

# FULL BUILDING OPPORTUNITY

**548**

W 22

45,000 RSF full  
building opportunity  
with drive in  
capability to each  
floor and the roof



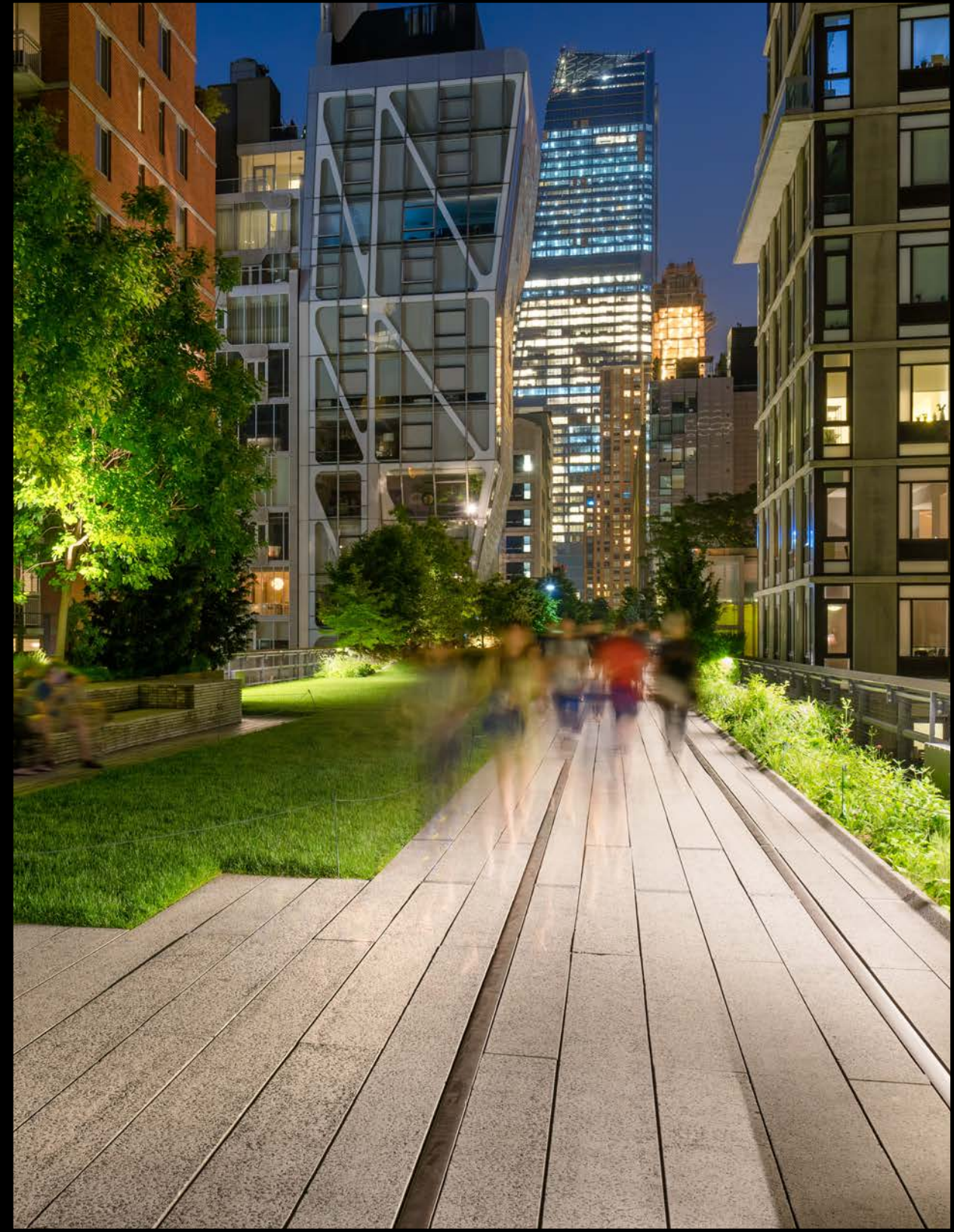
**NEWMARK**



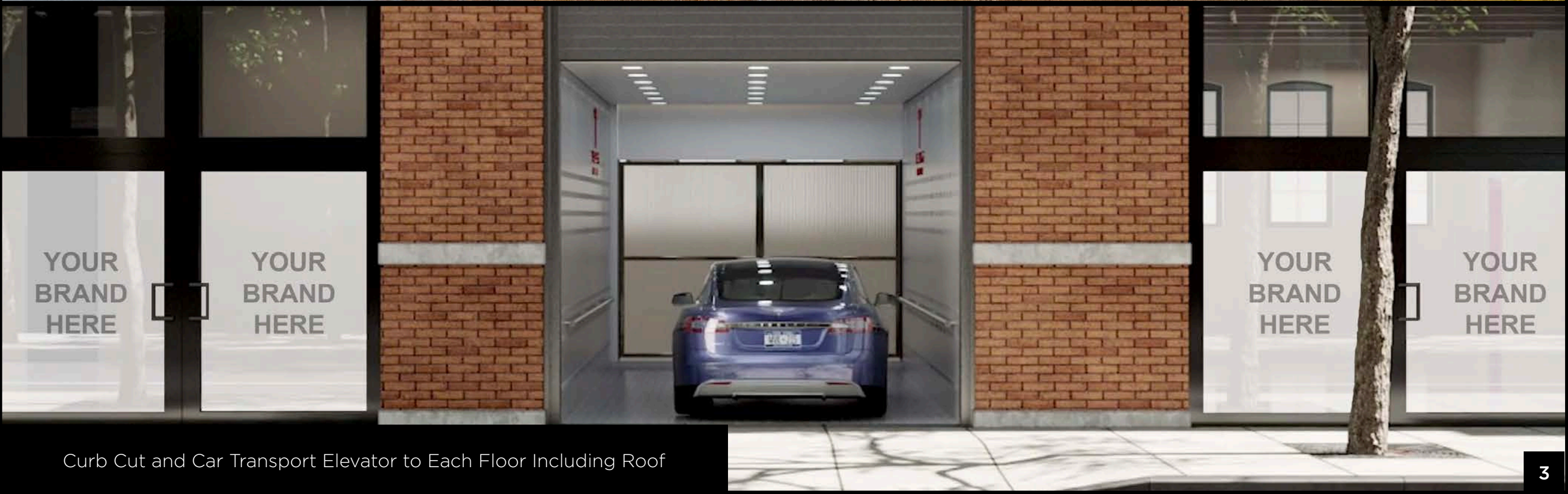
# 548

## W 22

- Full Building Opportunity
- Fully Finished Roof with Bathrooms and Pantry
- Previously known as DIA Center Of The Arts
- The Cornerstone Of The Art Community
- 15'6" - 17'11" Ceiling Heights
- Power: 4,000 AMPS 120/280
- Curb Cut and Car Transport Elevator
- Signature Downtown Chelsea Location
- Open Floorplates
- 11,000 RSF Floors
- West Side Highway Access
- Floor Load Capacity: 150 LBS Live Load

