

**419 WEST 13TH STREET
NEW YORK, NY 10014**

**EXCLUSIVE COMMERCIAL
SPACES FOR LEASE**

**Prime Meatpacking District
Opportunity**

IPRG





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FOR MORE INFORMATION,
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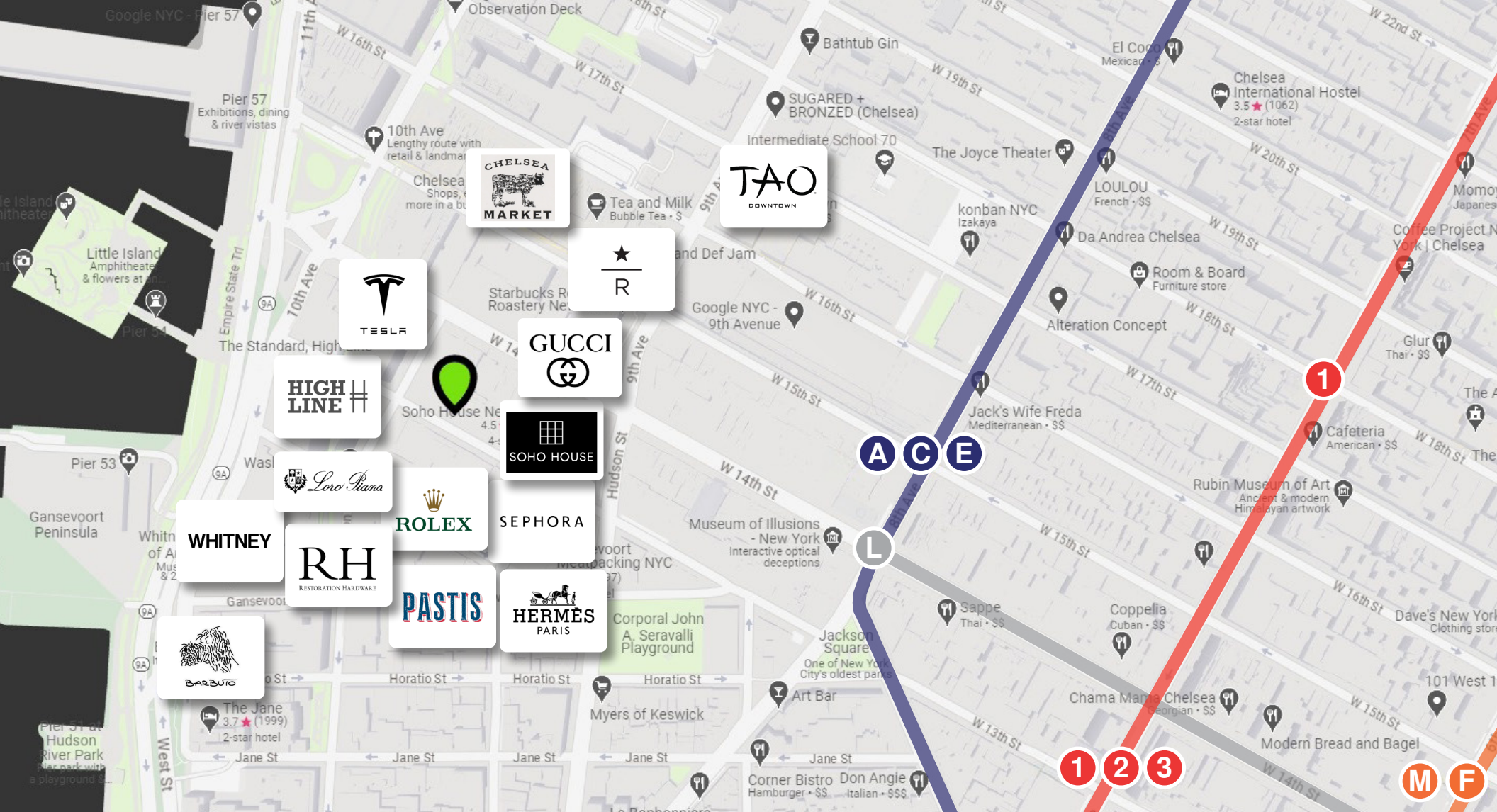
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EXECUTIVE SUMMARY





Neighbors:

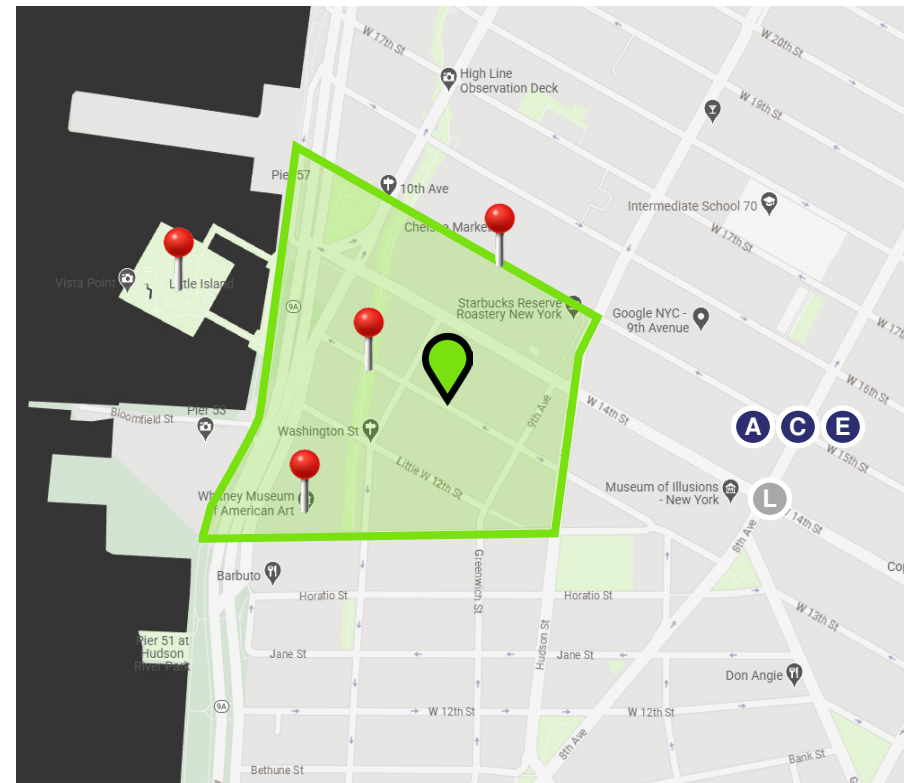
Rolex, Rag & Bone, Soho House, All Saints, Gucci, Sephora, Maje, Sandro, Fig & Olive, Gansevoort Hotel, Leica, Restoration Hardware, The Whitney, Hermes, Loro Piana, Tesla

AREA HIGHLIGHTS

- Column Free Elevator building with Great Lighting and Exposure / Additional Staircase in Place to Ground Floor
- Each floor is inclusive of Private ADA Restrooms, High Ceilings, LED Lighting, Kitchenette, Oversized Windows, Etc.
- Amazing branding Flagship Opportunity nearby high-end retailers, world class shopping and fine-dining establishments
- Full floor lease opportunities available in the heart of the Meatpacking District adjacent to the Highline, Whitney Museum, Rolex and Soho House
- Ideal Mix of Users from Office boutique financial services to retailers in the high-end fashion / fitness or beauty realm to esteemed medical practitioners, etc.

DEMOGRAPHICS/ANALYTICS

- 6 Million: Annual Visitors to Chelsea Market
- 10 Million: Annual Visitors to the Highline
- 1.5 Million: Visitors to Little Island
- 1 Million: Annual Visitors to Whitney Museum of American Art
- \$203,000.00: Average Household Income
- \$237 Million: Annual Consumer Spending on Apparel & Services
- \$384 Million: Annual Consumer Spending on Food at Restaurants
- 1,156 Hotel Rooms
- 141,000 Total Daytime Population
- 798,000 Square Feet of Office Space
- 10.8 Million Annual Ridership for the 14th Street Subway station Servicing the L, A, C, E Lines



LEASE HIGHLIGHTS

2ND FLOOR

SIZE

3,226 SF

CEILING HEIGHTS

10'

POSSESSION

Immediate

ASK

\$65/SF (\$17,500/Month)

FRONTAGE

27'

3RD FLOOR

SIZE

3,023 SF

CEILING HEIGHTS

10'

POSSESSION

Immediate

ASK

\$70/SF (\$17,500/Month)

FRONTAGE

27'

4TH FLOOR

SIZE

3,023 SF

CEILING HEIGHTS

10'

