

# 158 West 27th Street

## Location

158 West 27th Street  
New York, New York  
between Sixth and Seventh Avenues

## Building Size

123,294 SF on 12 Floors  
Typical Floor 9,661 SF

## Floor Plates

Floor 12	9,661 SF
Floor 11	9,661 SF
Floor 10	9,661 SF
Floor 9	9,661 SF
Floor 8	9,661 SF
Floor 7	9,661 SF
Floor 6	9,661 SF
Floor 5	9,661 SF
Floor 4	9,661 SF
Floor 3	9,661 SF
Floor 2	9,661 SF
Floor G	6,186 SF Retail or Office
Cellar	1,859 SF

## Column Spacing

Columns Inset 15' 0"

## Ceiling Heights

Floor 2-12	11' 0"
Floor G	10' 0"

## Tenant Access

Lobby Attendant 24/7  
Concierge Service

## Hours of Operation

Monday to Friday 8:00 am to 6:00 pm  
Weekends

## Role

Acquisition  
Property Owner  
Property Management

## Building Status

Completed 1913  
Repositioned 2007

## Overview

158 West 27th Street, acquired in 2007, is located between Sixth and Seventh Avenues in the Chelsea section of Manhattan's Midtown South submarket. The 12-story office and retail building contains 123,294 square feet with 88 feet of frontage on West 27th Street. Designed by Browne & Almiroti in 1913, the property's façade features ornate geometric brick details and expansive windows. Interiors feature abundant natural light, hardwood floors and high ceilings that are 15 feet on the retail level and range from 11 feet to 13 feet on the office floors. Floor plates of 9,661 square feet are ideal for small to mid-size firms requiring the prestige and security of full-floor occupancy.

An extensive capital improvement program included new elevators, lot line windows, air-conditioning systems, bathrooms and security/fire/life safety systems. In 2008, and a new retail tenant will be signed consistent with the neighborhood's dramatic evolution.

## Investment

Property Group Partners recognizes this location between Sixth and Seventh Avenues in the Chelsea section of Manhattan as an area that is undergoing a transformation from loft to office usage. With its experience in purchasing and upgrading buildings, the company has begun an extensive capital improvement program including new elevators, lot line windows, air-conditioning systems, bathrooms and security/fire/life safety systems. The Property Group is a responsive on-site owner and manager, and 158 West 28th Street is meticulously maintained to insure its long-term investment value.

## Building Amenities

Fitness Facility  
Rooftop Terrace  
Innovative Lobby  
2 Passenger Elevators  
1 Freight Elevator

## Owner

158 West 27th Street is owned by affiliates of Louis Dreyfus Properties and LDS Investment Group. Louis Dreyfus Properties has developed, acquired and managed first-class office buildings in North America and Europe for over 35 years. Its portfolio consists primarily of high quality office buildings in central business districts and major urban locations, which have included New York City; Fairfield and Westchester Counties; Washington, DC; Miami; Chicago; Portland, Oregon; Montreal; Toronto; Paris and London.

## Developer

The Property Group has developed, acquired and managed first-class office buildings in North America and Europe for over 38 years. Active in the Washington real estate market since the early 1970s, it developed and owns Station Place, the 1.6-million-square-foot development connected to Union Station that is the headquarters of the SEC, and 1101 New York Avenue. Property Group also developed and owned the Four Seasons Hotel in Georgetown and 2001 K Street.

## Architect

Browne & Almiroti



Property Group Partners  
609 Fifth Avenue Floor 6  
New York, New York  
10017-1021

T 202 490-2626  
F 202 490-1060

Property Group Partners  
1101 New York Avenue Floor 9  
Washington DC  
20006-3717

T 202 470-4900  
F 202 470-4889

# 158 West 27th Street



Property Group Partners  
609 Fifth Avenue Floor 6  
New York, New York  
10017-1021