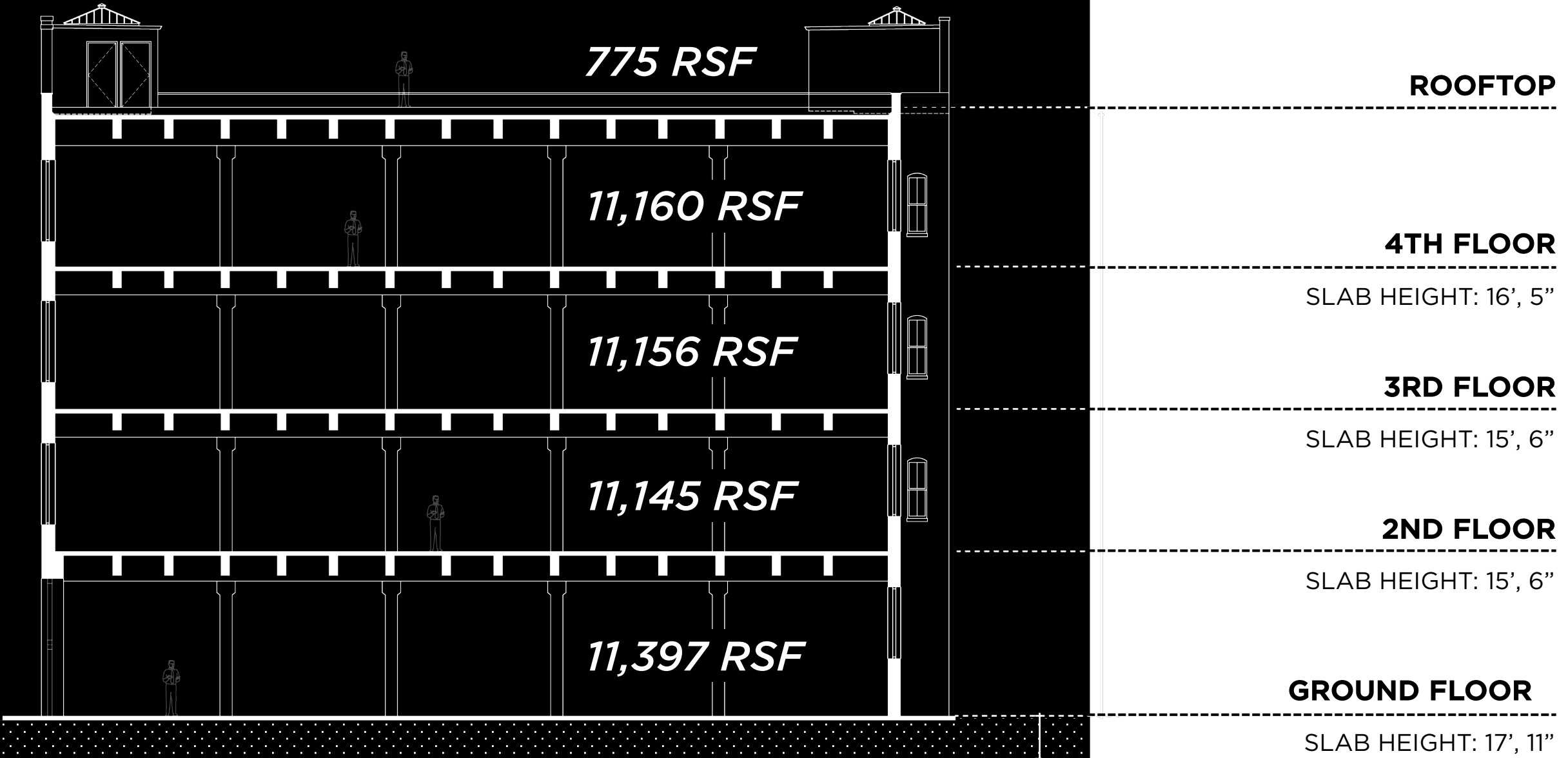


Fully Finished Roof with Spectacular Views of the Hudson River

