

115 WEST 27TH 117 STREET

BETWEEN 6TH & 7TH AVENUES | CHELSEA

PRIME OFFICE SPACE
BETWEEN SIXTH &
SEVENTH AVENUES



115-117 WEST 27TH STREET

NEW YORK, NY 10001 | CHELSEA



PREMIER CHELSEA OFFICE OPPORTUNITY.

Located in the heart of Chelsea between Sixth and Seventh Avenues, KSR proudly presents 115–117 West 27th Street, a well-maintained boutique office building offering flexible workspace in one of Manhattan’s most vibrant commercial neighborhoods. Positioned just moments from Madison Square Park, Penn Station, NoMad, and the Flatiron District, the property provides an exceptional blend of accessibility and convenience. Featuring efficient office layouts, abundant natural light, and excellent connectivity via the 1, R, W, F, M, C, E, and PATH transit lines, 115–117 West 27th Street is ideally suited for creative, professional, technology, showroom, and boutique office users seeking a prestigious Chelsea address.

AVAILABLE VACANCIES SPACES

Property Type **Office / Retail / Studio**

Size

Ninth Floor **2,500 SF**

Eighth Floor **5,000 SF**

Forth Floor **5,000 SF**

Ceiling Height **11' 2"**

Possession **Immediate**

Asking Rents **Upon Request**

Transportation



HIGHLIGHTS

- Prime Chelsea location surrounded by leading creative firms, technology companies, fashion showrooms, and professional services.
- Excellent connectivity with multiple subway lines, PATH service, and Penn Station all within a short walk.
- Conveniently located near Madison Square Park, NoMad, and the Flatiron District, offering immediate access to an extensive selection of dining, retail, fitness, and hospitality amenities.



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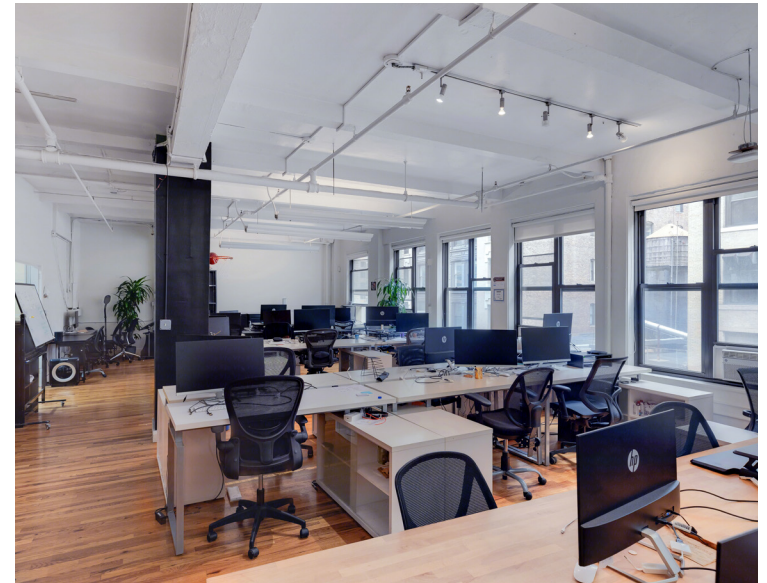
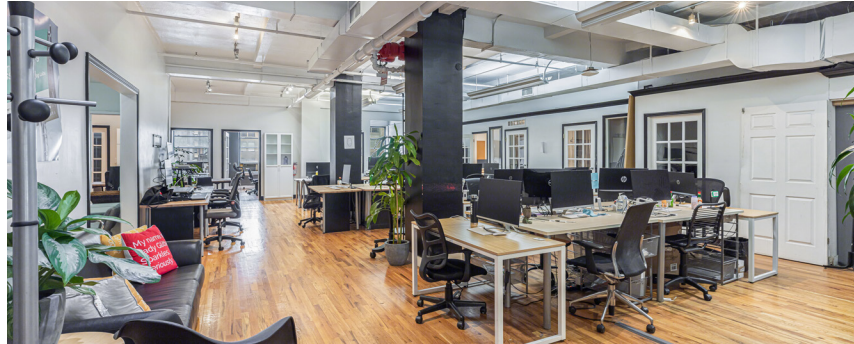
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EIGHTH FLOOR

MOVE-IN READY CREATIVE HEADQUARTERS

The eighth floor presents a beautifully built-out loft office designed for today's collaborative workplace. Featuring expansive open work areas, polished hardwood floors, exposed ceilings, oversized windows, and abundant natural light, the space is complemented by private offices, meeting rooms, a fully equipped kitchen, and flexible breakout areas. Move-in ready and highly efficient, this full-floor opportunity is ideally suited for creative, technology, media, design, and professional firms seeking a premier Chelsea headquarters.

APPROXIMATE SIZE
5,000 SF



All information supplied in this marketing presentation and/or flyer is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of listings from sale/lease and to any listing condition. Any square footage, dimensions, floor plans and/or technical data set forth are approximations and are subject to further elaboration/confirmation.

