



CHELSEA
CASTLE

150 W 22ND ST.

ENTIRE 3RD FLOOR: 6,900 SF

BUILT FILM EDITING SUITE

CAN DEMO + BUILD TO SUIT

- 13'2" ceilings
- Two large screening rooms
- Wet pantry, 3 private bathrooms
- Windows on 3 sides, good natural light
- Hardwood floors
- 24/7 Tenant-controlled hvac
- Flexible lease terms
- Landlord work available
- Formerly occupied by Final Frame

BUILDING FEATURES

- Owner managed property, stable, long-term, responsive ownership. **Precisely zero debt on the building**
- No bureaucracy: every tenant has asset manager's cell #
- Brand new 24/7 automatic service elevator
- Wired for Pilot Fiber, Spectrum Fiber, Gigstream, Signalpoint, M5 Networks, Rainbow Broadband





TYPE	QTY
OFFICE	2
EDIT ROOM	9
SCREENING ROOM	3
STORAGE	2
PANTRY	1

WEST 22ND STREET



KLSY DESIGN STUDIO
 KELSEY@KLSY.DESIGN
 516.776.0284
 WWW.KLSY.DESIGN

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150 W 22ND ST, FL 3

DATE:	04.30.2025
SCALE:	1/8" = 1'-0"
DRAWING #:	1.01
PREPARED FOR:	M. RAPAPORT
REVISION #:	001

ALL DIMENSIONS APPROXIMATE
 GC TO V.I.F.

SAMPLE LAYOUT - 6TH FLOOR



KEY

- EXISTING WALL
- NEW WALL
- EXISTING DOOR
- NEW DOOR
- OVERHEAD
- BUILDING STANDARD FRAMELESS GLASS PARTITION

WEST 22ND STREET

1
1.01 CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"



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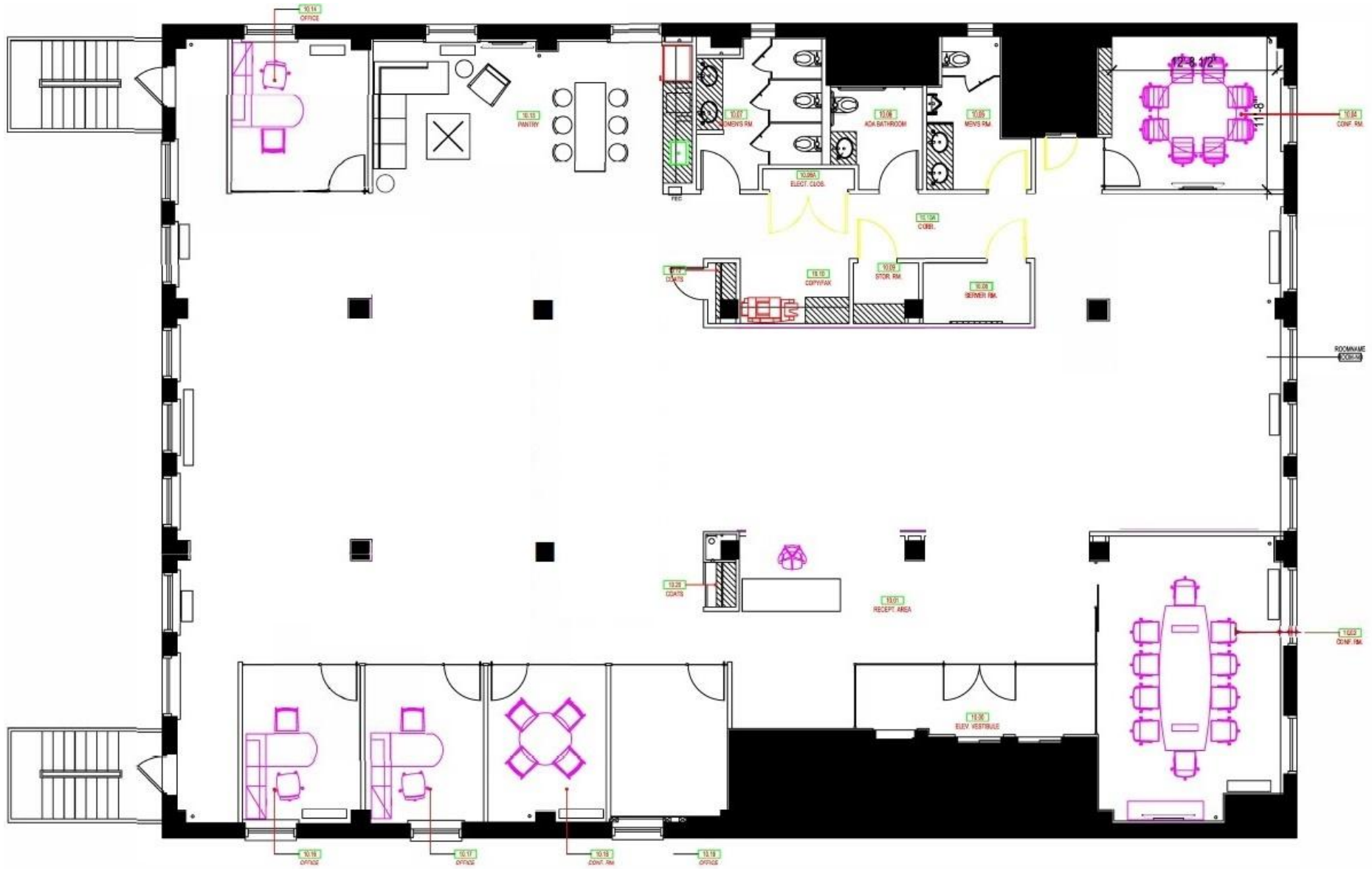
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150 W 22ND ST, 6TH FL
EXHIBIT FOR LEASE

