

# CHELSEA ARTS TOWER

C O N D O M I N I U M

PRIME OFFICE SPACE IN THE HEART OF CHELSEA



**Sixth Floor | Unit 6N**

545 West 25<sup>th</sup> Street, New York, NY 10001

**BESSEN**  
RETAIL

# Sixth Floor | Unit 6N

545 West 25<sup>th</sup> Street, New York, NY 10001

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Constructed in 2006, the Chelsea Arts Tower is a 20-story, Class A, glass, concrete and steel office condominium building.

The building features an attended lobby, two passenger elevators and an oversized freight elevator. Prominent occupants include Young Woo & Associates, Calvin Klein Studio, Glasshouse Chelsea, Pace Gallery, The Marlborough Gallery, and Glenn Fuhrman's Flagg Art Foundation.

The building was designed by Kossar & Garry, art world favorite Richard Gluckman and HOK.

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## Sixth Floor | Unit 6N

Rent: \$11,000/month

Price Per SF/Year: \$66.00/SF

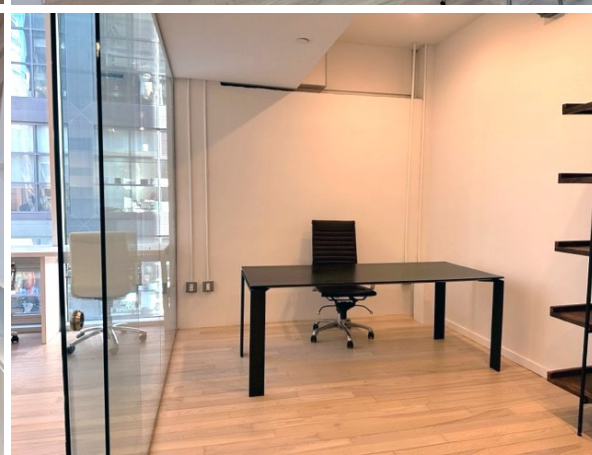
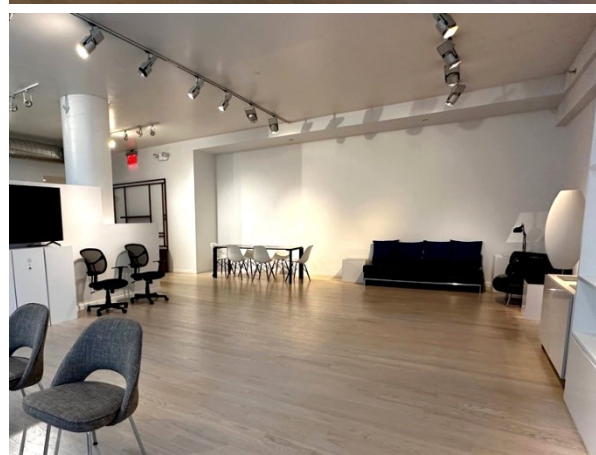
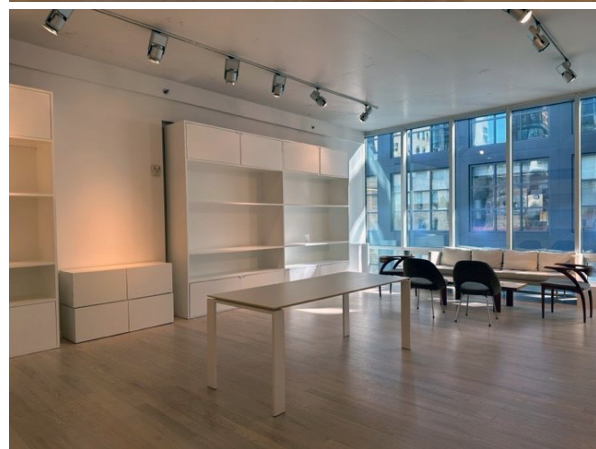
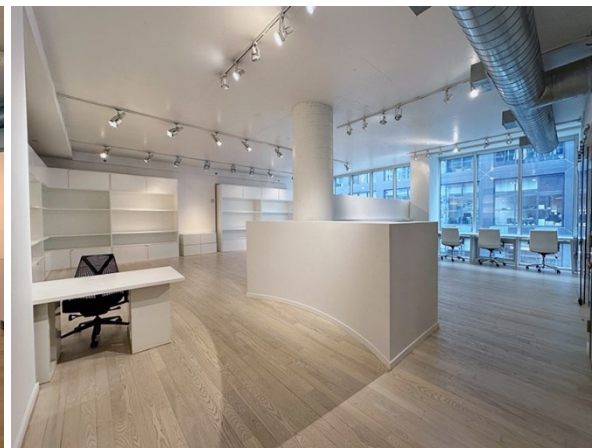
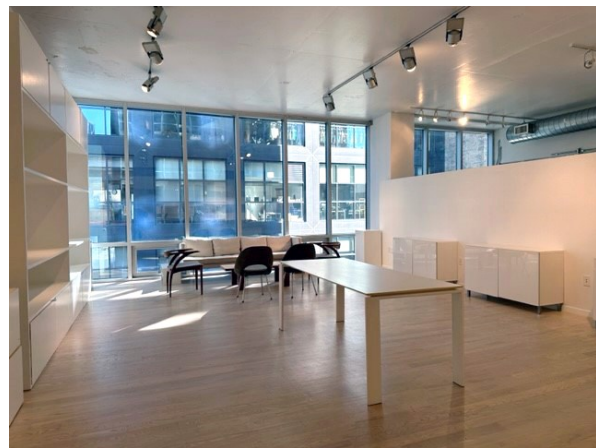
Square Feet: 2,000 SF

