

# 135 West 27th Street

between Sixth and Seventh Avenues

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## OWN YOUR OWN COMMERCIAL CO-OP IN THE HEART OF CHELSEA

As exclusive listing broker, we are pleased to offer the following office cooperative for sale:



**Space:** Entire 4th Floor

**Area:** 5,000 SF

**Maintenance:** \$7,440.51 per month

- › Currently configured as two units of 3,500 and 1,500 square feet.
- › Great for a user while leasing part of the space for a lucrative cash flow with rents at an all-time high.
- › Great loft space with 12' ft ceilings.
- › Current build-out has oak wood floors, a mixture of offices, conference room and open area.
- › Brand new HVAC unit.



- › Ideal for Non-Profit, Medical, TAMI, Financial firms, etc.
- › Walking distance to all major subways and Penn Station.
- › Also available for LEASE (please inquire).

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For more information, please contact exclusive broker:

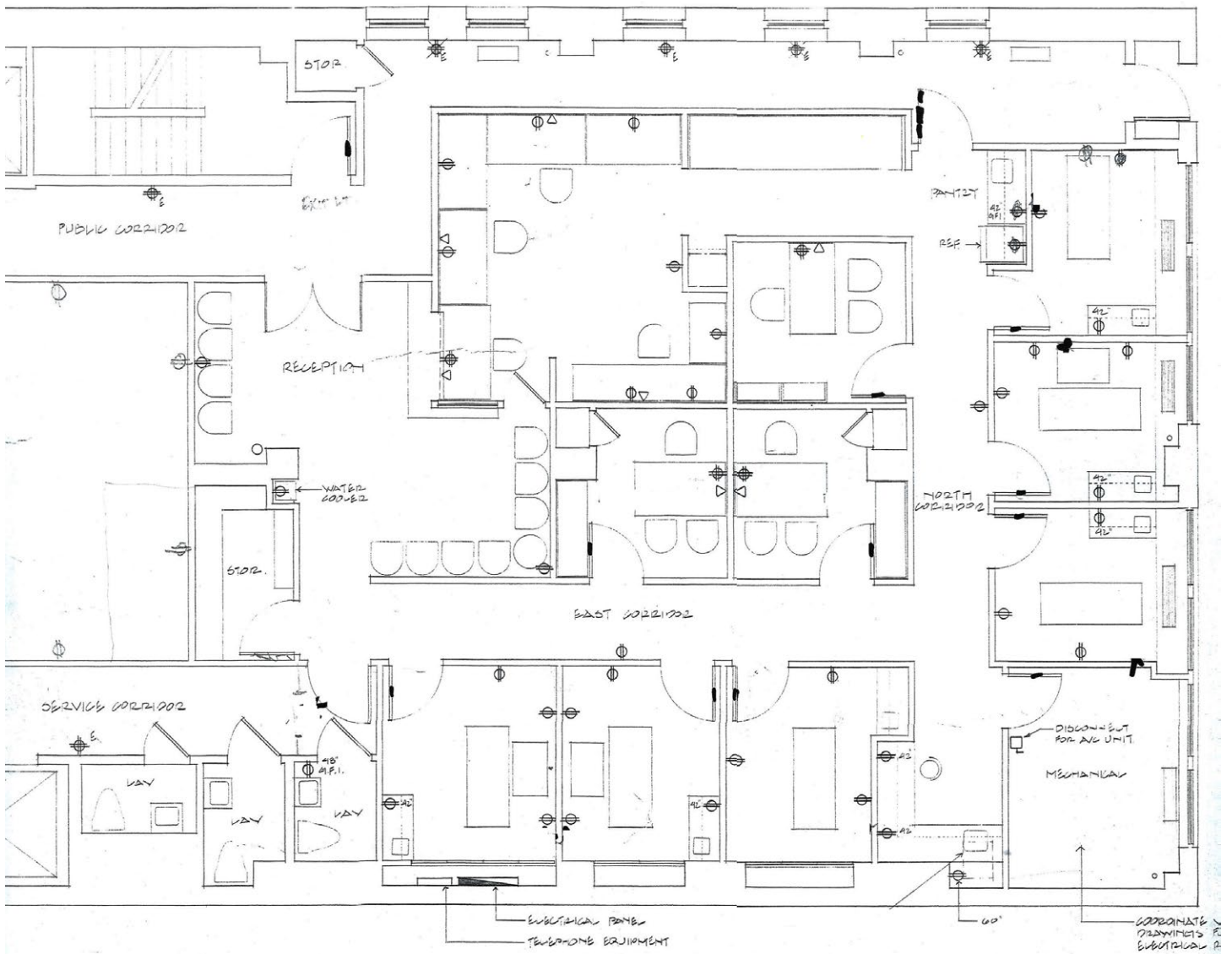
**Michael Nazarian**  
**Director**  
**(212) 682-8771**  
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Norman Bobrow & Co. Inc.  
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## Partial 4th Floor 3,500 SF Current Layout



