

**135 West 27<sup>th</sup> Street**

**SERHANT.**  
COMMERCIAL



# CONTENTS

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- 03 ● Executive Summary
- 04 ● Investment Opportunity
- 05 ● Property Details
- 06 ● Location Overview
- 07 ● Photo Gallery
- 08 ● Contact Us





## EXECUTIVE SUMMARY

Serhant LLC is pleased to present for sale an exceptional full-floor commercial office at 135 West 27th Street, a 5,570 RSF turnkey space located in the heart of NoMad/Chelsea, one of Manhattan's most vibrant commercial submarkets.

Occupying the entire third floor of a 12-story, pre-war building (effectively renovated in 2001), this 100% owner-occupied commercial coop offers exclusive use, modern finishes, and immediate move-in potential. The office is fully built, furnished, and wired with premium features including a modern kitchen, European-style pantry, ADA-compliant bathrooms with shower, and a state-of-the-art HVAC system.

Flooded with natural light from 100 feet of north and south-facing windows, the space is configured with high ceilings and a flexible open layout, including seven meeting rooms and ample built-in storage. Zoned M1-6, and sitting on a 4,937 SF lot, the building is maintained in excellent condition, supporting long-term ownership or leasing flexibility.

This offering represents a rare opportunity to acquire a move-in-ready, high-end office asset in a high-growth neighborhood with strong commuter access and increasing demand from creative and professional tenants.







## INVESTMENT OPPORTUNITY

135 West 27th Street offers a compelling investment profile with a stable 5.00% cap rate, long-term co-op security, and strong upside for both users and investors seeking long-term equity in the Manhattan office market.

## Investment Opportunity:

This floor-through office suite offers immediate income or occupancy with minimal capital expenditure. Its boutique scale, upscale finishes, and premium condition appeal to a wide range of users in need of fully built, plug-and-play office space in Midtown South. Its location between 6th and 7th Avenues further boosts leasing viability across market cycles.

## Prime Location & Demand Drivers:

Located at the nexus of NoMad and Chelsea, just blocks from Penn Station, 135 West 27th Street is surrounded by top-tier creative, tech, and design firms. Unmatched accessibility via subway (1/2/3, A/C/E, B/D/F/M, N/Q/R/W) and proximity to PATH, make it a daily destination for professionals and clients alike.

## Strong Fundamentals with Upside Potential:

The property is situated in a meticulously renovated building and benefits from low monthly maintenance (\$8,694 including real estate taxes). With modern systems, stylish finishes, and an efficient floor plan, future leasing or resale value is strongly supported by long-term demand and a highly limited supply of similar assets in Midtown South.





Property Details	
Address	135 West 27th Street, Floor 3, New York, NY 10001
Neighborhood	NoMad / Chelsea
Zoning District	M1-6
Squre Feet	5,570 RSF
Year Built / Effective Renovation	1912/2001
Asking Price	\$2,995,000
Maintenance	\$8,694/month (includes RE taxes)

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# LOCATION OVERVIEW

## Neighborhood: NoMad / Chelsea – Midtown South Commercial Corridor

135 West 27th Street enjoys a premium location between 6th and 7th Avenues, placing it at the intersection of Chelsea, NoMad, and the Flatiron District—three of Manhattan’s most dynamic and desirable neighborhoods for office, design, and creative tenants.

### Transit Access:

- Steps from 1, 2, 3 subway lines at 28th St & 7th Ave
- Close to the N, R, W trains at Broadway & 28th St
- Nearby F, M, and PATH service via 23rd St stations
- Five-minute walk to Penn Station (Amtrak, LIRR, NJ Transit)
- Direct access to Moynihan Train Hall and Herald Square transportation hub (B, D, F, M, N, Q, R, W lines)