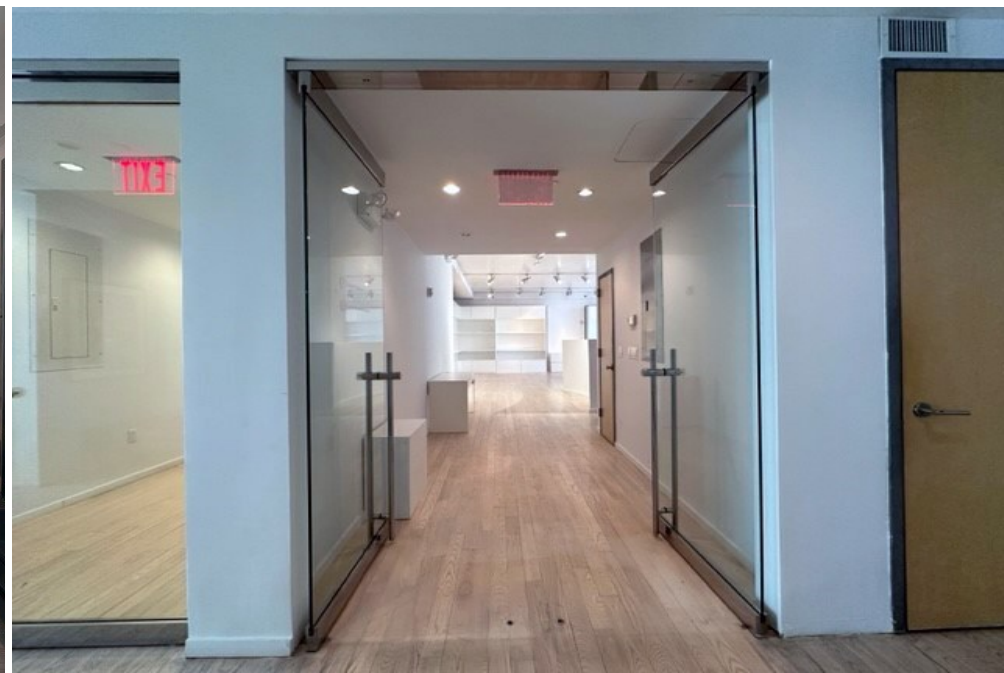
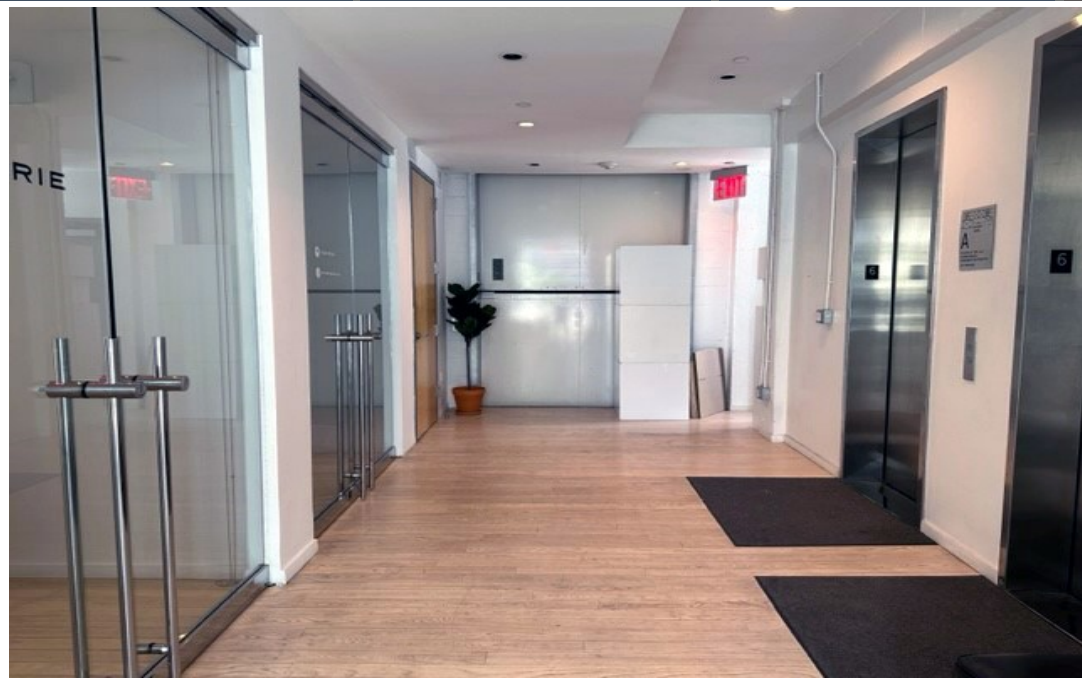


