“This is an iconic building along the High Line, one that speaks to the industrial history of the neighborhood, as well as the future.”

Morris Adjmi, Architect
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It is all too rare these days to come across a building that doesn't sacrifice ceiling heights for square footage, that doesn't compromise aesthetics for economics, and that does stay true to its history, heritage, and commercial roots. With The Warehouse, we've set out to maintain the bones of this beautiful industrial structure, infuse it with all new building systems, while also adding a modern glass expansion that compliments the original brick and mortar base. Acclaimed architect Morris Adjmi completely understood our vision for this project, and his striking design shows his respect for the building's original sinewy structural elements, while crafting a stylish contemporary component, a tasteful glass addition with a myriad of outdoor spaces that overlook the High Line and Hudson River. It's been a privilege to experience the transformation of West Chelsea into the cultural epicenter of New York City, and I am so proud that my family, along with Morris Adjmi, is now able to contribute to the legacy of the neighborhood that we love.
Elijah Equities is proud to introduce The Warehouse, New York City’s ideal workspace designed by Morris Adjmi. The Warehouse takes its name from the property’s historical use as a warehousing and distribution facility for the Carolina Manufacturing Company, whose principals have continued to own the property for over fifty years. Mere steps from the entrance to the High Line and surrounded by West Chelsea’s historic repositories and world-renowned art galleries, The Warehouse seamlessly combines the classic look of the original structure with a modern glass addition that respects the neighborhood’s roots and environment. Every aspect of The Warehouse is designed to inspire—from its soaring ceiling heights and 360-degree views to its many stimulating outdoor meeting spaces ideal for collaboration.
Where Everything Comes Together

The Warehouse looks out over the High Line, Manhattan’s newest and most vibrant public space. Stretching from the Meatpacking District all the way to Hudson Yards, the High Line hosts nearly five million annual visitors and over four hundred annual programs and activities. The Warehouse is positioned at the center of this transformative elevated park with an entrance just one hundred feet up the street.

West Chelsea has become the de facto hub for New York City’s most pioneering companies. In addition to its location immediately next to the High Line Park and Chelsea Piers, The Warehouse takes its rightful place amongst West Chelsea’s world-changing companies, world-class architecture, and world-renowned restaurants.
Workspace
Reimagined
Work life is reimagined by Morris Adjmi, who has designed The Warehouse to feature unparalleled creative, collaborative, and cooperative workspaces. Open floor plans that minimize interior columns, outdoor meeting spaces on almost every floor, fifteen foot ceilings, manageable floor plates, and a dual core for building systems to open up 360 degree views have all been incorporated into Adjmi’s incomparable design. Furthermore, in maintaining the original structure of the building, Adjmi pays homage to the neighborhood’s origins, while augmenting its history with a crowning three-story steel-framed cantilevered floor-to-ceiling glass addition. It doesn’t just look great—it works great, as every single building system is brand new and cutting edge. The Warehouse is the modern office space, where ingenuity is the standard.
Situated in what was once a gritty and utilitarian industrial district, The Warehouse is at its very core a repository space. Now, instead of cartons and crates, it will host ideas and innovation. The original building—fashioned from steel, brick, and concrete—speaks boldly to the neighborhood’s past and stands as a venerable symbol of hard work and dogged enterprise. And its modern, cantilevering rooftop extension represents The Warehouse’s evolution into the contemporary era. Much like the neighborhood itself, The Warehouse is a building that embraces its proletariat past while paving the way for its brilliant future. Here, the old and the new come together like never before, all in a city famous for its toughness of character and creativity of spirit.
The goal of this remarkable project is to bring a world-class creative office space to West Chelsea, one of the city’s primary centers of art and culture. Inside the building, its high ceilings and tremendous light and open space create a workplace built to inspire. The design incorporates a number of interior and exterior spaces that exploit the new ways in which co-workers interact with one another, promoting free-form idea exchange, collaboration, and integrated workflow. The compatible, yet contrasting, glass and metal addition to the historic building below alludes to the spectacularly successful repurposing of the High Line itself. By embracing the neighborhood’s spirit of old made dazzlingly new, The Warehouse offers the perfect headquarters for creative agencies, world-changing technology firms, and cutting-edge media companies.
The Warehouse brings a unique look and feel to the neighborhood’s recent influx of world-class architecture. More importantly, The Warehouse is an environment in which employees will want to work, in the heart of a neighborhood where employees will want to spend both their professional and recreational time. The Warehouse will prove to be a key recruitment tool for attracting, maintaining, and inspiring the best talent within any industry. The aesthetically engaging blend of architectural styles offers progressive, forward-thinking creative tenants a building that cannot be found anywhere else along the High Line. The Warehouse’s wraparound outdoor fifth floor “neck,” as well as its stunning and expansive rooftop deck, are unlike any other commercial offerings in the area. Today’s tenants are not just focused on where a building is located, but also with how that building reflects its corporate psychology and conveys its core principles. The Warehouse’s iconic design and location offer a tremendous branding opportunity for a company wishing to project and express their commitment to innovation, design, detail, and end-user satisfaction.
520 West 20th Street will continue to respect the historic character of the neighborhood while embracing the exciting spirit that the repurposing of the High Line has created.
From its storied industrial past to its exhilarating emergence as the center of style in the world’s most fashion-forward city, there is nowhere in the world quite like West Chelsea. Once a bustling hub of industry, West Chelsea was historically home to breweries, lumberyards, and warehouses. The energetic atmosphere could be felt throughout the neighborhood, with the rumbling West Side Freight Line traveling above Tenth Avenue and directly through warehouses to pick up goods for transport all over the United States. West Chelsea was the beating heart of Manhattan’s manufacturing industry, a place that embodied the spirit of hard work and creativity of the time.