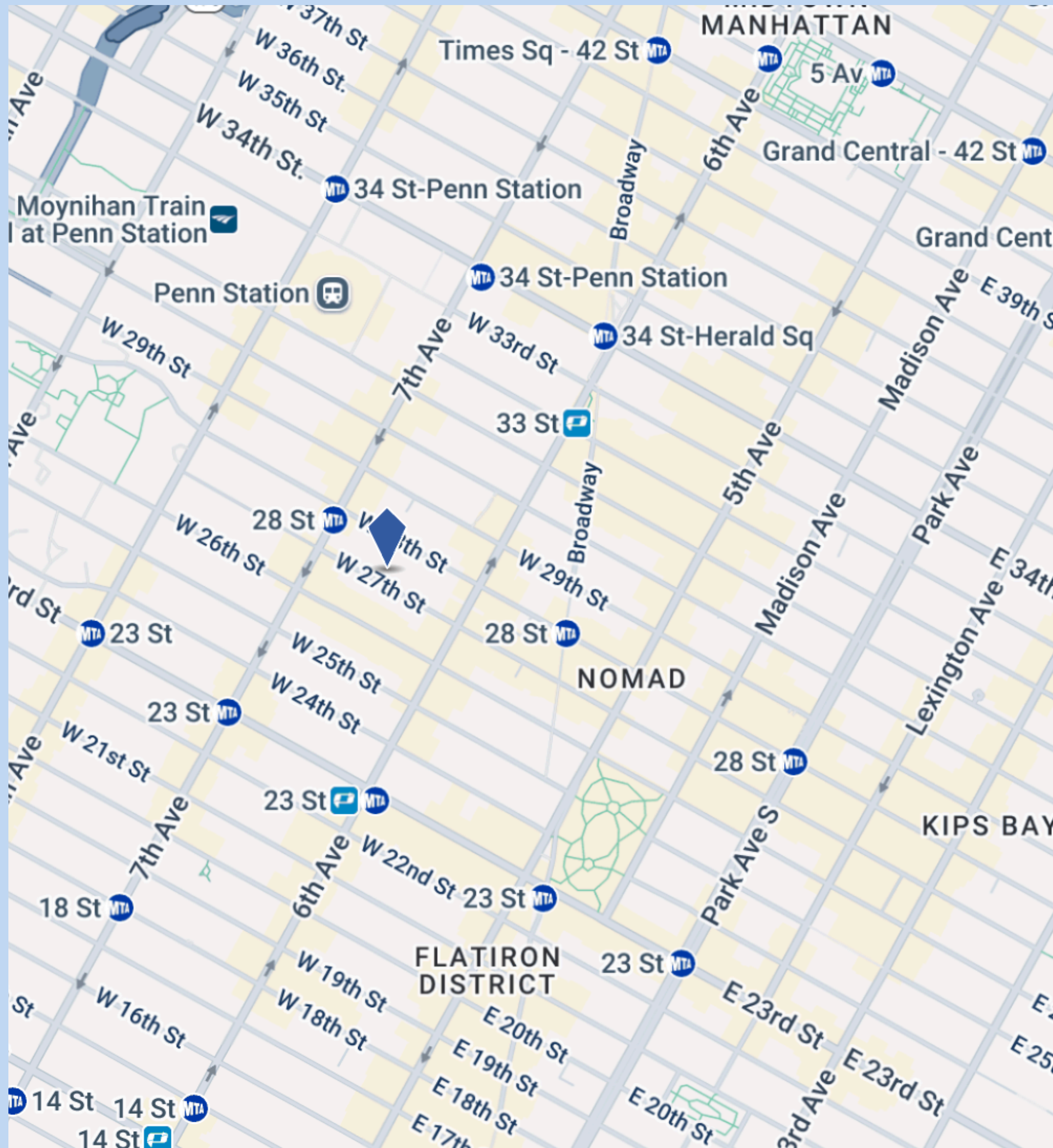
This connectivity provides seamless commuting options from all boroughs, New Jersey, and beyond—making it a strategic headquarters for companies with regional or national footprints.