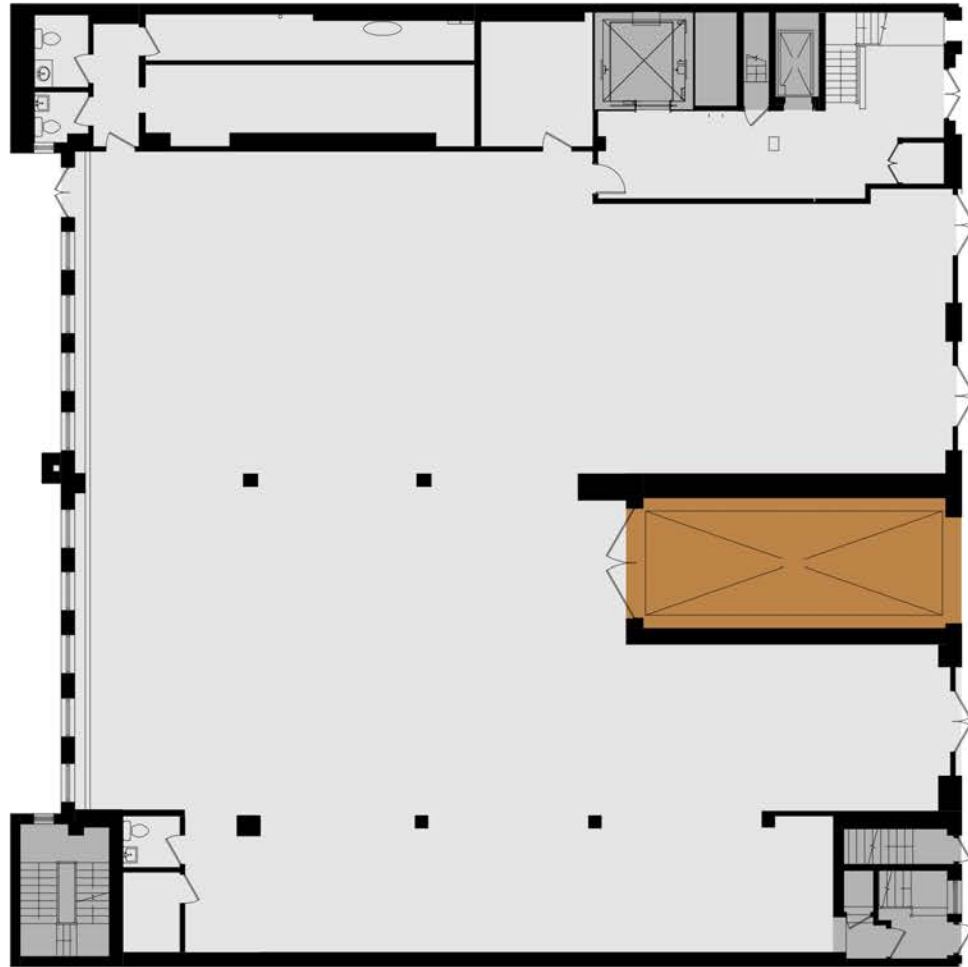


Curb Cut and Car Transport Elevator to Each Floor Including Roof