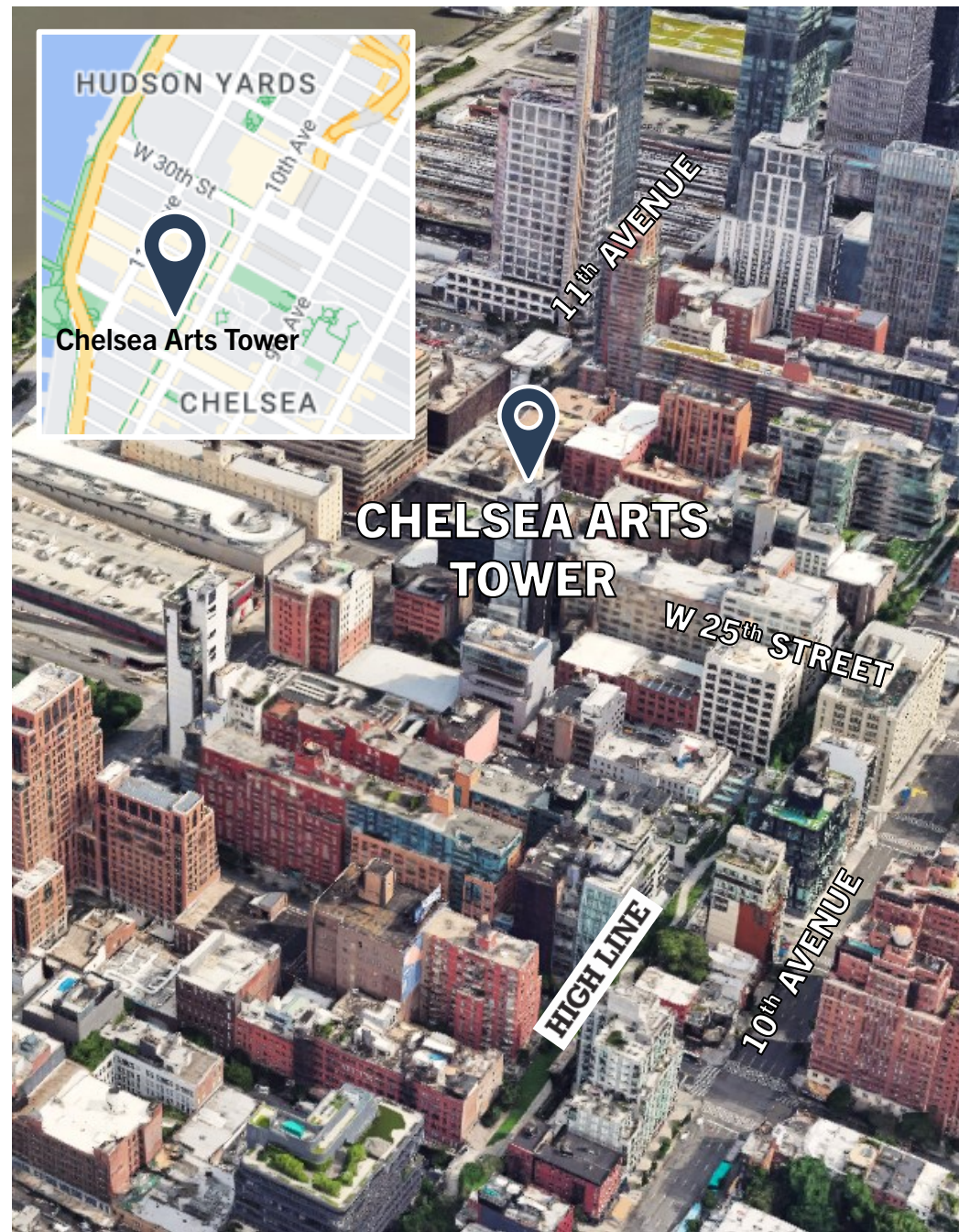
- Office, gallery or showroom space
- Pop-up stores welcome
- Excellent art gallery district location
- Stunning entrance with attended lobby
- High speed FiOS connection
- Built with the finest touches
- High ceilings
- Key-locked passenger and freight elevators
- Space is turn-key and ready to go