### Nearby Landmarks & Amenities:

- Macy’s Herald Square – 3 blocks north
- Equinox and Barry’s Bootcamp – Within a 2-block radius
- Ace Hotel and Ritz-Carlton Nomad – Nearby luxury hotel offerings
- Whole Foods at 7th Ave & 25th St – Walkable grocery access
- Eataly Flatiron – Italian food market and restaurants, ~6 minutes away
- Madison Square Park – Green space and lunch-hour destination 4 blocks east
- Fashion Institute of Technology (FIT) – One block west
- Dining hot spots like The Smith, La Pecora Bianca, L’Amico, and Hillstone are all within a short walk

### Market Positioning:

- Surrounded by creative agencies, architecture firms, tech startups, and boutique law offices
- In demand by tenants who value walkable culture, cool architecture, and commuter access
- Located in an area with a high concentration of full-floor commercial co-ops, yet limited high-end turnkey spaces available



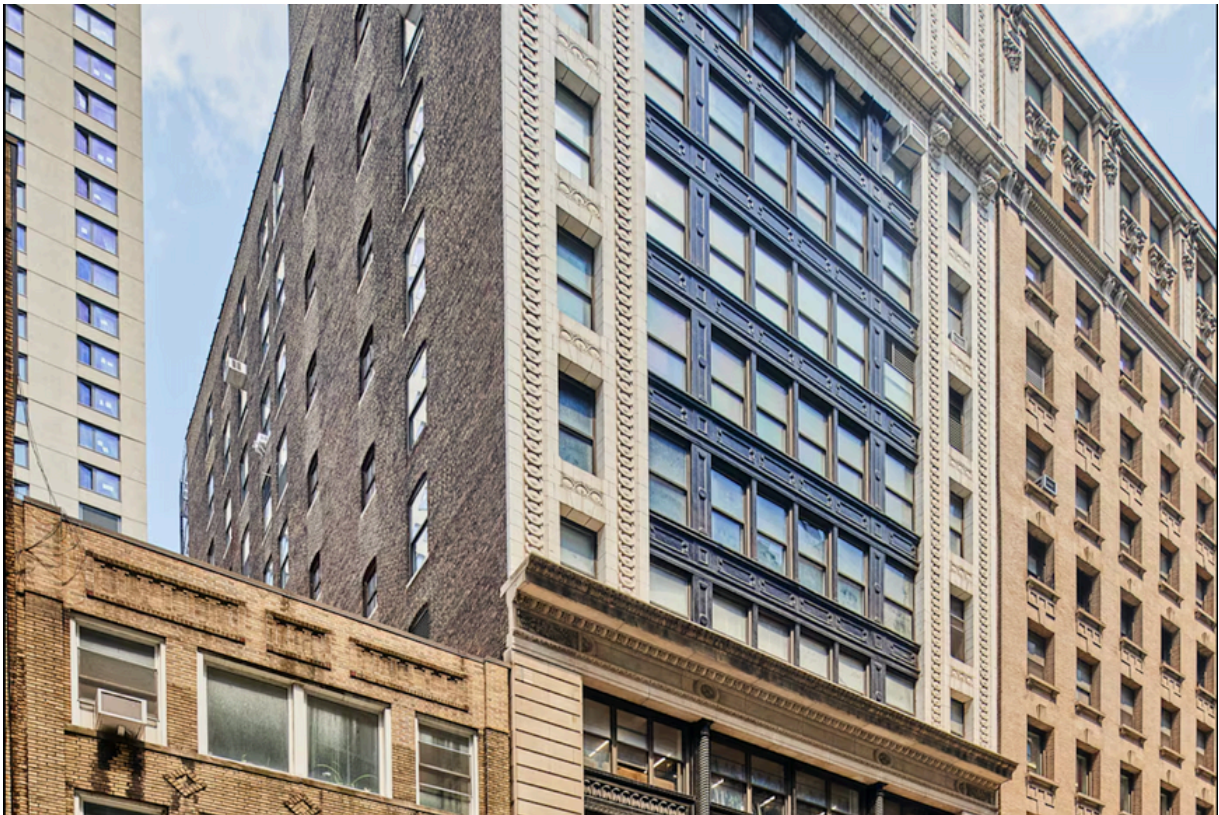


135 WEST 27<sup>TH</sup> ST – PHOTO GALLERY





135 WEST 27<sup>TH</sup> ST - PHOTO GALLERY





135 WEST 27<sup>TH</sup> ST – CONTACT US



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