

150 West 22nd Street

FULL-FLOOR PREBUILD IN PROGRESS

Entire 7th Floor / 6,900 RSF

[VTS PAGE](#)

FINISHES

11' ceilings,
hardwood floors,
new pantry + bathrooms

NATURAL LIGHT

Excellent from windows
on four sides

HVAC

Brand new energy-efficient
mini splits, 24/7
tenant-controlled

DELIVERY

January 2027

OWNERSHIP

Owner-managed
debt-free

CAPITAL IMPROVEMENTS

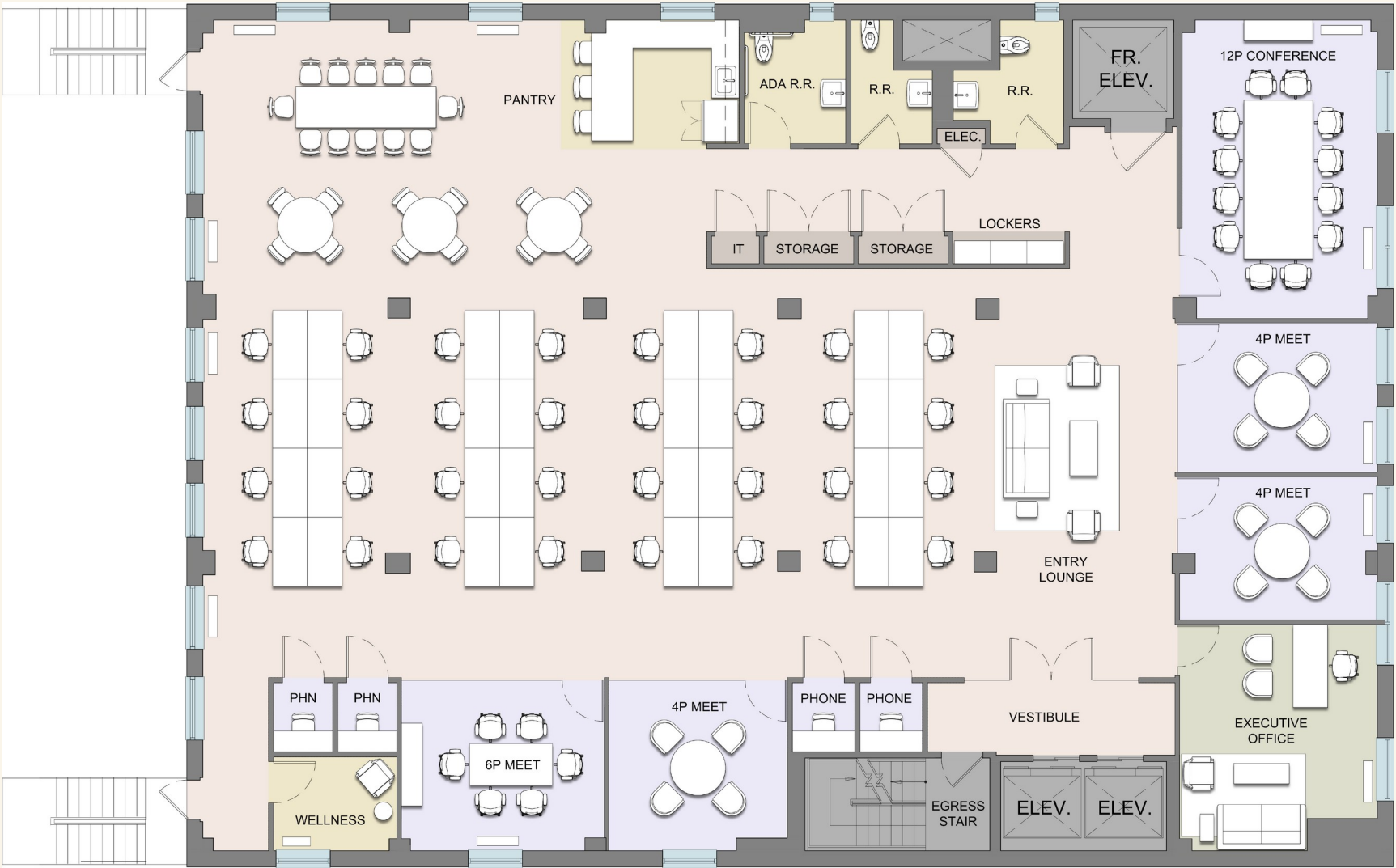
Brand new elevator cabs +
mechanicals; brand new
buildingwide access system