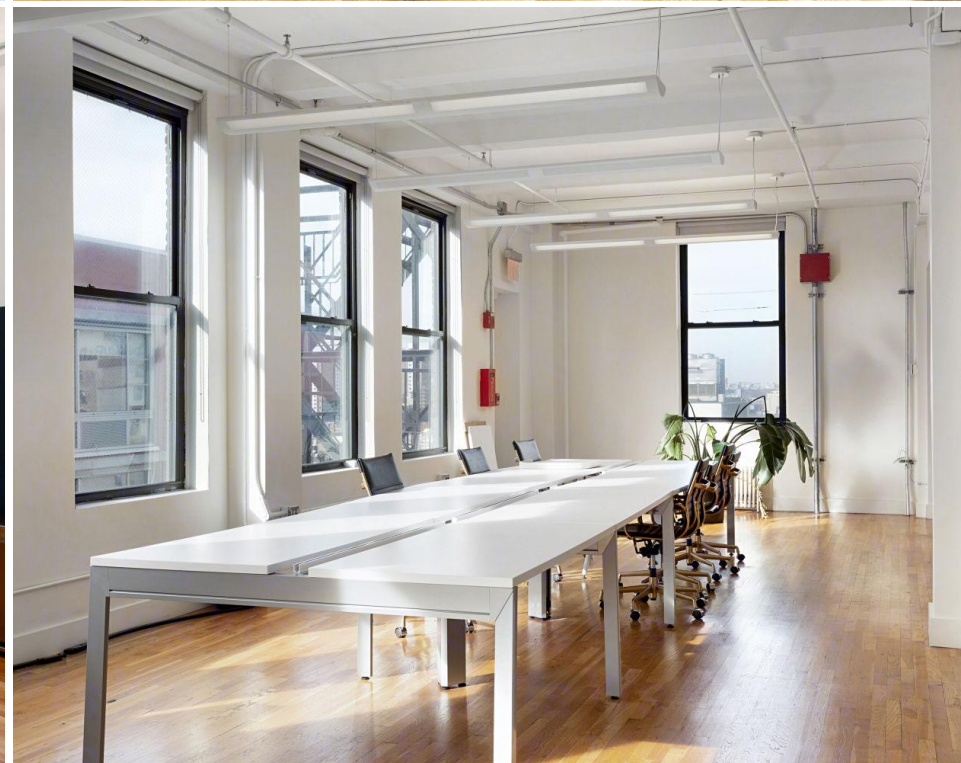
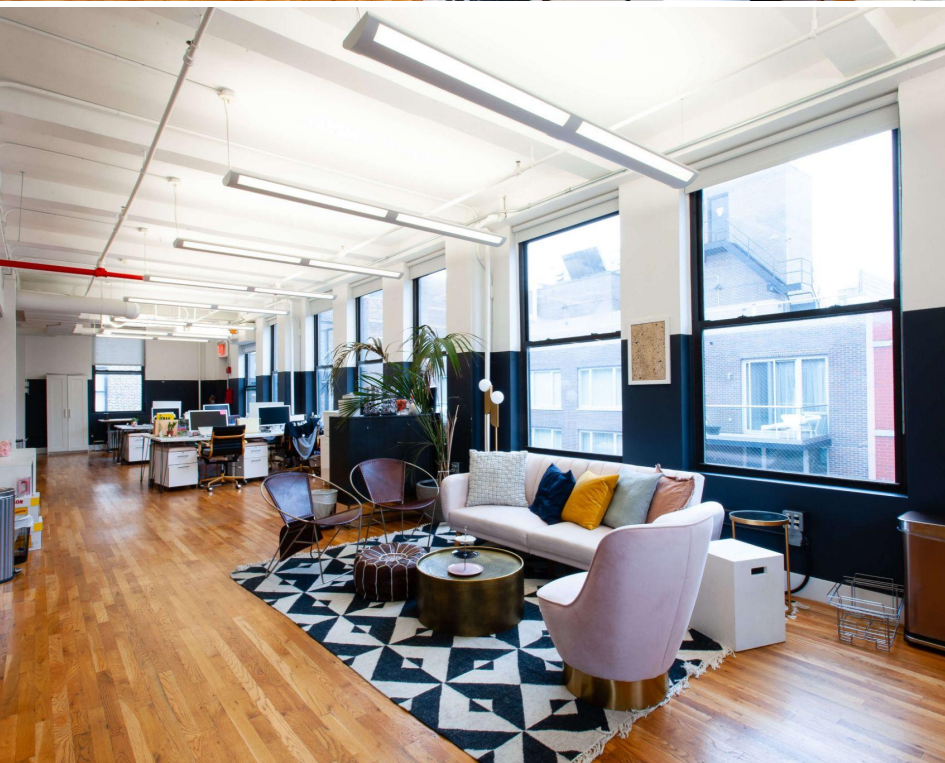
DATE:	07.24.2025
SCALE:	-
DRAWING #:	1.01
PREPARED FOR:	M. RAPAPORT CO., INC.
REVISION #:	001

