



TIMELESSLY
ELEGANT,
IMPECCABLY
REFINED



28&7 CHELSEA, NYC BOUTIQUE CLASS A OFFICE SPACE

DESIGN

11-story, 100,000+ square foot commercial building
Designed to achieve LEED Silver Certification
Triple-glazed floor-to-ceiling windows
Penthouse with private wraparound terrace
Double-height ground level amenity space ideally suited for food & beverage
Individual, executive-style bathrooms on each floor

LOCATION

Corner property in Chelsea offering east, south, and west views from all floors
Exceptional proximity to Penn Station, Hudson Yards, and the High Line
Steps from a vast transportation network connecting all five NYC boroughs, the tri-state area and points worldwide

HEALTH & WELLNESS

Lobby designed with touchless entry door, concierge desk with deployable glass barrier, touchless digital visitor system, and destination dispatch elevators with touchless call feature
Hand sanitizing stations in the lobby and all tenant floors
Tenant floors feature sensor-based lighting and touchless plumbing fixtures

TEAM

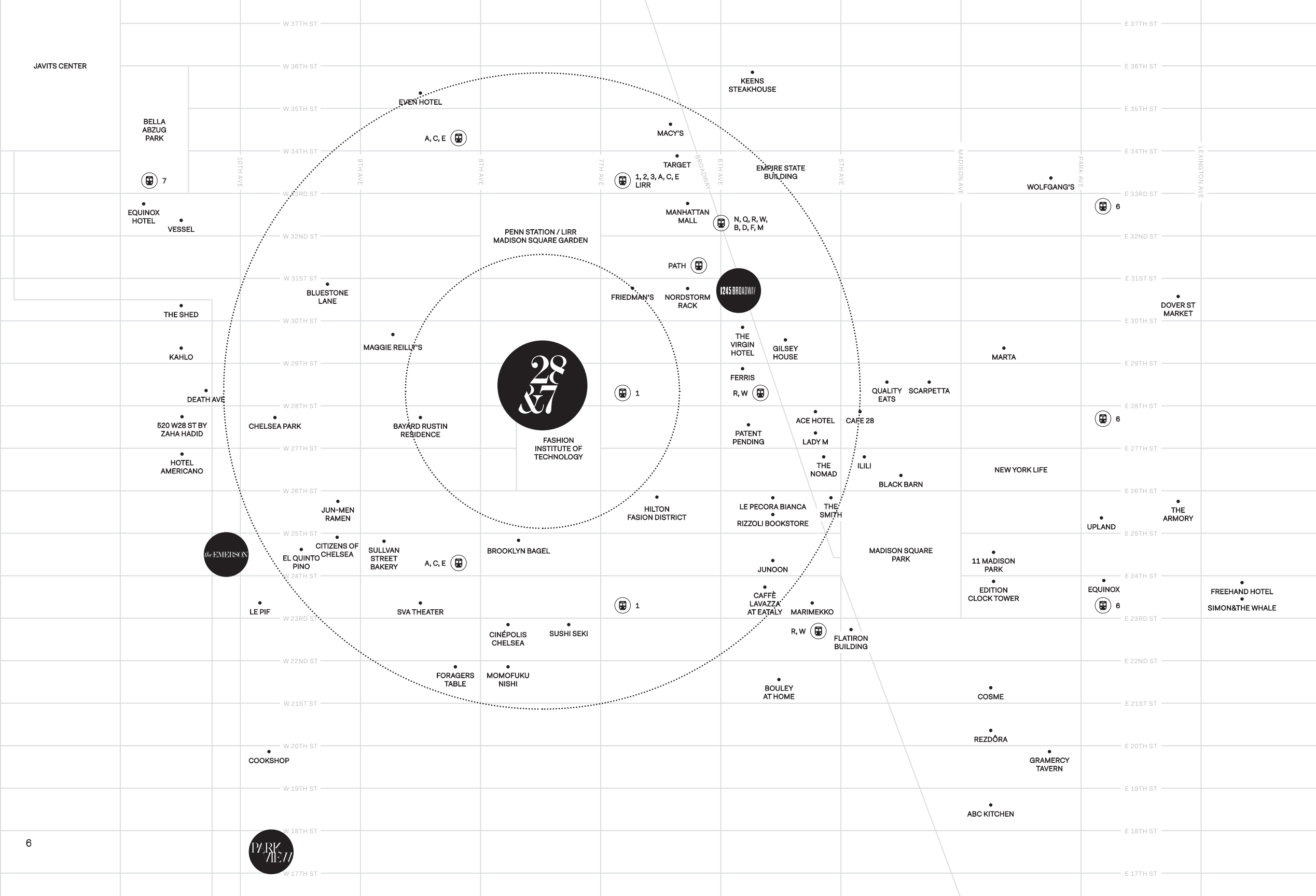
Architecture by award-winning firm Skidmore Owings & Merrill (SOM)
Development by GDSNY and Klövern
Exterior lighting by L'Observatoire International
Branding by Baron & Baron, Inc.