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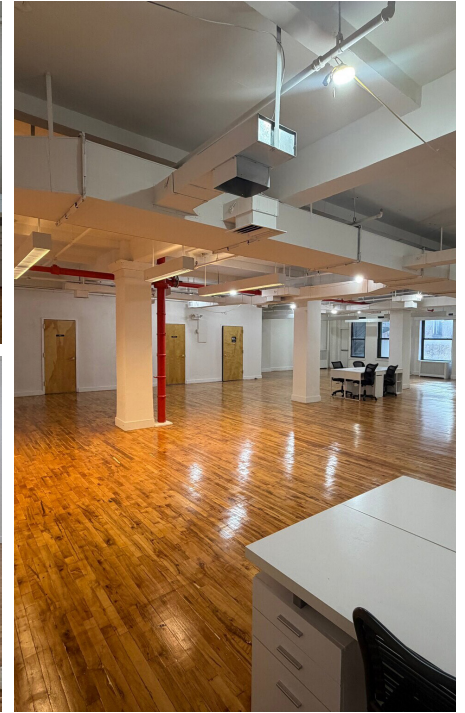
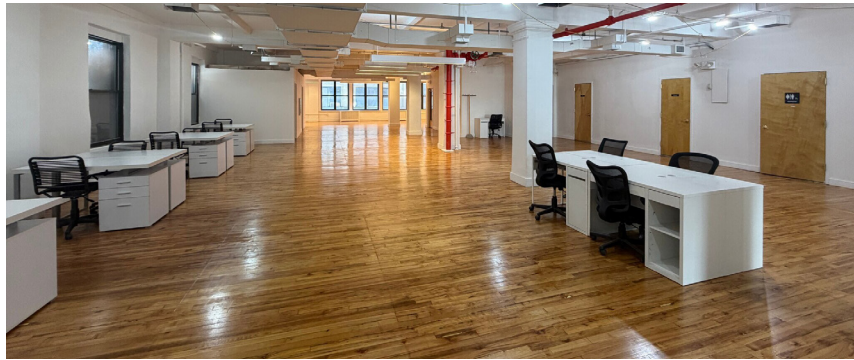
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FOURTH FLOOR

FULL-FLOOR CREATIVE WORKSPACE

This bright, full-floor loft office features an efficient open-plan layout with polished hardwood floors, exposed ceilings, oversized windows, and abundant natural light throughout. Several perimeter offices and support rooms complement expansive open work areas, offering exceptional flexibility for collaborative teams, creative studios, technology firms, showrooms, and professional office users. The adaptable layout provides an ideal workplace solution in the heart of Chelsea.

APPROXIMATE SIZE
5,000 SF



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NINTH FLOOR

FLEXIBLE OPEN-PLAN OFFICE SPACE

The partial 9th floor at 115–117 West 27th Street offers approximately 2,500 square feet of flexible, move-in-ready space in the heart of Chelsea. Featuring an open layout with abundant natural light and a wet pantry already in place, the suite can also be delivered fully furnished for a seamless turnkey experience. Well suited for creative office, showroom, wellness, or professional users, the space combines functionality and convenience just steps from NoMad, Madison Square Park, Penn Station, and multiple subway lines.

APPROXIMATE SIZE
2,500 SF



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FLOOR PLAN



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Located in the heart of Chelsea between Sixth and Seventh Avenues, 115–117 West 27th Street is surrounded by one of Manhattan's most vibrant business and lifestyle districts. Just steps from NoMad, Madison Square Park, Penn Station, and the Flatiron District, the property offers outstanding access to public transportation, premier dining, retail, fitness, and hospitality destinations, making it an ideal location for today's office users.

Area Retail: Whole Foods Market, Trader Joe's, Eataly, Starbucks Reserve, Blank Street Coffee, Joe & The Juice, Sweetgreen, Dig, CAVA, The Smith, La Pecora Bianca, Hill Country Barbecue Market, Equinox, Home Depot, Chelsea Market & more.

DEMOGRAPHICS

Chelsea is one of Manhattan's most established and sought-after commercial neighborhoods, recognized for its vibrant mix of creative office space, technology firms, art galleries, fashion showrooms, and world-class dining. Positioned between NoMad, the Flatiron District, Hudson Yards, and the High Line, the neighborhood offers exceptional accessibility, a dynamic business environment, and an unmatched collection of retail, hospitality, and lifestyle amenities. With its blend of historic loft buildings, modern office developments, and thriving streetscape, Chelsea continues to attract innovative companies, creative professionals, and leading businesses seeking a prestigious Manhattan address.

Chelsea supports a diverse and affluent residential population while benefiting from a substantial daytime workforce drawn from the surrounding office districts of NoMad, Flatiron, Penn District, and Hudson Yards. The neighborhood is home to thousands of businesses spanning technology, media, architecture, finance, design, and professional services, creating a vibrant work environment throughout the day. Its proximity to Penn Station, Madison Square Park, and multiple subway lines, combined with a renowned collection of restaurants, cafés, fitness studios, hotels, and cultural institutions, reinforces Chelsea's position as one of Manhattan's premier live-work-play destinations.

CHELSEA LOCATION



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