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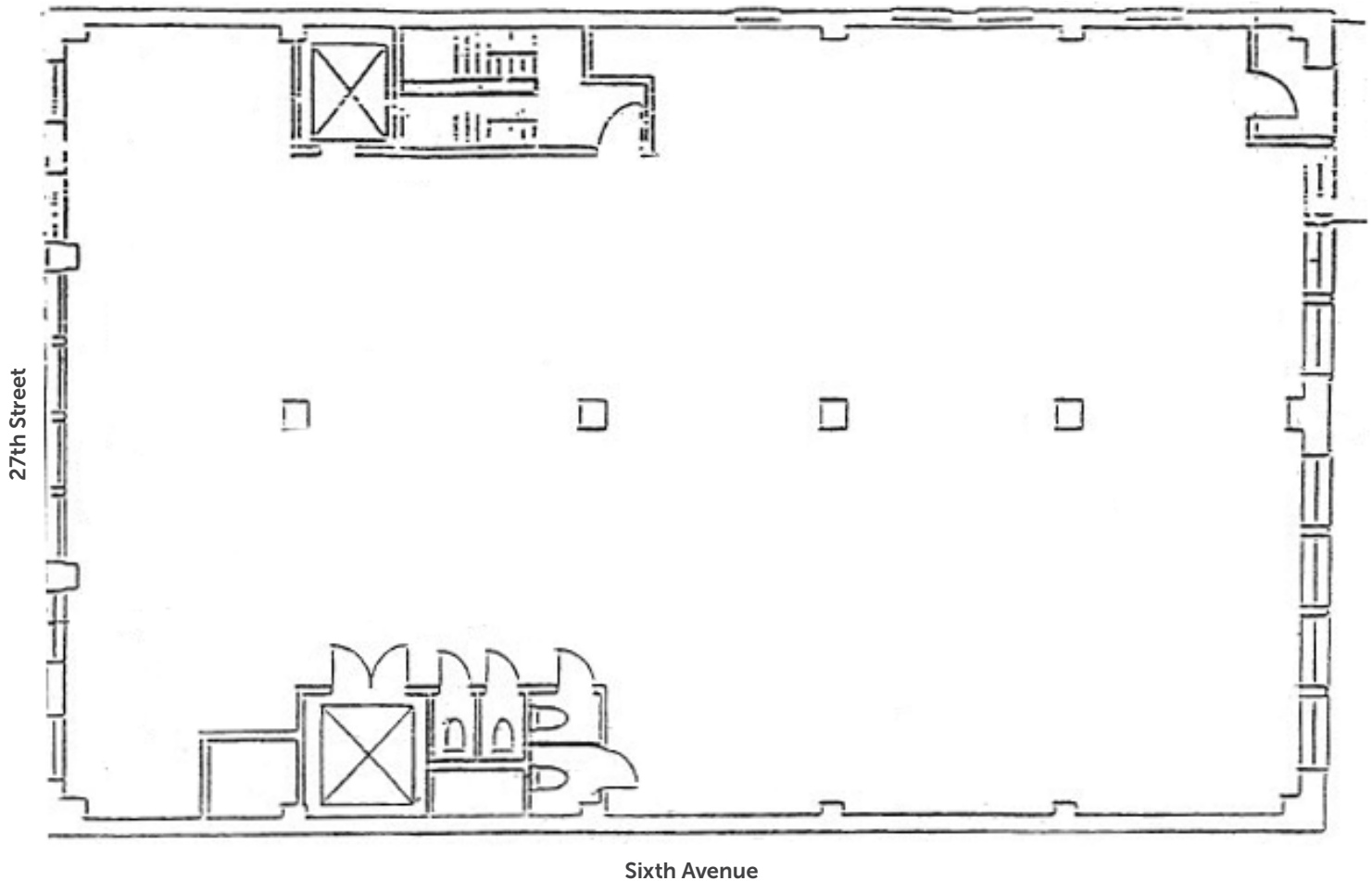
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# 135 West 27th Street

Entire 4th Floor  
5,000 SF  
Core Layout

Seventh Avenue



Sixth Avenue

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