PRIME CHELSEA CORNER PROPERTY BETWEEN THE HIGH LINE AND MADISON SQUARE PARK

Situated on a high-profile corner directly across from the Fashion Institute of Technology in New York City's Chelsea neighborhood, 28&7 is the optimal location for companies seeking to be at the nexus of Midtown, the Fashion District, NoMAD, and the New West Side. With the High Line and Hudson Yards a few blocks to the west and Madison Square Park just to the east, tenants enjoy superior proximity to Manhattan's most stylish new destinations for luxury shopping and world-class dining, culture, and entertainment.

Tenants also benefit from exceptional accessibility throughout the New York Metropolitan area and to points worldwide. Penn Station, just three blocks away, links to Boston and Washington, D.C. via Amtrak, to Newark Liberty and JFK international airports, to the Long Island Railroad, New Jersey Transit, the PATH train, and six subway lines. Lincoln Tunnel and the West Side Highway connect drivers to major roadways across the tri-state region and the 1-train is on the corner adjacent to 28&7.



JAVITS CENTER

BELLA
ABZUG
PARK

7

EQUINOX
HOTEL

VESSEL

THE SHED

KAHLO

DEATH AVE

520 W 28 ST BY
ZAHA HADID

HOTEL
AMERICANO

CHELSEA PARK

BLUESTONE
LANE

MAGGIE REILLY'S

BAYARD RUSTIN
RESIDENCE

PENN STATION / LIRR
MADISON SQUARE GARDEN

1

28
& 7

FASHION
INSTITUTE OF
TECHNOLOGY

MACY'S

KEENS
STEAKHOUSE

TARGET

1, 2, 3, A, C, E
LIRR

MANHATTAN
MALL

EMPIRE STATE
BUILDING

N, Q, R, W,
B, D, F, M

PATH

NORDSTORM
RACK

FRIEDMAN'S

FERRIS
R, W

PATENT
PENDING

ACE HOTEL

LADY M

THE
NOMAD

THE
SMITH

LE PECORA BIANCA

RIZZOLI BOOKSTORE

JUNOON

CAFFÈ
LAVAZZA
AT EATALY

MARIMEKKO

R, W

FLATIRON
BUILDING

BOULEY
AT HOME

A, C, E

A, C, E

BROOKLYN BAGEL

CINÉPOLIS
CHELSEA

MOMOFUKU
NISHI

SUSHI SEKI

1

SV A THEATER

SULLIVAN
STREET
BAKERY

JUN-MEN
RAMEN

LE PIF

EL QUINTO
PINO

CITIZENS OF
CHELSEA

CHELSEA PARK

W 28TH ST

W 29TH ST

W 30TH ST

W 31ST ST

W 32ND ST

W 33RD ST

W 34TH ST

W 35TH ST

W 36TH ST

W 37TH ST

10TH AVE

9TH AVE

8TH AVE

7TH AVE

6TH AVE

5TH AVE

MADISON AVE

PARK AVE

LENGINGTON AVE

6

WOLFGANG'S

DOVER ST
MARKET

MARTA

QUALITY
EATS

SCARPETTA

6

NEW YORK LIFE

UPLAND

THE
ARMORY

11 MADISON
PARK

EDITION
CLOCK TOWER

EQUINOX

6

FREEHAND HOTEL

SIMON&THE WHALE

COSME

REZDÓRA

GRAMERCY
TAVERN

ABC KITCHEN

6

PARK
AVENUE



THE NEIGHBORHOOD

DINING

- 11 Madison Park
- 230 Fifth Rooftop
- ABC Kitchen
- Ace Hotel