Today, West Chelsea continues to embrace that spirit of craftsmanship and creativity. The West Side Freight Line, rendered defunct for decades, has been repurposed as The High Line, New York City’s most innovative, eco-friendly, and interdisciplinary public park. While most warehouse buildings in the area no longer manufacture products on-site, the pioneering spirit that the neighborhood espoused remains alive and flourishing. Today, the Chelsea Market plays host to some of the most vanguard eateries and craft shops, and the world’s most cutting-edge companies—including Google, Twitter, Samsung, and InterActiveCorp—all call West Chelsea home. West Chelsea has evolved into more than just another trendy Manhattan destination; it’s a place with a heart and soul, where the legendary history of the district is embraced and today’s most avant-garde artists, tastemakers, and brilliant thinkers are found.
Duck out to HARBS to experience a world of Japanese-inspired sweets and snacks.

A coffee aficionado’s paradise, Intelligentsia Coffee will keep your caffeine levels up with the best grounds from around the globe.

Just steps away and with everything from delectable food to world-class shopping, Chelsea Market is the perfect place to spend your lunch hour or meet friends after work.

The High Line Hotel offers a stylish and relaxing environment to grab drinks or coffee after work.

Enjoy a friendly atmosphere and incredible cupcakes at Billy’s Bakery.
Having a CitiBike station down the block allows for a fast and easy commute.

Meet at Dos Caminos, just minutes away, for a happy hour featuring an incredible selection of margaritas, or sit down for dinner with some of the most delicious and authentic Mexican food in the City.

Under Line Coffee, a cozy coffee shop right under the High Line, serving fine-crafted, delicious coffee and fresh-baked pastries—all just steps from your office.

The fresh farm-to-table menu of 10th Avenue Cookshop makes it a neighborhood favorite for lunch or dinner.
Head over to the Whitney Museum of American Art to immerse yourself in premier all-American art.

Chelsea Piers, the city’s premier sports complex, is just down the block from 520 West 20th Street.