ALL DIMENSIONS APPROXIMATE
GC TO V.I.F.

SAMPLE LAYOUT - 10TH FLOOR



SAMPLE FINISHES - 11TH FLOOR



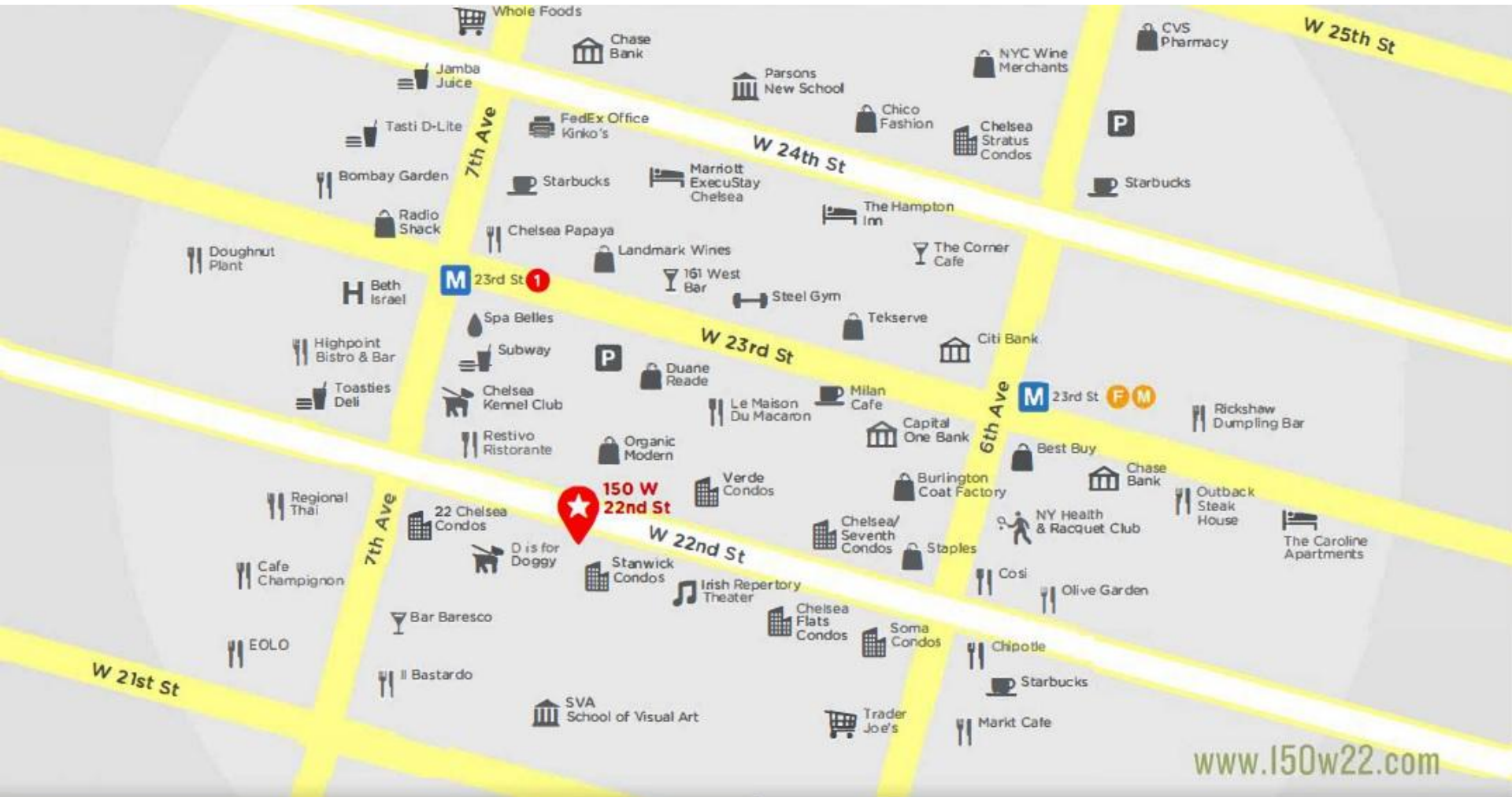




CHELSEA
CASTLE

150 W 22ND ST.

Quiet Chelsea block w/ parking garage. One block from the 1, F, M + PATH Trains



www.150w22.com



REDWOOD
PROPERTY GROUP

Contact Co-Exclusive Brokers:
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