- Black Barn
- Bouley at Home
- Brooklyn Bagel
- Cookshop (20th & 10th)
- Cosme
- Death Ave (28th & 10th)
- El Quinto Pino (24th & 9th)
- Ferris
- Foragers Table (22nd & 8th)
- Friedman's
- Gilsey House
- Gramercy Tavern
- ilili
- Jun-Men Ramen (26th & 9th)
- Junoon
- Kahlo (29th btw 10th & 11th)
- Keens Steeakhouse (36th & 6th)
- La Pecora Bianca NoMad
- Maggie Reilly's
- Marta
- Momofuku Nishi (22nd & 8th)
- Pondicheri
- Quality Eats
- Rezdôra
- Scarpetta
- Simon & The Whale
- Sullivan Street Bakery (25th & 9th)
- Sushi Seki
- The Breslin
- The NoMad
- The Smith
- Upland
- Wolfgang's

PARKS & PLAY

- Bayard Rustin Residence
- Chelsea Park
- Equinox
- Hudson Yards
- Madison Square Park
- The High Line

HOTELS

- Ace Hotel
- Edition Clock Tower
- Equinox Hotel (Hudson Yards)
- EVEN Hotel (35th btw 8th & 9th)
- Freehand Hotel
- Hotel Americano (27th & 10th)
- Hilton Fashion District
- The NoMad
- The Ritz
- The Virgin Hotel

CAFES & LOUNGES

- Bluestone Lane (31st btw 9th & 10th)
- Cafe 28
- Cafe China
- Caffè Lavazza at Eataly
- Citizens of Chelsea
- District Tap House (38th btw 7th & 8th)
- Le Pif (West 23rd St)
- Patent Pending

RETAIL

- Amira
- Dover Street Market New York
- Lady M Cake Boutique
- Macy's
- Manhattan Mall
- Marimekko
- Nordstorm Rack
- Opening Ceremony
- Rizzoli Bookstore
- Target
- WANT Apothecary

ARTS & CULTURE

- Cinépolis Chelsea
- Empire State Building
- Fashion Institute of Technology
- Flatiron Building
- Madison Square Garden
- SVA Theater
- The Armory
- The Shed (Hudson Yards)



ICONIC DESIGN BY SOM

A SCULPTURAL ARCHITECTURAL STATEMENT RENDERED IN BLACK

28&7 joins the elite ranks of architecturally distinctive black-toned commercial towers and is the only building in New York City distinguished by the rich materiality of a black terracotta façade. Like the Seagram Building on Park Avenue by Mies van der Rohe and 9 West 57 in the Plaza District by SOM's Gordon Bunshaft, 28&7 stands apart from the beige shades of surrounding buildings while achieving contextual harmony.

Its evenly spaced grid of oversized windows is a contemporary reinterpretation of prewar masonry buildings that recalls the simple power of mid-century modernism. Crisp details, including deeply fluted terracotta panels and fully glazed corner windows, are reminiscent of finely tailored couture. Given its Fashion District location, 28&7 is also understood as a nod to the iconic Little Black Dress – timeless elegant, impeccably refined.