# AVAILABILITY



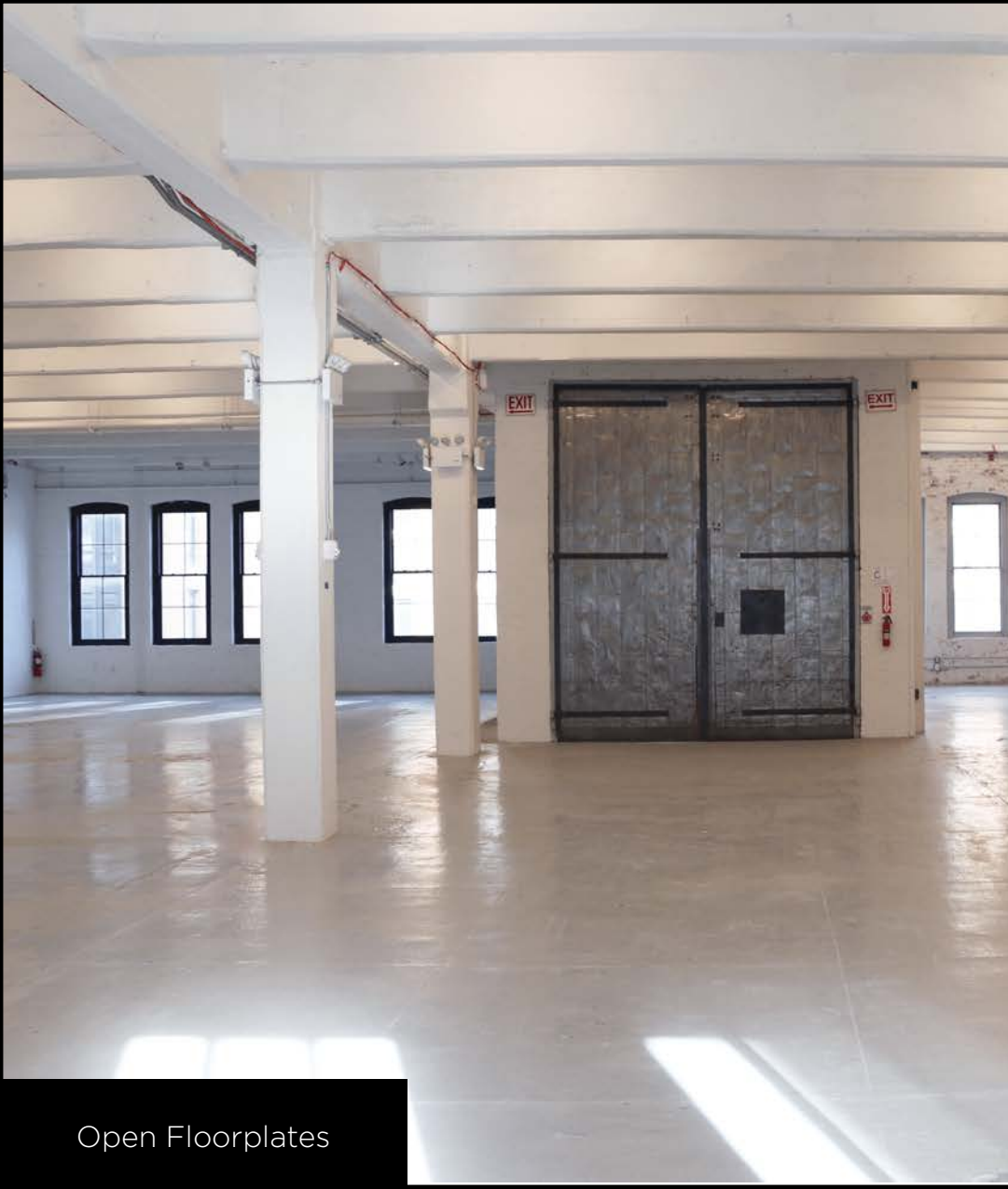
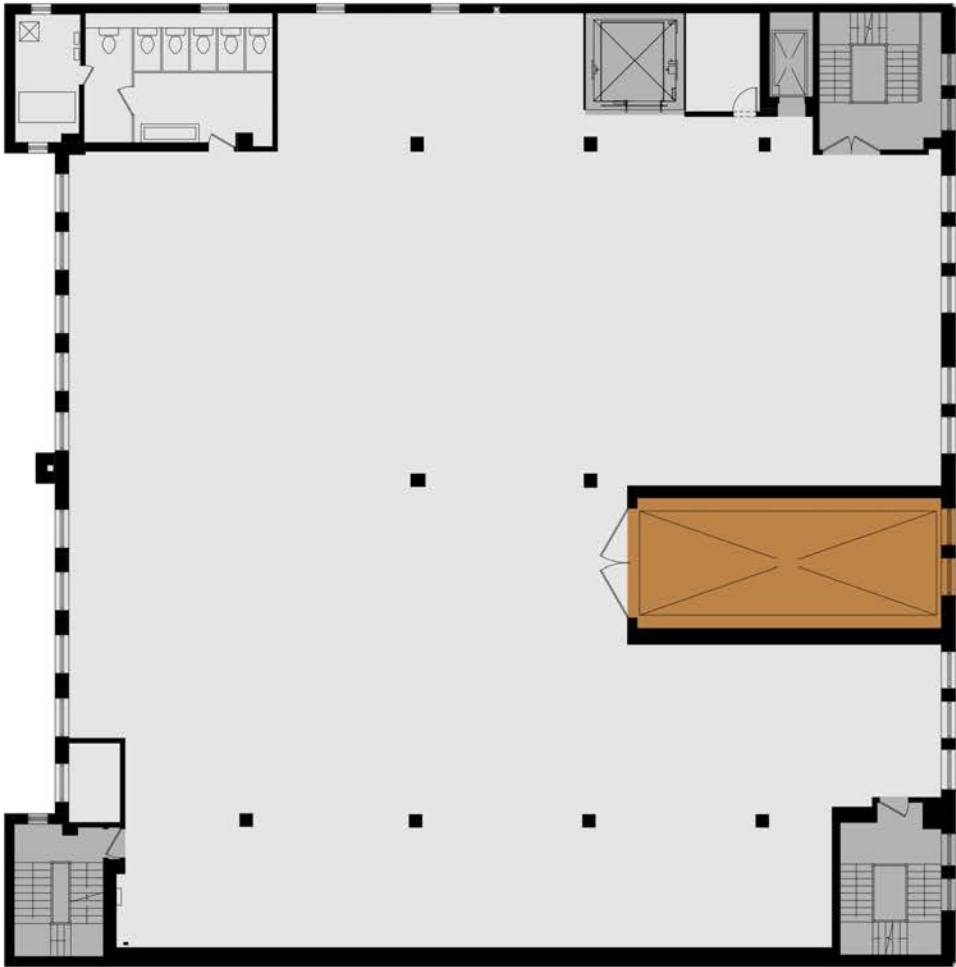
# GROUND FLOOR