Head to Hudson Yards for the best of New York’s culture, commerce, and community.
Floors
Ground through 7, Rooftop
<table>
<thead>
<tr>
<th>Floor</th>
<th>Floor-to-Floor Height</th>
<th>Floor Size (RSF)</th>
<th>Rentable Square Feet</th>
<th>Site Amenity</th>
</tr>
</thead>
<tbody>
<tr>
<td>RT</td>
<td>15'-0&quot;</td>
<td>13,088</td>
<td>13,088 RSF</td>
<td>Roof Terrace: 7,008 SF w/ views on all sides</td>
</tr>
<tr>
<td>07</td>
<td>15'-3&quot;</td>
<td>13,088</td>
<td>13,088 RSF</td>
<td>Two Outdoor Terraces: 260 SF each</td>
</tr>
<tr>
<td>06</td>
<td>15'-7&quot;</td>
<td>6,550</td>
<td>6,550 RSF</td>
<td>Outdoor Terrace: 1,605 SF w/ 360 degree views</td>
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<tr>
<td>05</td>
<td>13'-6&quot;</td>
<td>17,400</td>
<td>17,400 RSF</td>
<td>Two Outdoor Terraces: 260 SF each</td>
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<tr>
<td>04</td>
<td>15'-1&quot;</td>
<td>17,400</td>
<td>17,400 RSF</td>
<td>Outdoor Terrace: 7,000 SF w/ views on all sides</td>
</tr>
<tr>
<td>03</td>
<td>15'-3&quot;</td>
<td>17,400</td>
<td>17,400 RSF</td>
<td>Two Outdoor Terraces: 260 SF each</td>
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<tr>
<td>02</td>
<td>15'-7&quot;</td>
<td>17,400</td>
<td>17,400 RSF</td>
<td>Outdoor Terrace: 2,200 SF</td>
</tr>
<tr>
<td>G</td>
<td>18'-5&quot;</td>
<td>12,752</td>
<td>12,752 RSF</td>
<td>Outdoor Terrace: 2,200 SF</td>
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Total: 97,478 RSF
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<thead>
<tr>
<th>TOTAL RENTABLE SQUARE FEET</th>
<th>FLOOR-TO-FLOOR HEIGHT</th>
<th>OUTDOOR TERRACE</th>
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<tbody>
<tr>
<td>17,400</td>
<td>15'-7&quot;</td>
<td>2,200 sq. ft.</td>
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20th St
53

TERRACE
ELEC.
JANITOR
DN
UP
ELEVATOR
LOBBY
DN
UP
Floor
52

02
TOTAL RENTABLE SQUARE FEET: 17,400
FLOOR-TO-FLOOR HEIGHT: 15'-7"
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<th>Floor Number</th>
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<tbody>
<tr>
<td>05</td>
<td>58</td>
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</tbody>
</table>

- **Total Rentable Square feet**: 6,350
- **Floor-to-Floor Height**: 15'-7"
- **Outdoor Terrace**: 7,055 sq. ft.
5th Floor Market Elevation

TOTAL RENTABLE SQUARE FEET: 7,055 sq. ft.
FLOOR-TO-FLOOR HEIGHT: 15'-7"
TOTAL RENTABLE SQUARE FEET: 13,088
FLOOR-TO-FLOOR HEIGHT: 14'-3"
OUTDOOR TERRACE: 260 sq. ft.
Technical Details

Electric Power
- Tenant power is delivered to the tenant spaces by a 2,000A, 208/120V, 3Ø busduct. Busduct switch taps will be installed for each. Tenant sized for 12va/sf.

Heating
- Each floor is served by hot-water perimeter radiators and fan coil units, recessed in the floor or wall. The central heating plant has (2) 2000 MBH condensing boilers.

Cooling
- Each floor is provided condenser water at 1 ton per 300 sq. ft. from a 1200 GPM cooling tower. All additional supplemental cooling is served by the cooling tower.

Building Management System
- Allowance for DDC controls and BMS system monitors and controls throughout the building.