FACADE DESIGN

Fully glazed corner windows without mullions are the ultimate in unadorned elegance and optimize panoramic skyline views spanning east, south, and west.





TERRACOTTA WINDOW GRID

SOM designed a deeply fluted window grid to bring a sculptural profile to the building, capturing and reflecting light.





SOPHISTICATED ARRIVAL CONTEMPORARY ELEGANCE WITH A SCANDINAVIAN SENSIBILITY

In contrast to the bold black gridded façade, the lobby of 28&7 is a serene space defined by a pale neutral palette and delicate ambient lighting.

Plantings in the display window and bleached walnut slatted walls set a tone of natural tranquility. Pendant lighting by London-based designer Michael Anastassiades is suspended above a custom grey granite concierge desk with finely carved fluting and a sculptural curved base. Terrazzo flooring features oversized chips of Italian marbles in tones of gray and white with highlights of pink.



THE FAÇADE

Terracotta façade panels are made from black volcanic soil and glazed to a high-gloss finish in Germany.

THE LOBBY

The lobby features a custom carved granite concierge desk, bleached walnut walls, and Italian marble terrazzo flooring.





A floor-to-ceiling display window in the lobby features beautiful plantings and an integrated bench upholstered with a tan leather cushion.



LUMINOUS WORKSPACE

COLUMN-FREE INTERIORS WITH HIGH- PERFORMANCE FEATURES

28&7 pairs its boutique-scale footprint and prominent corner location with column-free floor plates to offer naturally luminous workspace. Interiors easily adapt to a variety of chic professional and creative office fitouts.

Triple-glazed floor-to-ceiling windows admit maximum natural light while buffering sound and minimizing heat transfer, thus optimizing energy efficiency while providing an inspiring work environment. Executive style individual powder rooms, a shower suite, and elevators are placed at the innermost corner of each floor, ensuring that all windowed space is available for office use.

FLOOR

RENTABLE
AREA

ELEVATION

FLOOR-
TO-FLOOR

Roof	-			
Mechanical	-		169'-3"	22'
Level 12/Penthouse	6,456 RSF		149'-9"	15'
Level 11	8,649 RSF		134'-9"	15'
Level 10	8,685 RSF		122'	12'-9"
Level 9	8,685 RSF		109'-3"	12'-9"
Level 8	8,685 RSF		96'-6"	12'-9"
Level 7	8,685 RSF		83'-9"	12'-9"
Level 6	8,685 RSF		71'	12'-9"
Level 5	8,685 RSF		58'-3"	12'-9"
Level 4	8,685 RSF		45'-6"	12'-9"
Level 3	8,685 RSF		32'-9"	12'-9"
Level 2	8,685 RSF		20'	12'-9"
Ground	Lobby	2,261 GSF	0'-0"	20'
	Retail	4,758 GSF		
Cellar	Office	4,554 GSF (BOH)		14'2"
	Retail	2,442 GSF		



DESIGNED FOR WELLNESS

ADVANCED SYSTEMS AND SMART FEATURES TO PROTECT TENANTS AND VISITORS

Designed to achieve LEED Silver Certification, 28&7 offers a working environment that prioritizes the health and wellbeing of tenants and visitors. This standard of excellence has been enhanced with the incorporation of systems and features that promote an optimally hygienic building.

Features that minimize the need for physical contact with surfaces in the lobby include a touchless entry door, a touchless digital visitor system, and destination dispatch elevators with a touchless call feature. A deployable glass barrier in the lobby concierge desk provides building staff and visitors with additional protection when social distancing is not feasible.

Tenants and visitors are able to easily maintain hand hygiene with hand sanitizing stations in the lobby and on every tenant floor. In addition, there is a utility sink near the bike room at the lobby level. Features that minimize the need for physical contact with surfaces on tenant floors include sensor-based lighting and touchless plumbing fixtures.



