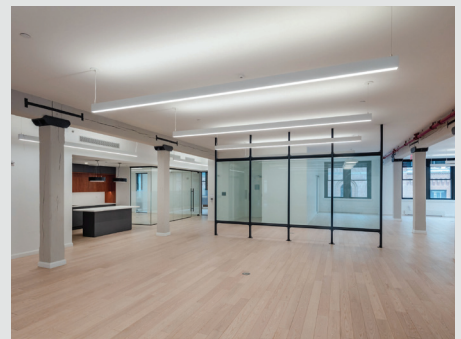


STUDIO 25

BUILDING FACT SHEET



GENERAL DESCRIPTION

- Owner: 530 West 25th Street LLC
- Year Built / Renovated: 1989 / 2022
- Rentable Area: 77,500 SF

AREA AMENITIES

- Location: In the heart of Chelsea, next to The High Line and a few blocks from Hudson Yards

ORIGINAL DESIGN & CONSTRUCTION

- Architect: Bromerly Caldari
- Frame: Wood
- Exterior Finish: Brick and Stucco

ADA COMPLIANCE

- Lobby/Elevators: Yes
- Restrooms: Individual ADA Bathrooms within each Suite

CONSTRUCTION DETAILS

- Number of Floors: 7
- Typical Floor Size: 9,000 RSF
- Column Spacing: 32 x 28
- Typical Slab Height: 11'6" floor-to-floor

ELECTRICITY

- General: Direct Con Edison Meter for Each Suite
- Electric Closets: Distribution Panel contained within the Mechanical Room in each Suite
- Distribution: 2000 Amps in 520 West 25th Street, 2200 Amps in 530 West 25th Street

TELECOMMUNICATIONS

- Verizon FiOS and Spectrum

FIRE SAFETY

- System: Class E

PASSENGER ELEVATORS

- Number: 2

SECURITY

- Concierge desk
- CCTV all entrances, lobby, parking
- 24/7 card access

RETAIL TENANTS

- Ground floor Art Galleries - Friedrich Petzel Gallery, Winston Wächter Fine Art, and Agora

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