Structure
- Existing Building: Reinforced concrete joist and beams supported by steel columns encased in concrete.
- Addition: Steel framing with concrete atop composite metal deck.
- Column spacing:
  - 1st – 4th floor: 30'-0" (west to east) 18'-0" (north to south)
  - 5th floor: none
  - 6th and 7th floor: 41'-7" (west to east) 20'-4" (north to south)

Building Rentable Square Feet
- G 12,752
- 2 17,400
- 3 17,400
- 4 17,400
- 5 6,350
- 6 13,088
- 7 13,088

Vertical Transportation
- Passenger Elevator
  - Size: 5'-4" (d) x 7'-8" (w) x 9'-0" (h)
  - Capacity: 4,000lbs
  - Speed 350FRM
- Service Elevator
  - Size: 6'-9" (d) x 6'-8" (w) x 10'-0" (h)
  - Capacity: 4,500lbs
  - Speed: 350FPM

Building Areas
- Site: 16,086 SF
- Building: 97,478 SF
- Outdoor Space: 16,775 SF

Number of Floors
- 7 above grade plus first floor mezzanine

Site Amenities
- 2nd Floor Outdoor Terrace: 2,200 SF
- 5th Floor Outdoor Terrace: 1055 SF (w/ 360 degree views)
- 6th Floor - Two Outdoor terraces: 260 SF each, w/ views of highline
- Roof Terrace: 7000 SF w/ all views on all sides
- Bike Storage: onsite bicycle storage space
- 24/7 security and building access

Accessibility:
- The building is ADA compliant

Emergency Generator:
- The building is equipped with a 200KW diesel driven emergency generator to be housed in the basement, serving emergency and standby load needs for: fire alarm, elevator, security, and emergency lighting.

Emergency Shelter:
- Emergency Shelter provided on the 1st and 5th floor.

Emergency Power
- Standby power is delivered to the tenant spaces by a 2000A, 240V, 3Ø switchboard. Switchboard switch taps will be installed for each. Tenant sized for 12va/sf.

Building Management System
- Allowance for DDC controls and BMS system monitors and controls throughout the building.

Building Rentable Square Feet
- G: 12,752
- 2: 17,400
- 3: 17,400
- 4: 17,400
- 5: 6,350
- 6: 13,088
- 7: 13,088

Shrink
- Existing Building: Reinforced concrete joist and beams supporting steel columns encased in concrete.
- Addition: Steel framing with concrete atop composite metal deck.

Colonnade spacing:
- 1st – 5th floor: 20" (purlin to purlin) (north to south)
- 6th floor:
  - none
- 7th floor: 20" (purlin to purlin) (north to south)

10th Floor
- Balcony: 2,200 SF
- 360 degree views
- Two Outdoor Balconies: 260 SF each, w/ views of Highline
- Two Outdoor Balconies: 260 SF each, w/ views of Highline
- Roof Terrace: 7,000 SF w/ all view on all sides
- Bike Storage: Onsite bicycle storage space
- 24/7 security and building access

Accessibility:
- The building is ADA compliant

Emergency Generator:
- The building is equipped with a 200KW diesel driven emergency generator to be housed in the basement, serving emergency and standby load needs for: fire alarm, elevator, security, and emergency lighting.

Emergency Shelter:
- Emergency Shelter provided on the 1st and 5th floor.
The Warehouse will be the exemplification of why “Work is Better by the High Line.”
Morris Adjmi Architects is a New York City-based architecture firm whose work is built on sound traditions that incorporate innovations in design, materials, and technology.

Since its inception in 1929, Newmark Grubb Knight Frank has been headquartered in New York City. As an acknowledged leader in the city’s business community, Newmark Grubb Knight Frank has helped transform neighborhoods, from Times Square and the Flatiron District to Downtown and the Meatpacking District.

Elijah Equities, LLC is a fourth-generation family-run commercial real estate investment, management, and development company, with property holdings concentrated in the New York City metro area. Its roots date back nearly a century, when founder Eli Haddad purchased the family’s first New York City building. Over the past one hundred years, the company has hewed firmly to Eli’s guiding principles of hard work, honesty, a conservative and long-term outlook, and maintaining the family’s stellar reputation.

The Team
The warehouse
Branding and Creative by Conway+Partners

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