WORKSPACES

Column-free floor plates allow for creative approaches to layouts and enable natural light to reach deep into office interiors.

28&7 can accommodate a variety of office
fitouts, including private offices, shared
workspaces, and enclosed meeting rooms.





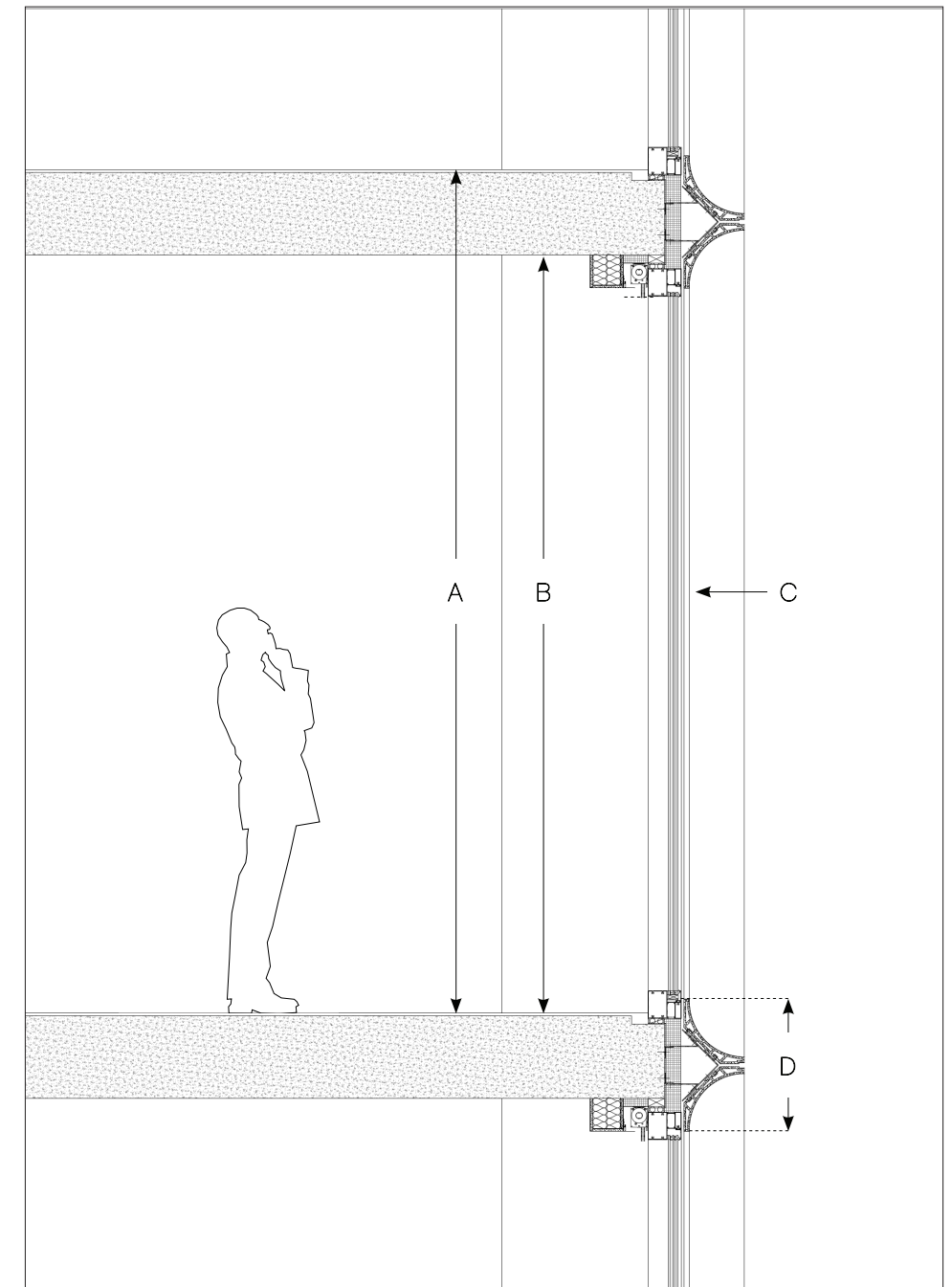
Triple-glazed floor-to-ceiling windows ensure that office interiors are serene, luminous, and energy-efficient.