T 202 490-2626  
F 202 490-1060

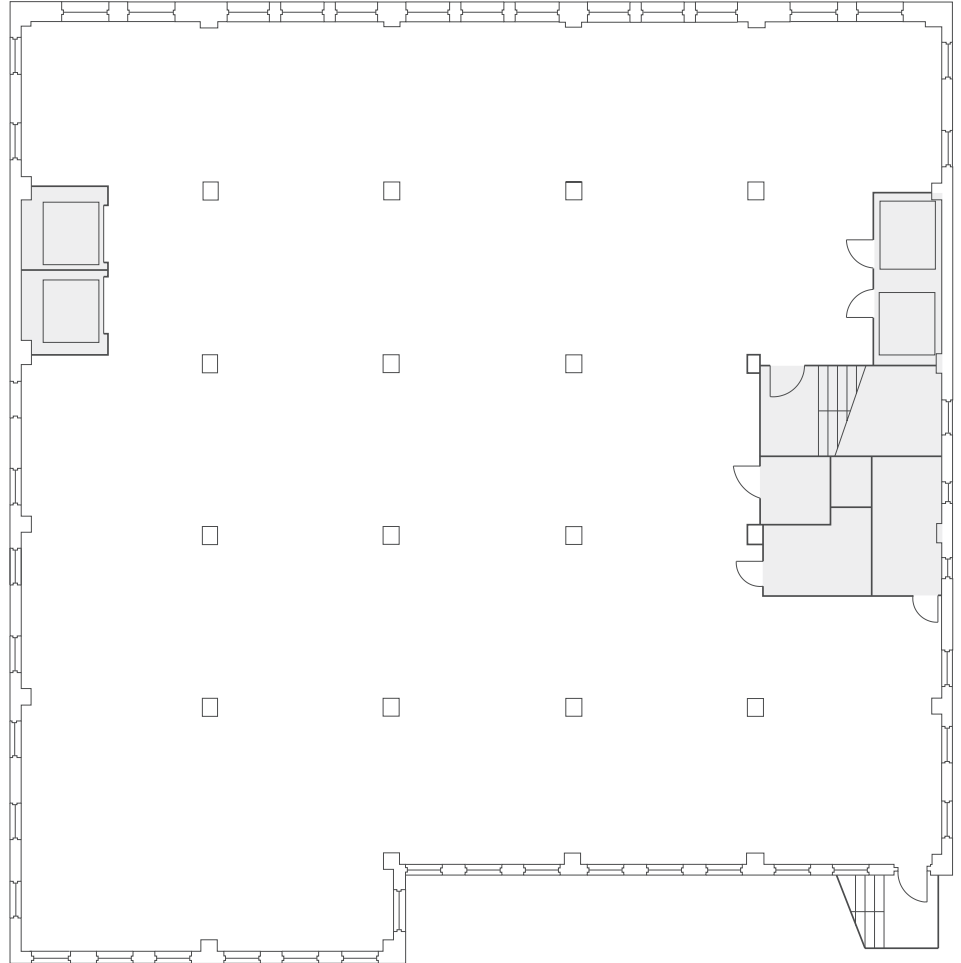
Property Group Partners  
1101 New York Avenue Floor 9  
Washington DC  
20006-3717

T 202 470-4900  
F 202 470-4889

# 158 West 27th Street

## Typical Floor

9,661 Square Feet



Property Group Partners  
609 Fifth Avenue Floor 6  
New York, New York  
10017-1021

T 202 490-2626  
F 202 490-1060

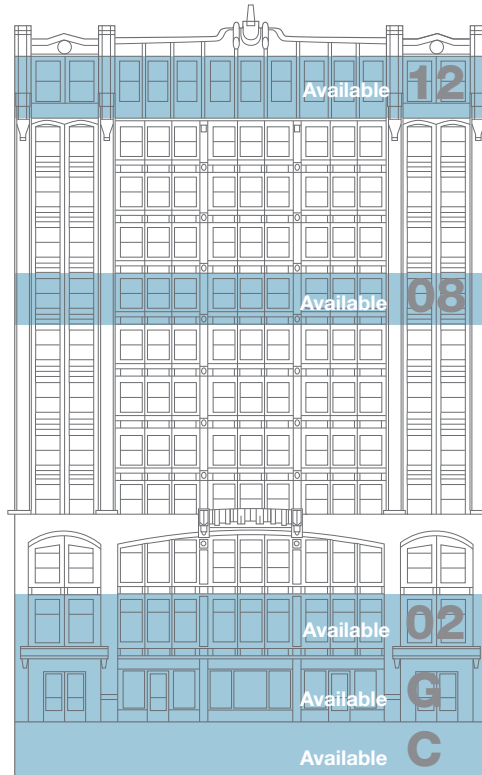
Property Group Partners  
1101 New York Avenue Floor 9  
Washington DC  
20006-3717

T 202 470-4900  
F 202 470-4889

# 158 West 27th Street

## Space Availability

Office	Size	Rental	Possession
<b>Floor 12</b>	<b>9,614 SF</b>	<b>Upon Request</b>	<b>Immediate</b>
Floor 11	9,661 SF	Leased	May 2009
Floor 10	9,661 SF	Leased	May 2009
Floor 09	9,661 SF	Leased	May 2009
<b>Floor 08</b>	<b>9,614 SF</b>	<b>Upon Request</b>	<b>Immediate</b>
Floor 07	9,661 SF	Leased	May 2009
Floor 06	9,661 SF	Leased	May 2009
Floor 05	9,661 SF	Leased	May 2009
Floor 04	9,661 SF	Leased	May 2009
Floor 03	9,661 SF	Leased	May 2009
<b>Floor 02</b>	<b>9,661 SF</b>	<b>Leased</b>	<b>Immediate</b>
<b>Retail</b>			
<b>Floor G</b>	<b>6,066 SF</b>	<b>Upon Request</b>	<b>Immediate</b>
<b>Floor C</b>	<b>4,778 SF</b>	<b>Upon Request</b>	<b>Immediate</b>



### Building Size

123,294 Square Feet  
12 Floors  
Typical Floor 9,661 Square Feet

### Leasing Information

Property Group Partners  
1101 New York Avenue Floor 9  
Washington DC  
20006-3717

David A. Happ  
Vice President, Leasing and Operations  
DHapp@pgp.us.com  
T 202 470-4882 (Direct)  
C 202 449-2507

T 202 470-4900  
F 202 470-4889



### Owner and Developer

Property Group Partners  
609 Fifth Avenue Floor 6  
New York, New York  
10017-1021

Property Group Partners  
1101 New York Avenue Floor 9  
Washington DC  
20006-3717

T 202 490-2626  
F 202 490-1060

T 202 470-4900  
F 202 470-4889