

# Full floors now available

## Each floor 9,661 rsf

### LEASING INFORMATION

Cushman & Wakefield, Inc.  
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### DEVELOPMENT INFORMATION

Louis Dreyfus Property Group  
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Louis Dreyfus Property Group



### BUILDING SIZE

12-story office and retail building contains  
**123,294** square feet

### OFFICE SPACE AVAILABLE

Now leasing Floors 5 and 9  
**9,661** rentable square feet each  
Abundant natural light, hardwood floors  
Ceiling height of **11** feet

### RETAIL SPACE AVAILABLE

**6,186** rentable square feet Ground Floor  
**1,859** rentable square feet Cellar  
Ceiling height of **15** feet

### CAPITAL IMPROVEMENTS

New elevators, lot line windows,  
hardwood floors, air-conditioning systems,  
bathrooms and security/fire/life safety  
systems, a new retail facade



# Unique opportunity for prestige of full-floor identity in Chelsea

## OWNER AND DEVELOPER

158 West 27 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.

## PROPERTY MANAGER

Louis Dreyfus Properties

## STYLISH CHELSEA ADDRESS

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 27 Street. Designed by Browne & Almiroti in 1913, the property's beautiful facade features ornate geometric brick details and expansive windows. Distinctive interiors include 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.

## EXTENSIVE CAPITAL IMPROVEMENTS

The program planned for 158 West 27 Street includes new elevators, lot line windows, air-conditioning systems, bathrooms and security/fire/life safety systems. A new retail facade will be installed when the existing tenant vacates in 2008, and a new retail tenant will be signed consistent with the neighborhood's dramatic evolution.

## NEIGHBORHOOD

The Chelsea neighborhood has become a trendy, mixed-use area of luxury apartments, high-end retail, hip night clubs and prestigious office tenants. Major redevelopments nearby include the Pennsylvania Hotel site, the Farley Post Office and the Hudson Rail Yards.



## LOCATION

158 West 27 Street is located between Sixth and Seventh Avenues in the Chelsea section of Manhattan's Midtown South submarket.

## CONVENIENT TRANSPORTATION

Close proximity to all subway lines that connect the city, including the A, C, E, F, V, N, R, W, 1 and 2. Easy access to Penn Station, the Port Authority Bus Terminal, the Lincoln Tunnel and Grand Central Station.