Located one block from the entrance to The High Line on 26<sup>th</sup> Street and less than three blocks from the entrance to the C and E subway station on 25<sup>th</sup> Street and Eighth Avenue.



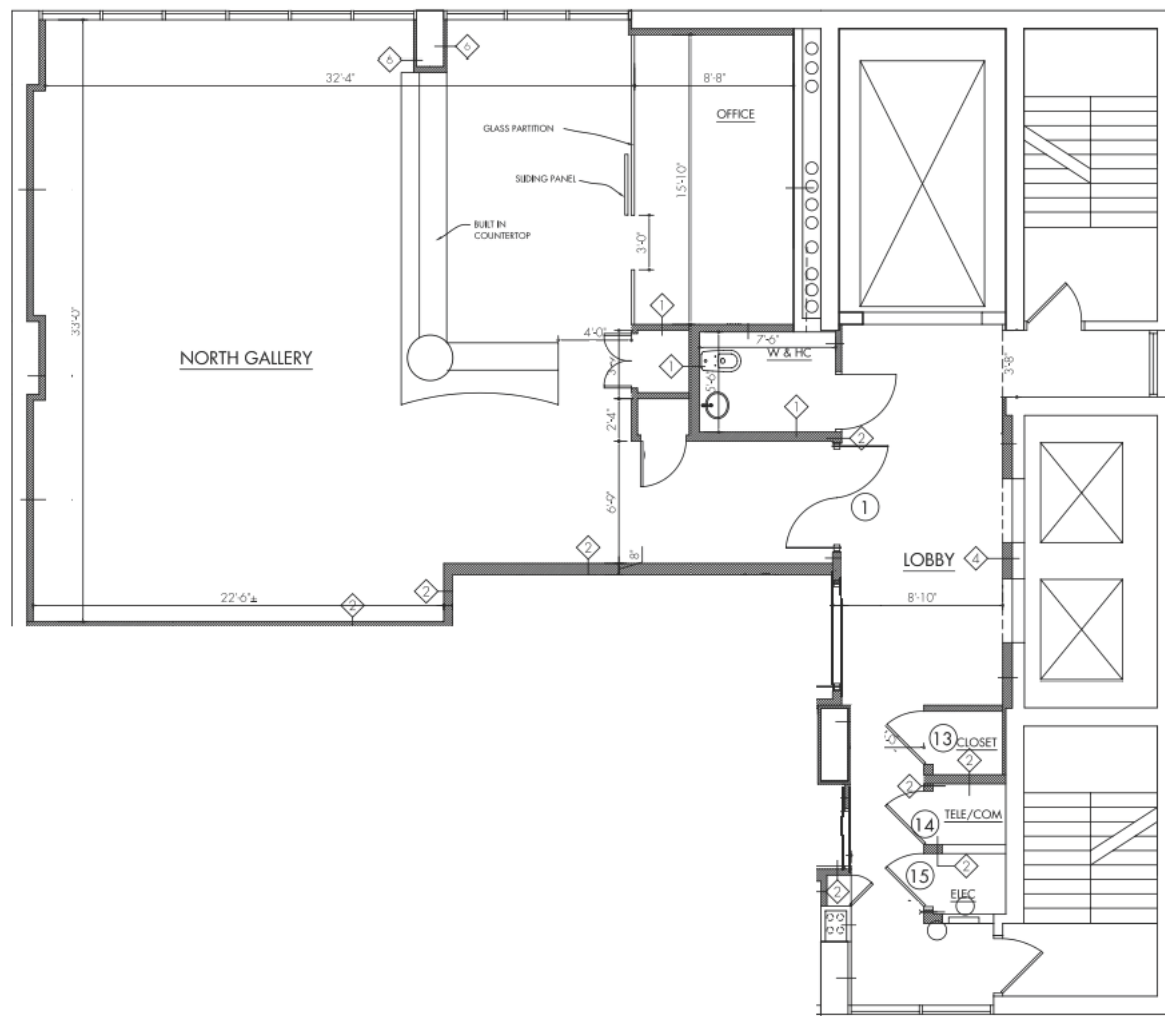




**CHELSEA ARTS  
TOWER**



# SOUTH GALLERY UNIT 6N FLOOR PLANS





Marlborough

HIM  
HIGH ITALIAN MANUFACTURING

tripod design

CHARGEURS PCC  
FASHION TECHNOLOGIES

YOUNGWO  
YOUNGWO & ASSOCIATES, LLC

GENERAL IDEA(S)

GLASSHOUSES

FLATRATE  
MOVING

PACE

ObvioHealth

The FLAG Art Foundation

**Building Tenants:**

Marlborough, Himco USA Inc., Tripod Design Inc, Chargeurs USA, Young Woo & Associates, The Flag Art Foundation, General Idea, Art Partners, Glasshouse Chelsea, FlatRate Moving, MiraRe LLC, Pace Gallery, and ObvioHealth

**Neighbors:**

Gagosian Gallery, 532 Gallery Thomas Jaeckel, Yossi Milo Gallery, SLAG & RX Galleries, Cheim & Read, Cavin-Morris Gallery, and Sears-Peyton Gallery

GAGOSIAN 532 GALLERY YOSSI MILO

SLAG

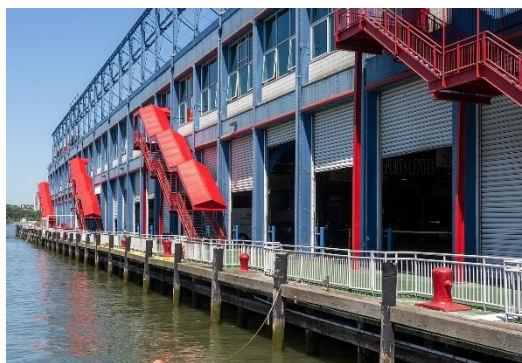
CHEIM & READ

CAVIN-MORRIS GALLERY SEARS·PEYTON GALLERY

# WELCOME TO CHELSEA

Chelsea is a neighborhood on the West Side of the borough of Manhattan in New York City. The area's boundaries are roughly 14th Street to the south, the Hudson River and West Street to the west, and Sixth Avenue to the east, with its northern boundary variously described as near the upper 20s or 34th Street, the next major crosstown street to the north. To the northwest of Chelsea is the neighborhood of Hell's Kitchen, as well as Hudson Yards; to the northeast are the Garment District and the remainder of Midtown