Entire 7th Floor / 6,900 RSF

FULL-FLOOR PREBUILD IN PROGRESS / JANUARY 2027 DELIVERY

CONCEPTUAL PREBUILD TEST FIT



PROGRAM SUMMARY

TYPE	QTY
EXECUTIVE OFFICE	1
WORKSTATIONS	32
12P CONFERENCE	1
6P MEETING	1
4P MEETING	3
PHONE ROOMS	4
WELLNESS ROOM	1
PANTRY	1
STORAGE ROOMS	2
IT ROOM	1
LOCKER BANK	1

PREBUILD IN PROGRESS

January 2027 delivery. Ownership may refine or modify the final layout.

CONCEPTUAL PLANNING

Open-floor prebuild with 32 workstations, executive office, conference and meeting rooms, pantry, wellness room, and dedicated support spaces.

Plan shown for marketing purposes.

Entire 7th Floor / 6,900 RSF

SUITE FEATURES

- Full floor prebuild in progress with high end finishes and abundant natural light from windows on four sides.
- January 2027 delivery
- Hardwood floors; 11' ceilings; LED lights
- Brand new pantry + bathrooms
- Brand new energy-efficient mini splits, 24/7 tenant-controlled
- Landlord can further modify the final layout

BUILDING FEATURES

- Owner-managed, debt-free commercial loft building
- Two brand new passenger elevator cabs + mechanicals
- New 24/7 automatic service elevator
- Direct access to the company President
- Brand new buildingwide access system
- Wired for Pilot Fiber, Spectrum Fiber, Gigstream, Signalpoint, M5 Networks, and Rainbow Broadband
- Convenient Chelsea location near transit, dining, and services
- Tenants include The Pottery Studio + Iyengar Yoga

SAMPLE FINISHES / 10TH FLOOR



Sample Finishes / 6th + 10th Floors



Sample Finishes / 10th + 11th Floors



Streamlined Leasing Process

LEASING & BUILD-OUT COORDINATION

01	Rapid Test-Fits	24-48 hour turnaround for high-quality test-fits facilitating custom design builds.
02	Lease Generation + Review	Very fast turnaround for lease documents and comments. Leasing, ownership, and legal have collaborated for 15 years to fast-track deals with no surprises.
03	Responsive Team	A leasing team that's always available, prioritizes the asset, and is ready to make quick deals. Immediate decision-making with no institutional bureaucracy.
04	Customization & Build-Out	Flexibility and decades of experience to customize layouts, with a construction team that reliably meets aggressive timelines.
05	Unparalleled Personal Touch	Ownership's President meets each tenant to build rapport and trust. All tenants have the President's direct contact for accountability throughout the lease.
06	Commission Payments	Paid like clockwork: within days of receipt of an invoice, with no follow-ups required.

STABLE, RESPONSIVE OWNERSHIP

07	Debt-Free Ownership	Owner-managed property with stable, long-term, responsive ownership and precisely zero debt.
08	Direct Access	No bureaucracy: every tenant has the company President's direct contact.
09	Passenger Elevators	Brand-new passenger elevator cabs and mechanicals.
10	Service Elevator	New 24/7 automatic service elevator.
11	Digital Access	New building-wide digital access control system.
12	Internet Providers	Wired for Pilot Fiber, Spectrum Fiber, Gigstream, Signalpoint, M5 Networks, and Rainbow Broadband.

Entire 7th Floor Prebuild / January 2027 Delivery

Approximately 6,900 RSF with windows on four sides, hardwood floors, and brand-new energy-efficient 24/7 tenant-controlled HVAC. Ownership can further modify the proposed layout.



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