288.7 is pursuing LEED Silver Certification as part of its commitment to offering a commercial environment that supports health and productivity.





- | | |
|-------------------------|---|
| A Floor-to-floor height | 12'-9" lower floors / 15' PH |
| B Clear window opening | 10'-6" lower floors / 11'-6" PH |
| C Triple-pane glazing | Floor-to-ceiling glazing |
| D Profiled terracotta | Black-glazed terracotta 2' tall / 1' deep |



FLOORS TWO THROUGH ELEVEN
TEST FIT A

PRIVATE OFFICE	10	PANTRY	01		
BOARD ROOM	01	IT	01		
MEETING ROOM	02	STORE	01		
WORKSTATIONS	18	COPY	01		
RECEPTION	01	COAT CLOSET	01	TOTAL	29



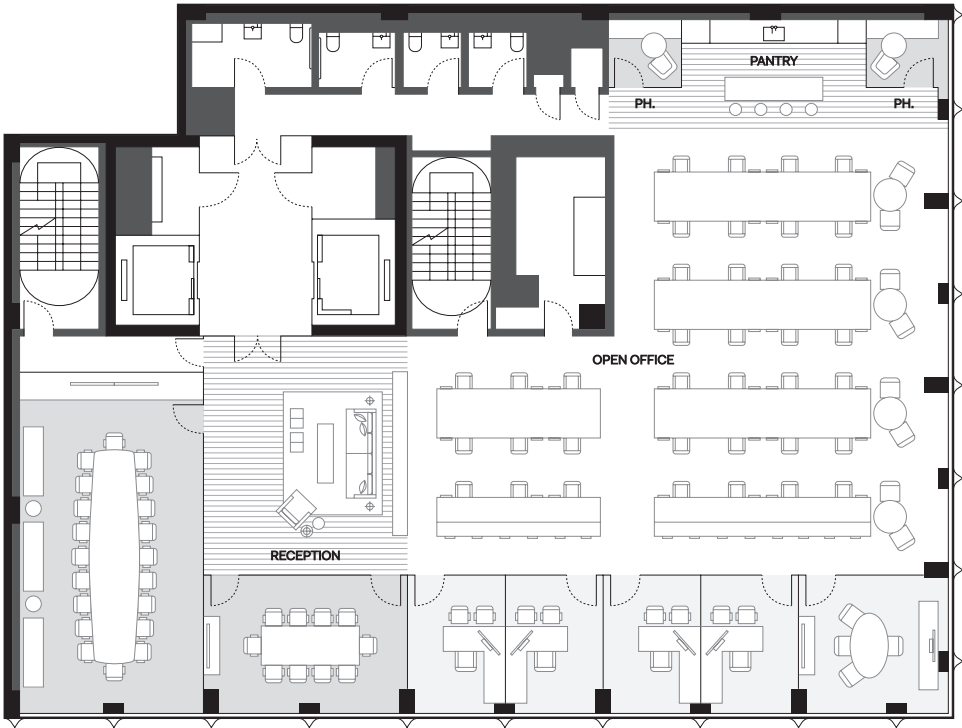
FLOORS TWO THROUGH ELEVEN
TEST FIT B

PRIVATE OFFICE	02	PANTRY	01		
BOARD ROOM	01	IT	01		
MEETING ROOM	03	STORE	01		
WORKSTATIONS	51	COPY	01		
RECEPTION	01	COAT CLOSET	01	TOTAL	54