Curb Cut and Car Transport Elevator to Each Floor Including Roof

-  DRIVE IN ELEVATOR
-  CORE
-  TENANT SPACE

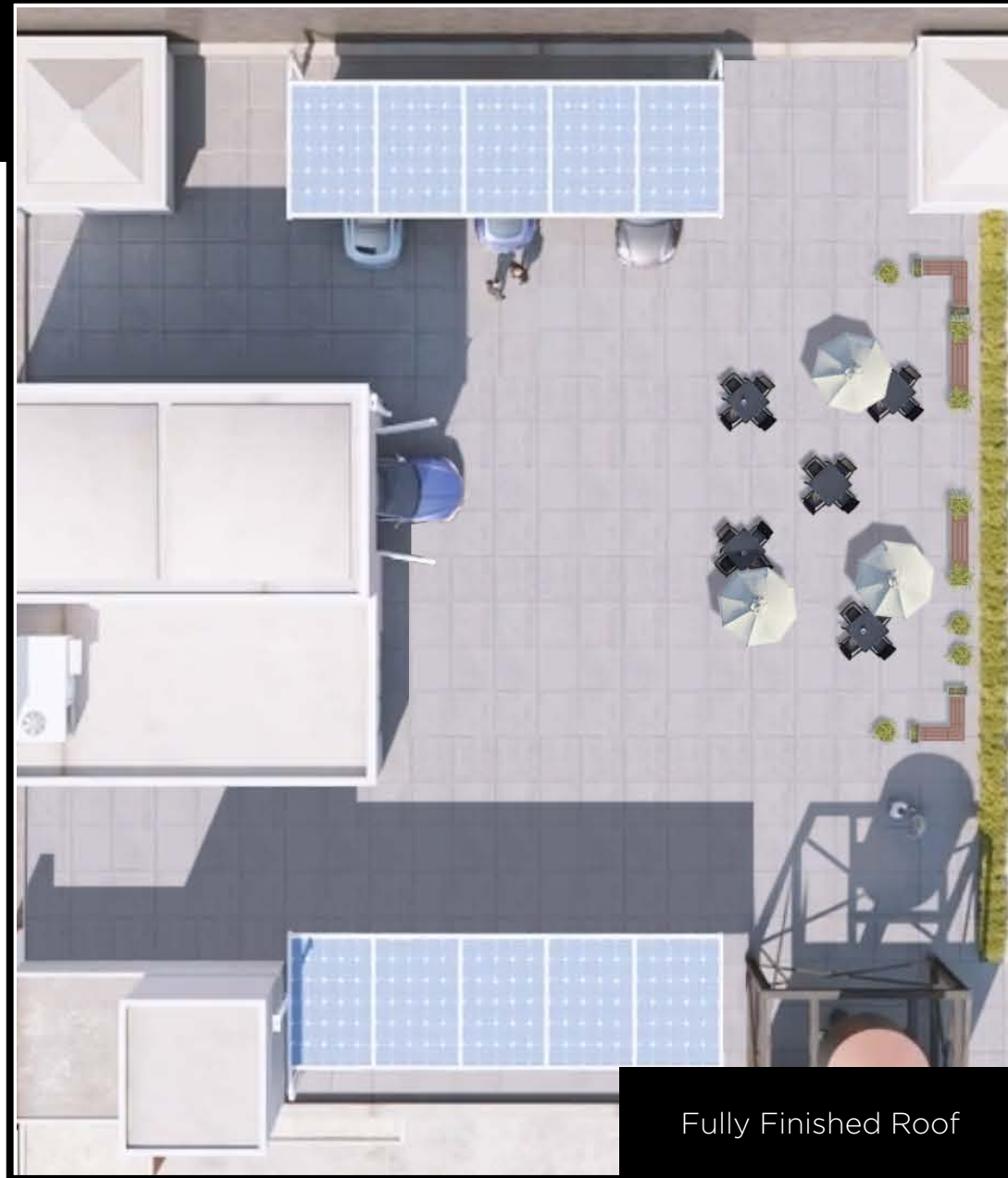
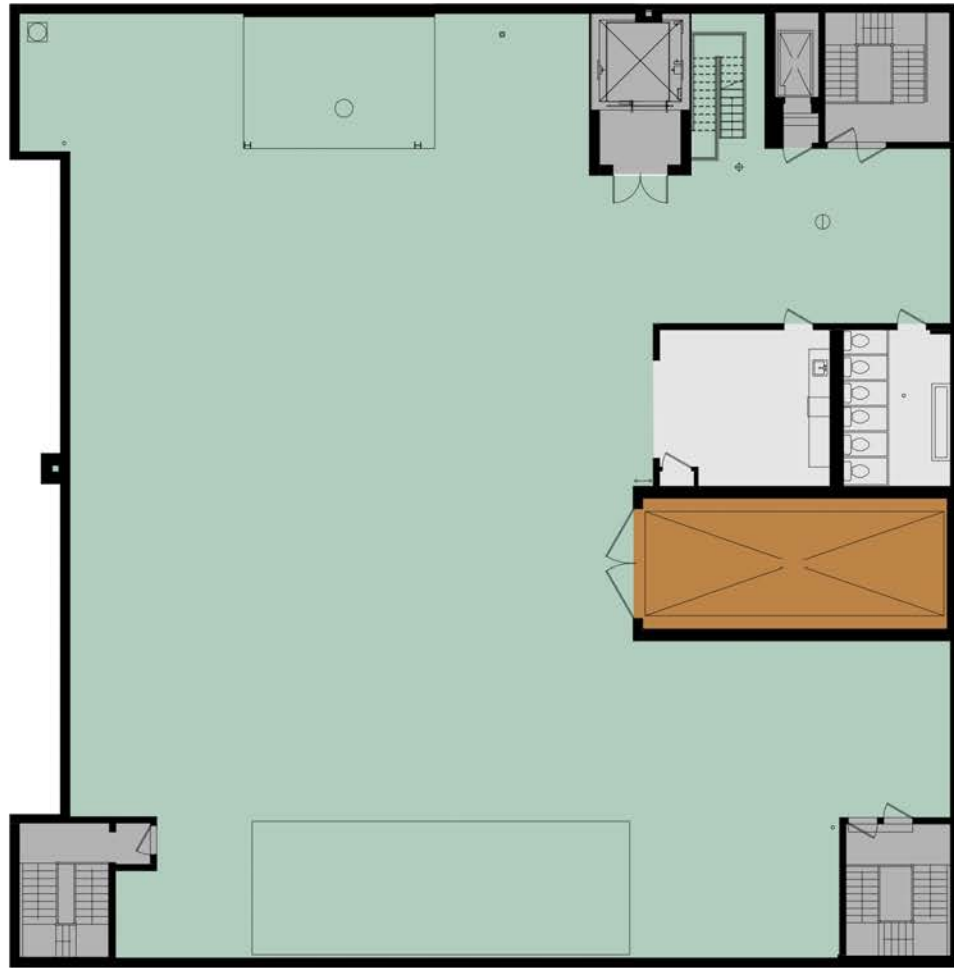
# 2ND - 4TH FLOORS