POSSESSION

Immediate

ASK

\$75/SF (\$19,000/Month)

FRONTAGE

27'

5TH FLOOR

SIZE

3,023 SF

CEILING HEIGHTS

10'

POSSESSION

Immediate

ASK

\$80/SF (\$20,000/Month)

FRONTAGE

27'

6TH FLOOR

SIZE

3,023 SF

CEILING HEIGHTS

10'

POSSESSION

Immediate

ASK

\$95/SF (\$24,000/Month)

FRONTAGE

27'

ROOFTOP

SIZE

3,023 SF

CEILING HEIGHTS

10'

POSSESSION

Immediate

ASK

Price Upon Request

FRONTAGE

27'

TOP FLOOR WITH ROOFTOP

SIZE

Each 3,023 SF

CEILING HEIGHTS

13'

POSSESSION

Immediate

ASK

Price Upon Request

FRONTAGE

25'



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FLOOR PLANS

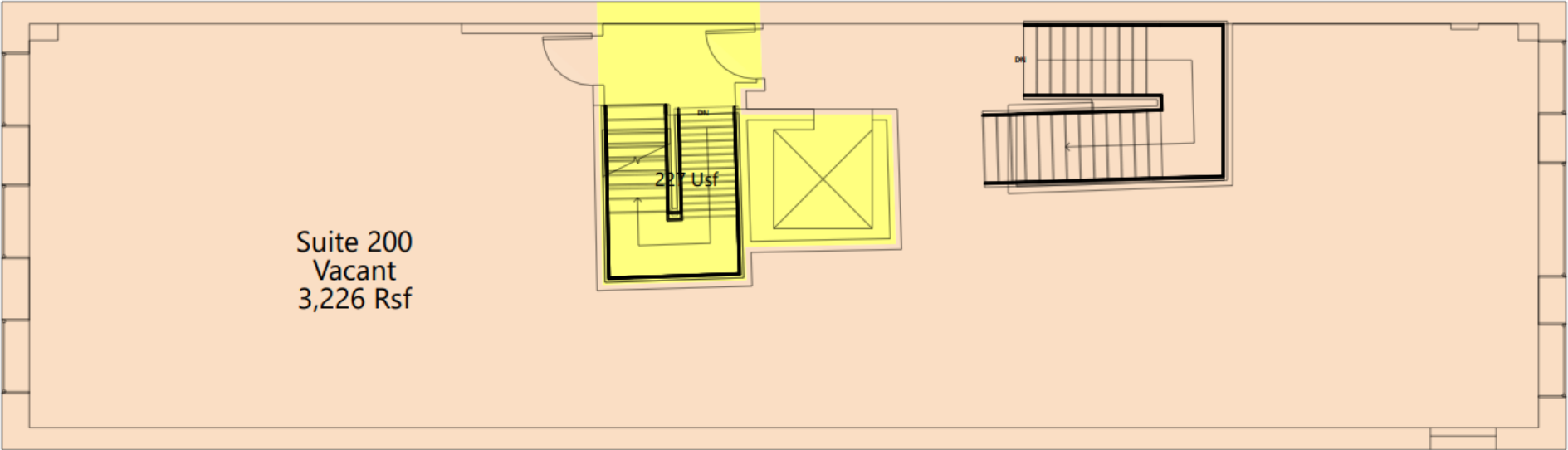


FLOOR PLANS

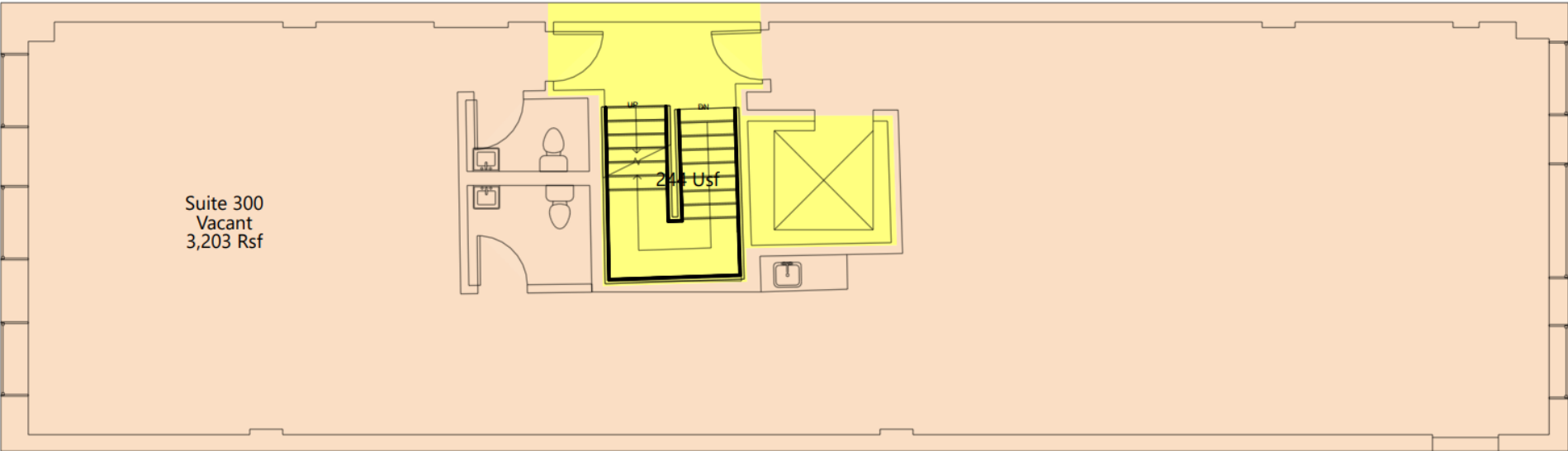
	Roof No Units	462 USF
Fl 06	Suite 600 VACANT 3,203 rsf	3,203 RSF
Fl 05	Suite 500 VACANT 3,203 rsf	3,203 RSF
Fl 04	Suite 400 VACANT 3,203 rsf	3,203 RSF
Fl 03	Suite 300 VACANT 3,203 rsf	3,203 RSF
Fl 02	Suite 200 VACANT 3,226 rsf	3,226 RSF
Fl 01	Suite 100 Petrosian 2,011 rsf	2,011 RSF
Cellar	Suite C010 Petrosian 2,550 rsf	2,550 RSF