FLOORS TWO THROUGH ELEVEN
TEST FIT C

PRIVATE OFFICE	05	RECEPTION	00		
BOARD ROOM	01	PANTRY	01		
MEETING ROOM	01	IT	00		
PHONE ROOM	02	COPY	01		
WORKSTATIONS	37	COAT CLOSET	01	TOTAL	42



FLOORS TWO THROUGH ELEVEN
TEST FIT D

PRIVATE OFFICE	04	PANTRY	01		
BOARD ROOM	01	IT	01		
MEETING ROOM	03	STORE	01		
WORKSTATIONS	30	COPY	01		
RECEPTION	01	COAT CLOSET	01	TOTAL	35



BUILDING AREA

91,313 RSF

NUMBER OF FLOORS

11 Office Floors
2 Mechanical Floors
Ground + Cellar

CONSTRUCTION

Cast-in-place concrete frame with concrete slabs.

ENCLOSURE

Terracotta rainscreen with energy efficient low-e triple glazing with thermally broken aluminum mullions.

FLOOR LOADS

50 lbs. psf live load for tenant floors.

PERIMETER COLUMNS

Columns are spaced approximately 9'6" on center

ELECTRICAL

6 Watts psf demand load, excluding the floor-to-floor air conditioning load. 460V, 3phase Con Ed direct metering service for each floor.

ACCESSIBILITY

The building is ADA compliant.

ELEVATOR

One 3,500-lb capacity passenger elevator operating at 1200 fpm serves Ground - Level 12. One 4,000-lb capacity service and passenger lift operating at 1,200 fpm serves all floors, including Cellar, Ground - Level 12.

HVAC

Roof-mounted central cooling tower with individual floor-to-floor water cooled packaged air conditioning units. System is designed to operate as fan-powered terminal units.

EMERGENCY GENERATOR

Emergency generator located on the mechanical penthouse to support building's life safety, legally required and optional standby loads within the building. Fuel oil main storage tank is located on cellar level to support the generator.

LEED SILVER CERTIFICATION

28&7 is pursuing LEED Silver Certification with the U.S. Green Building Council (USGBC).

SECURITY

Security guards control concierge desk 24 hours a day, 7 days per week. CCTV security monitoring and access control located at concierge desk.

TENANT ACCESS

Tenants have access 24 hours a day, 7 days per week via keycard access points.

LIFE SAFETY

The building contains a Class "E" addressable fire alarm system with a Fire Command Station located at the concierge desk in the Office Lobby. The building is fully sprinklered in accordance with the NYC Building code.

HEALTHY & SAFETY

Lobby features touchless entry, concierge desk with deployable glass barrier, touchless digital visitor system, custom hand sanitizing stations, windowed entry door to bike room, and utility sink near bike room.

Destination dispatch elevators have a touchless call feature and cabs are equipped with upgraded air exchange systems and UV lighting or ionizing units to clean surfaces.

Tenant floors feature sensor-based lighting, hand sanitizing stations, occupancy-indicator door latches on Executive WCs, and touchless plumbing fixtures.





THE PENTHOUSE

DRAMATIC
LIGHT-FILLED
SPACE WITH A
WRAPAROUND
TERRACE

In the midst of the urban dynamism that characterizes Chelsea, the Penthouse at 28&7 offers an elevated indoor-outdoor corporate space that is equal parts style and functional excellence. This 12th-story column-free interior can easily be outfitted as a prestigious C-suite for office floors below, a singularly impressive professional home for a boutique firm, or a high-impact New York presence for a national or international enterprise.

PRIVATE PENTHOUSE TERRACE

The deep wraparound penthouse terrace is shaded by a black metal canopy, making it ideal for casual outdoor meetings or special events all year round and at all times of the day. Open skyline views stretch from east to south and west, capturing natural light from dawn to dusk.