Open Floorplates

-  DRIVE IN ELEVATOR
-  CORE
-  TENANT SPACE

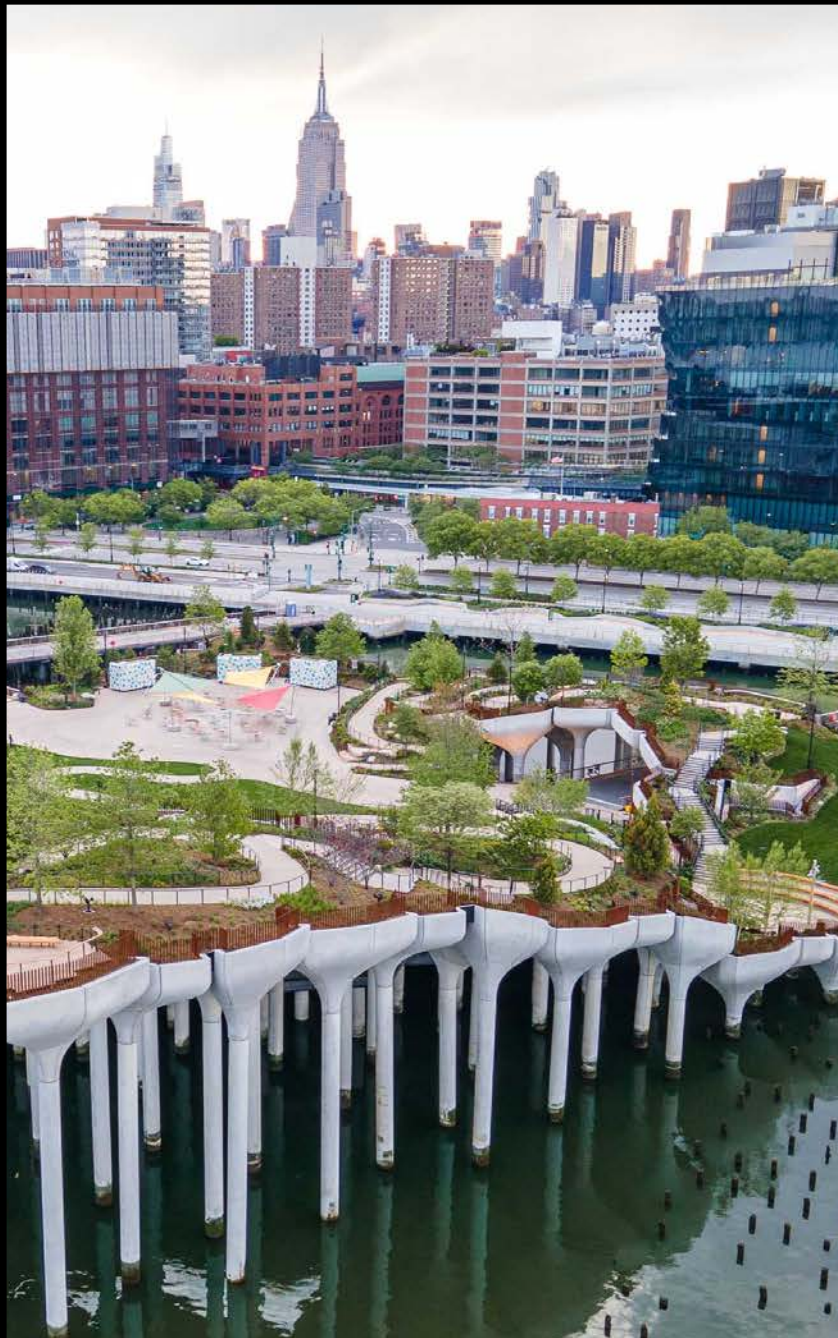
# ROOF PLAN



Fully Finished Roof

-  DRIVE IN ELEVATOR
-  CORE
-  KITCHEN/BATHROOMS
-  OUTDOOR TENANT SPACE

# NEIGHBORHOOD AMENITIES



## Office Locations

- 1 Google - 111 8th Ave
- 2 Chelsea Market/Google
- 3 Google - 85 10th Ave
- 4 Google - 450 W 15th St
- 5 Pier 57/Google
- 6 Roc Nation - 540 W 26th St
- 7 512 West 22nd St
- 8 541 West 21st St

## Residential

- 9 The Xi - 76 11th Ave
- 10 555 West 22nd St
- 11 555 W 21st St
- 12 Ten23 - 500 W 23rd St
- 13 501 W 18th St
- 14 505 W 19th St

## Bars & Restaurants

- 15 Bottino
- 16 Calle Dao
- 17 Chelsea Market
- 18 Chop Shop
- 19 Citizens of Chelsea
- 20 Cookshop
- 21 Death Ave
- 22 Don Giovanni
- 23 Empire Diner
- 24 Gallow Green
- 25 Jun-men Ramen Bar
- 26 Le Pif
- 27 Pepe Giallo
- 28 Roth Bar
- 29 The Drunken Horse
- 30 The Frying Pan
- 31 The McKittrick Hotel
- 32 The Meatball Shop
- 34 Tia Pol
- 35 Worthwild