South; to the east are NoMad and the Flatiron District; to the southwest is the Meatpacking District; and to the south and southeast are the West Village and the remainder of Greenwich Village. Chelsea is named after the Royal Hospital Chelsea in London, England.

The neighborhood is primarily residential, with a mix of tenements, apartment blocks, city housing projects, townhouses, and renovated rowhouses, but its many retail businesses reflect the ethnic and social diversity of the population. The area has a large LGBTQ population. Chelsea is also known as one of the centers of the city's art world, with over 200 galleries in the neighborhood. As of 2015, due to the area's gentrification, there is a widening income gap between the wealthy living in luxury buildings and the poor living in housing projects, who are, at times, across the street from each other.



## THE HIGHLINE

The High Line is a 1.45-mile-long (2.33 km) elevated linear park, greenway and rail trail created on a former New York Central Railroad spur on the west side of Manhattan in New York City. The High Line's design is a collaboration between James Corner Field Operations, Diller Scofidio + Renfro, and Piet Oudolf. The abandoned spur has been redesigned as a "living system" drawing from multiple disciplines which include landscape architecture, urban design, and ecology. The High Line was inspired by the 4.7 km (2.9 mi) long Coulée verte (tree-lined walkway), a similar project in Paris completed in 1993.



The Whitney Museum of American Art opened its new building on Gansevoort Street, next to the south end of the High Line, in 2015.