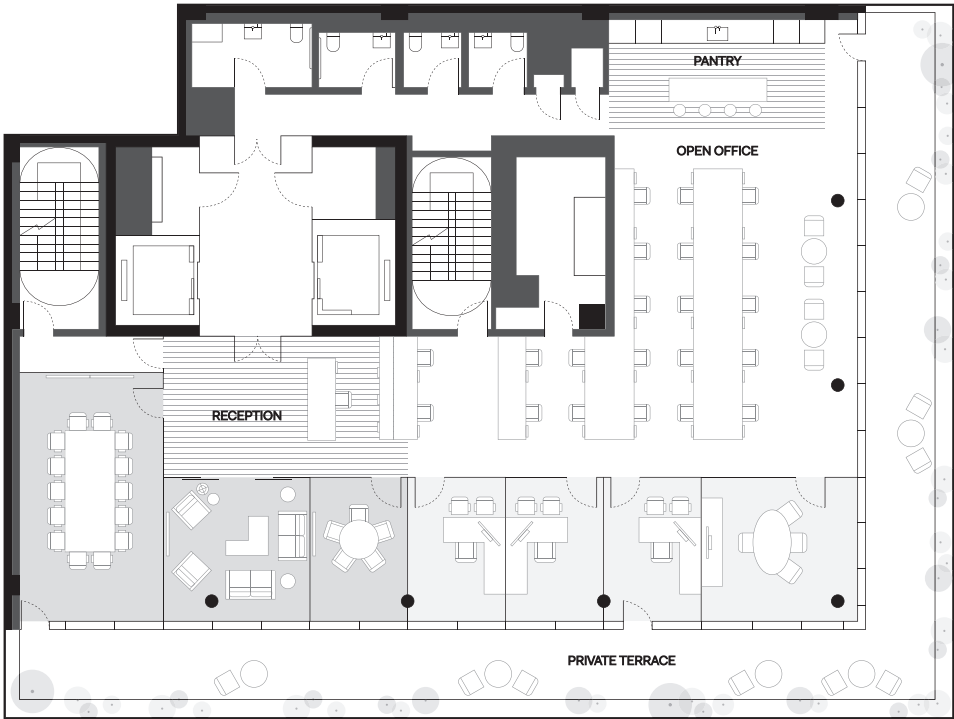
PENTHOUSE
TEST FIT A

BOARD ROOM	01	PANTRY	01		
MEETING ROOM	02	IT	01		
WORKSTATIONS	33	COPY	01		
RECEPTION	01	COAT CLOSET	01	TOTAL	34



PENTHOUSE
TEST FIT B

PRIVATE OFFICE	04				
BOARD ROOM	01	PANTRY	01		
MEETING ROOM	02	IT	01		
WORKSTATIONS	23	COPY	01		
RECEPTION	01	COAT CLOSET	01	TOTAL	28





AMENITIES

DOUBLE-HEIGHT SPACE IDEAL FOR F&B

The ground-floor retail space at 28&7 features double-height ceilings, floor-to-ceiling windows, and column-free interiors. Situated on a prominent corner and enjoying exceptional natural light, it is especially well suited to a stylish independent restaurant or a premier national F&B brand seeking a high-visibility location in the heart of the Fashion District. With the 1-train on the adjacent corner, this location is easily accessible from all parts of the West Side.



GROUND-LEVEL AMENITY SPACE

With exceptionally high ceilings and a corner location, the ground-level amenity space enjoys excellent natural light.



SHAFT WAY

SHAFT WAY

SHAFT WAY

SHAFT WAY

SHAFT WAY

205

209

CAFE

28
& 7

DEVELOPERS

Klövern
GDS Development Management (GDSNY)

DESIGN & ENGINEERING

Skidmore, Owings & Merrill (SOM)
Cosentini Associates
GACE Consulting Engineers
L'Observatoire International
Meuser Rutledge Consulting Engineers

CONSTRUCTION

Triton Construction

MARKETING & LEASING

Baron & Baron, Inc.
CBRE

CBRE

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KLÖVERN GDSNY

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