## Coffee Shops

- 36 Bluestone Lane
- 37 Intelligentsia
- 38 Joe Coffee Company
- 39 La Colombe
- 40 Underline Coffee

## Health & Wellness

- 36 Chelsea Piers
- 37 Clement Clark Moore Park
- 38 Equinox
- 39 Hudson River Park
- 40 The Highline
- 41 Little Island

## Galleries

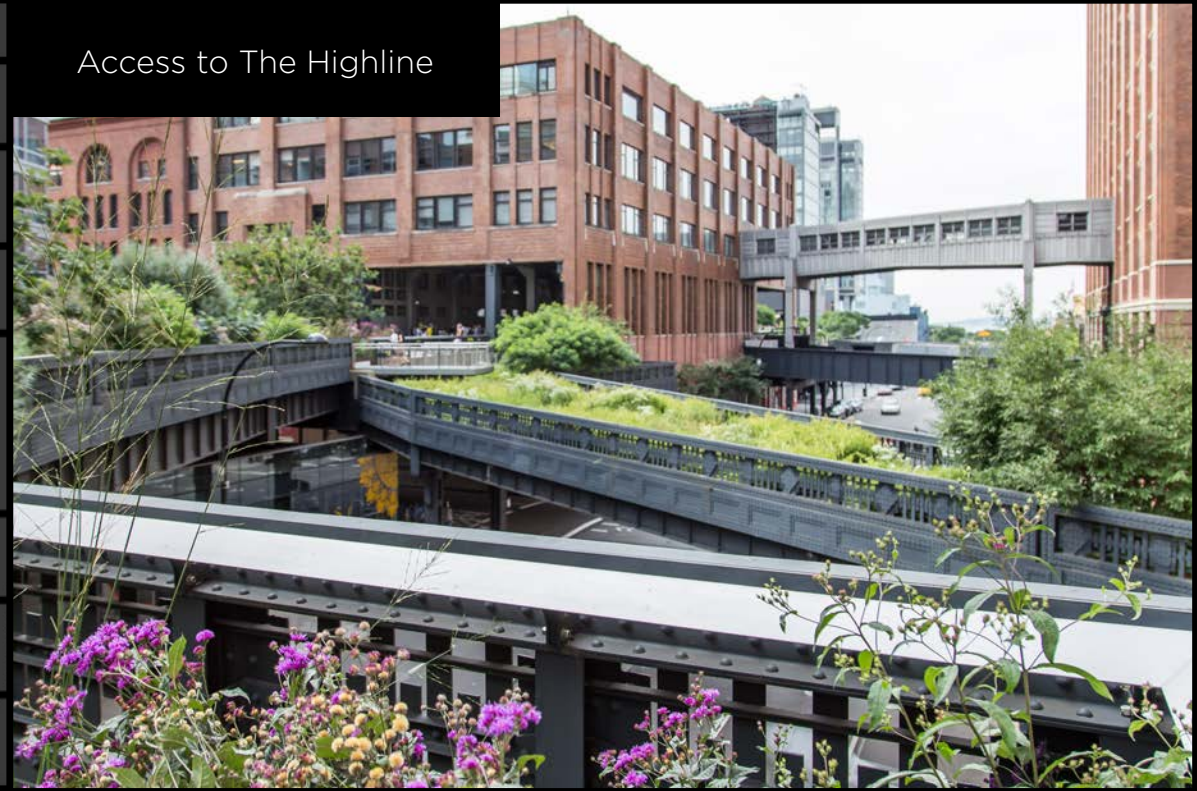
- 42 Edward Thorp Gallery
- 43 Pace Prints Chelsea
- 44 Thomas Erben Gallery
- 45 532 Gallery Thomas Jaeckel
- 46 Winston Wachter Fine Art
- 47 Agora Gallery
- 48 Luhring Augustine Gallery
- 49 Gladstone Gallery
- 51 Berry Campbell
- 50 Jack Shainman Gallery
- 52 Tagliatella Galleries
- 54 DC Moore Gallery
- 53 Matthew Marks Gallery
- 56 Lehmann Maupin
- 55 303 Gallery
- 57 Paula Cooper Gallery
- 59 Hales Gallery
- 58 Cavin-Morris Gallery
- 60 Wilensky Exquisite Mineral Gallery
- 61 David Zwirner

# HUDSON YARDS

W 30th Street

36

Access to The Highline



**548**

W 22

THE HIGHLINE

10th Avenue

9th Avenue

# CHELSEA

Chelsea Market



HUDSON RIVER PARK

CHELSEA PIERS

HUDSON RIVER

PIER 57

548

W 2 2



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