FLOOR PLANS

Floor 2

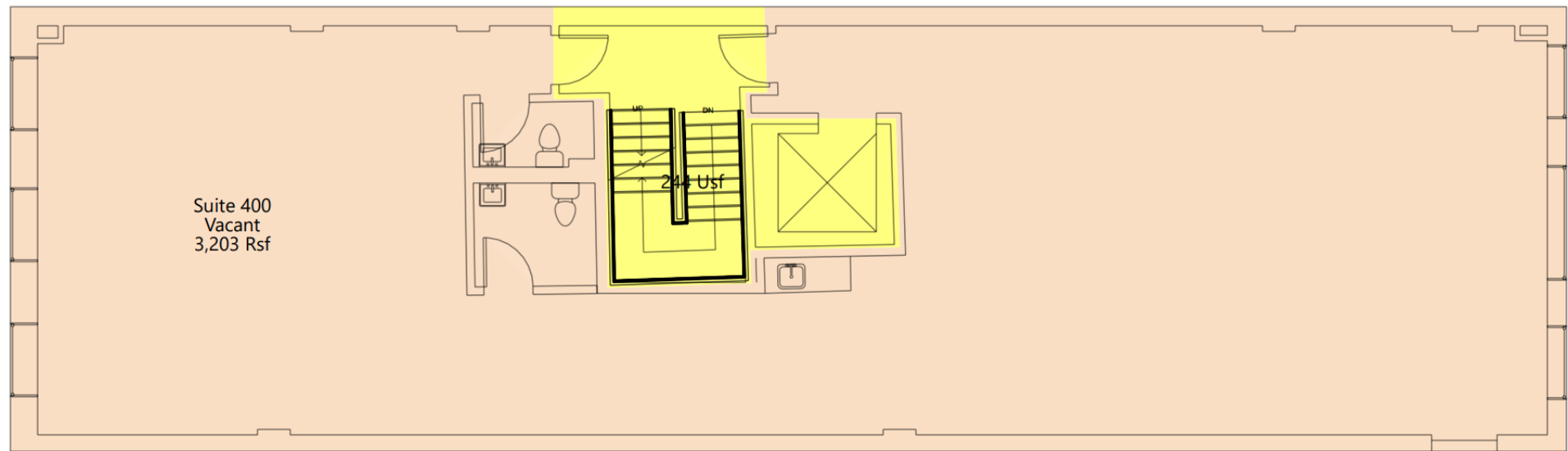


Floor 3

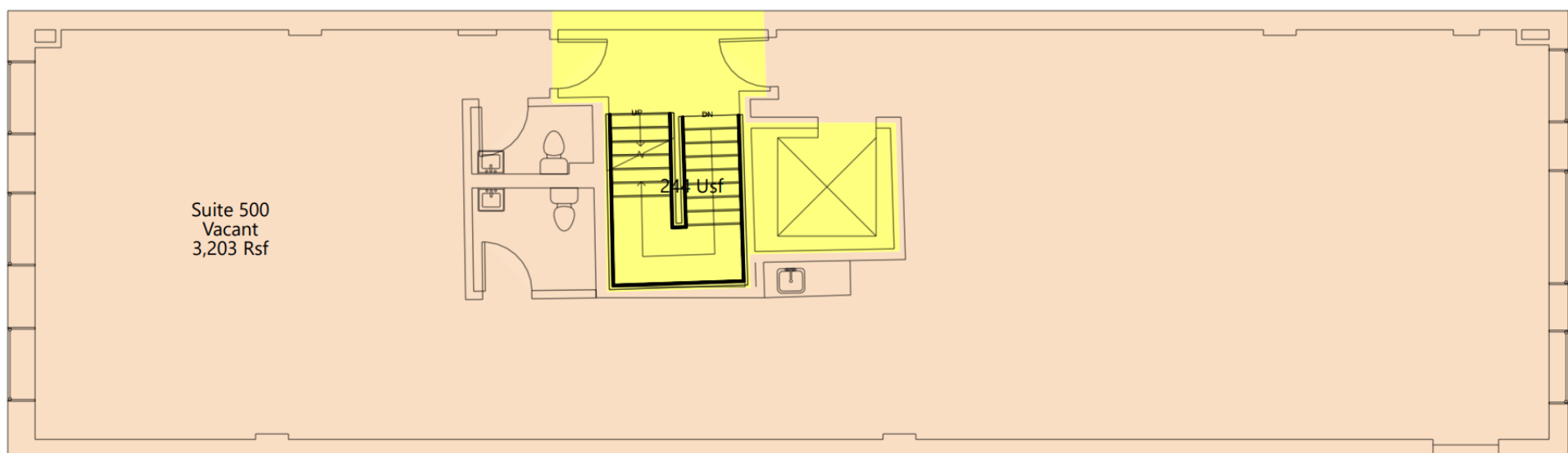


FLOOR PLANS

Floor 4

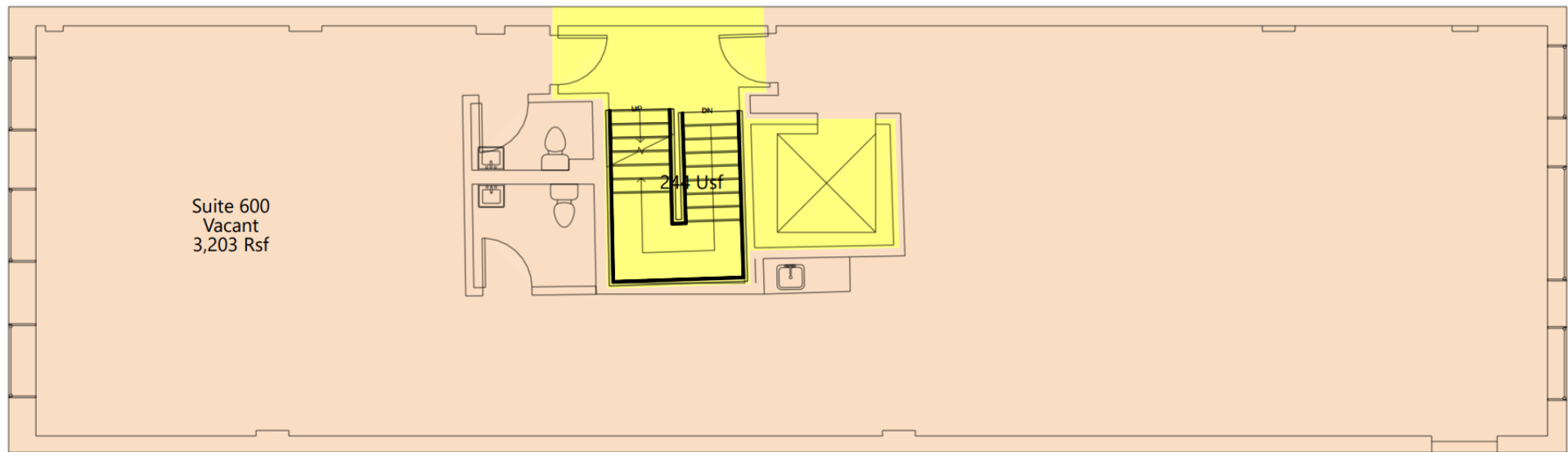


Floor 5

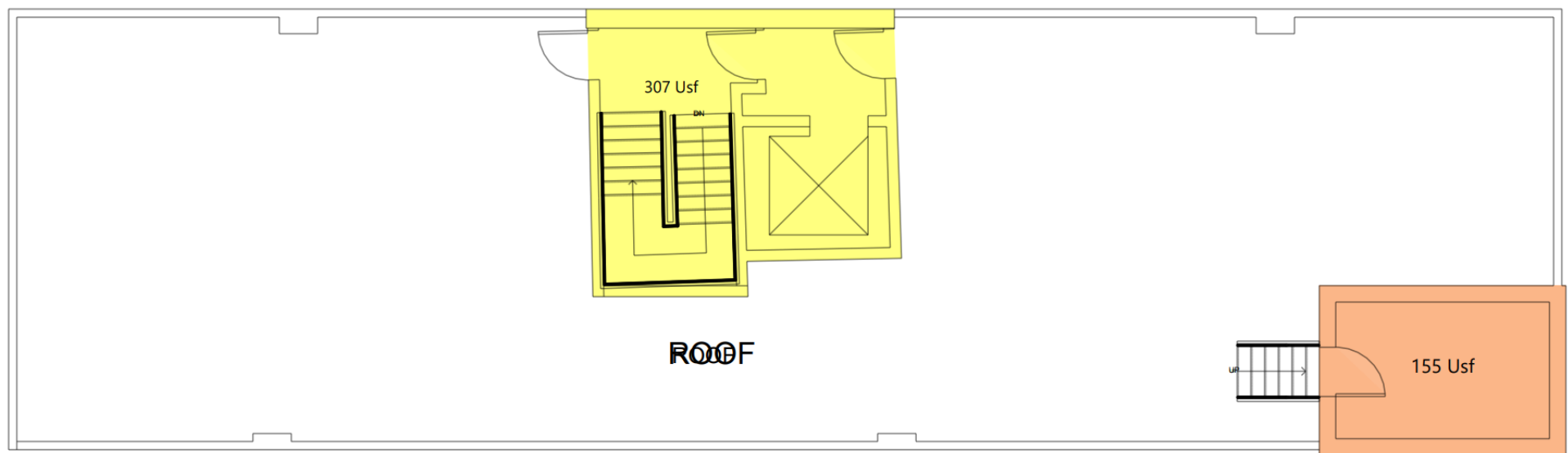


FLOOR PLANS

Floor 6



Roof



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NEIGHBORHOOD OVERVIEW



MEATPACKING DISTRICT

The Meatpacking District has evolved from its industrial roots into one of New York City's most dynamic neighborhoods, blending luxury, culture, and history. Home to iconic destinations like Chelsea Market, The Whitney Museum, The High Line, and Little Island, the district attracts a vibrant mix of residents, office workers, and tourists. Its proximity to affluent areas like the West Village and West Chelsea, combined with a strong presence of major corporations such as Google, Apple, and Samsung, makes it a premier destination for both business and leisure. Offering world-class shopping, fine dining, nightlife, and best-in-class hotels, the district is a magnet for style-conscious visitors and professionals alike.

Beyond its cultural and commercial appeal, the Meatpacking District embodies the essence of modern city living, where work, life, and play seamlessly converge. Its historic cobblestone streets contrast with sleek, contemporary spaces, creating a unique atmosphere that is both sophisticated and energetic. The area's 24/7 vibrancy is further enhanced by easy access to Citi Bikes, the West Side Highway, and multiple subway lines, ensuring convenience for locals and visitors. With a constant flow of foot traffic and an unmatched blend of retail, dining, and entertainment, the Meatpacking District continues to set the stage for iconic New York moments.



NOTABLE ATTRACTIONS

Highline



Whitney Museum



Chelsea Market





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