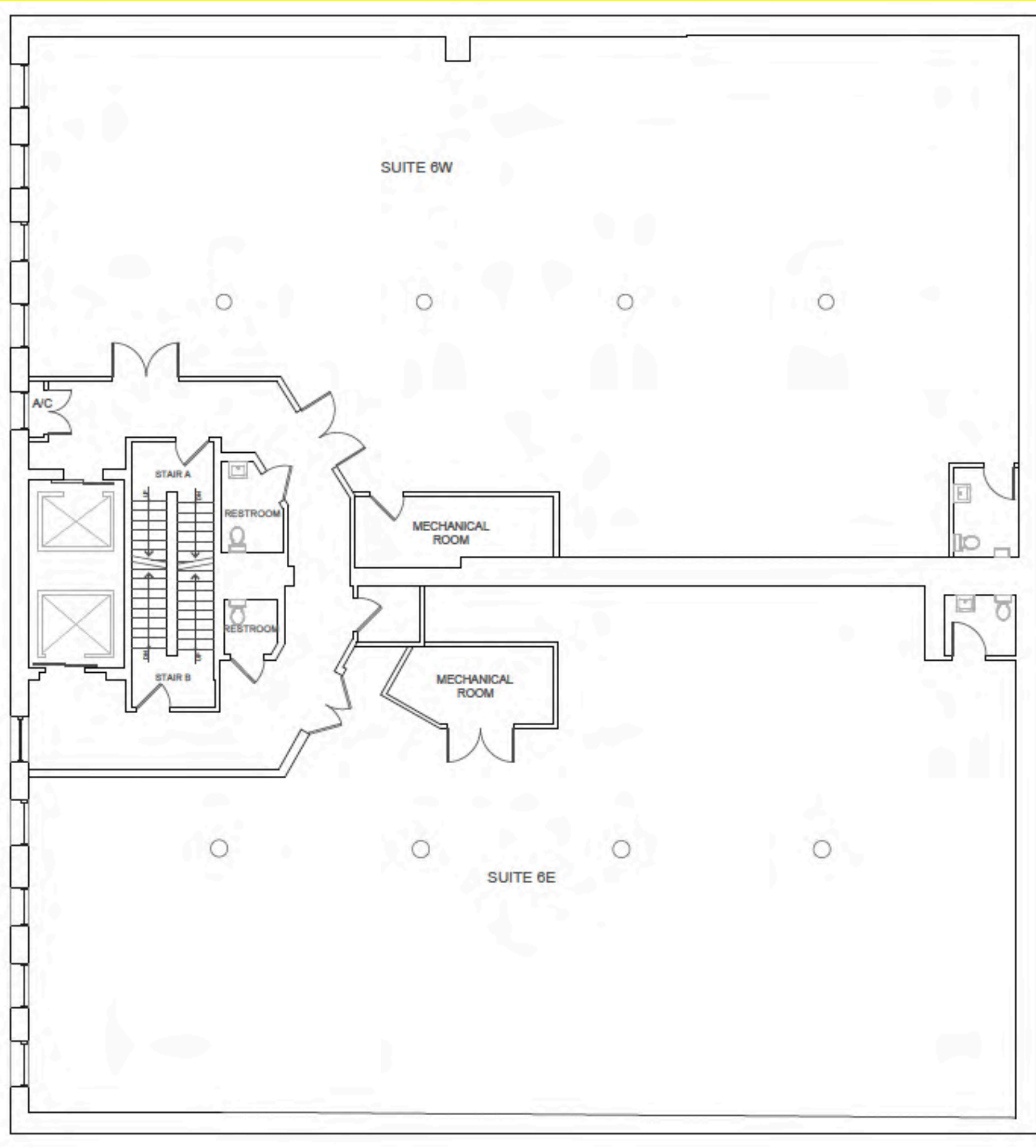


515W20THSTREET



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6TH FLOOR



515W20THSTREET

3RD FLOOR EAST

SIZE

3rd Floor (East): 5,764 RSF

ASKING RENT

\$39 PSF

POSSESSION

September 2025

HIGHLIGHTS

- Built space with:
 - 1 Glass-fronted office
 - 2 Glass-fronted conference rooms
 - Full pantry
 - Private restroom
- Landlord will build to suit
- Polished concrete floors and exposed brick
- South window exposure facing The Highline
- Amenity space included with conference room, offices, phone booths, lounge, gym, locker room and shower



515W20THSTREET



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3RD FLOOR

SUITE 3W
6,374 RSF

N/A

N/A

MECHANICAL
ROOM

STAR A

RESTROOM

MECHANICAL
ROOM

SUITE 3E
5,674 RSF

RESTROOM

STAR B