“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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The Vision
by James Haddad,
Principal, Elijah Equities

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.
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.
Character Meets Innovation

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 proletarian 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 Concept
by Morris Adjmi,
Founder and Principal, Morris Adjmi Architects

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.
Why
The Warehouse
by David Falk,
President, New York Tri-State Region,
Newmark Grubb Knight Frank

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.
Today, West Chelsea continues to embrace the 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 interpersonal 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 InterActive Corp.—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.

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.
Manhattan’s Most Stylish Neighborhood

Restaurants
Coffee Shops
Bars
Galleries
Shops
Lifestyle
Transportation
Hotels

THE RED CAT
THE PARK
DEL POSTO
BUDDAKAN
TIXIKITO
THE GREY DOG
TIA POL
BOCCA DI BACCO CHELSEA
BLOSSOM RESTAURANT
MORIMOTO
BROOKLYN BAGEL & COFFEE
JOE LE GRAINNE CAFÉ
CAFÉ GRUMPY
THE TIPPLER
FRYING PAN
EAGLE BAR NYC
23RD ST. C.E. SUBWAY STATION
GAGOSIAN GALLERY
AGORA GALLERY
THE MCKITTRICK HOTEL
303 GALLERY
TANYA BONAKDAR GALLERY
JULIE SAUL GALLERY
THE STANDARD HIGH LINE
THE JANE HOTEL
CAFÉ GITANE
DREAM DOWNTOWN
BLACK COMME DES GARCONS
THEORY
APPLE
WARBY PARKER
SCOOP
ARHAUS
HUGO BOSS
RAG & BONE
TORY BURCH
VINCE
THE GLASSHOUSES
COOK SHOP
DAVID ZWIRNER GALLERY
PENN STATION
LILLIE’S VICTORIAN ESTABLISHMENT
HUDSON YARDS 7 TRAIN SUBWAY STATION
CAFÉ CLUNY
O CAFÉ
PERRY ST
WESTVILLE WEST
ONE IF BY LAND, TWO IF BY SEA
BLUESTONE LANE COLLECTIVE CAFÉ
RESTORATION HARDWARE
ANNISA
BALENCIAGA
ALTA
W 18th St
W 17th St
W 16th St
W 15th St
W 14th St
W 13th St
W 12th St
Bethune St.
Bank St.
Perry St.
Charles St.
Grove St. Jones St.
Brawn St.
Marron St.
Leroy St.
Clarkson St
King St
W. Broadway
Greene St
Mercer St
Mercer St
Crosby St.
Grand St.
Lafayette St
Bowery
Broadway
2nd Ave.
2nd Ave.
4th Ave.
3rd Ave.
Vestry St
Hubert St
Laight St
W. Houston St
Lafayette St
5th Ave
6th Ave
1st Avenue St
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W 42 th St
5th Ave
6th Ave
2. Duck out to HARBS to experience a world of Japanese-inspired sweets and snacks.

3. 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.

Directly around the corner, 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.

A coffee aficionado’s paradise, Intelligentsia Coffee will keep your caffeine levels up with the best grounds from around the globe.
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, serves 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-to-floor Height</th>
<th>Floor Size</th>
<th>Rentable Square Feet</th>
<th>Site Amenities</th>
</tr>
</thead>
<tbody>
<tr>
<td>RT</td>
<td>15'-0&quot;</td>
<td>13,008 SF</td>
<td>Outdoor Terrace: 7,055 SF w/ 360 degree views</td>
</tr>
<tr>
<td>07</td>
<td>14'-0&quot;</td>
<td>12,808 SF</td>
<td>Two Outdoor Terrace: 200 SF each</td>
</tr>
<tr>
<td>06</td>
<td>15'-7&quot;</td>
<td>17,400 SF</td>
<td>Roof Terrace: 6,350 SF</td>
</tr>
<tr>
<td>05</td>
<td>15'-7&quot;</td>
<td>17,400 SF</td>
<td>Outdoor Terrace: 7,405 SF w/ 360 degree views</td>
</tr>
<tr>
<td>04</td>
<td>13'-0&quot;</td>
<td>17,400 SF</td>
<td>Two Outdoor Terrace: 260 SF each</td>
</tr>
<tr>
<td>03</td>
<td>15'-7&quot;</td>
<td>17,400 SF</td>
<td>Roof Terrace: 7,000 SF w/ views on all sides</td>
</tr>
<tr>
<td>02</td>
<td>15'-7&quot;</td>
<td>17,400 SF</td>
<td>Outdoor Terrace: 2,700 SF</td>
</tr>
<tr>
<td>G</td>
<td>10'-5&quot;</td>
<td>13,334 SF</td>
<td>Roof Terrace: 6,000 SF</td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td></td>
<td><strong>98,060 RSF</strong></td>
<td></td>
</tr>
<tr>
<td>TOTAL RENTABLE SQUARE FEET</td>
<td>17,400</td>
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<tr>
<td>-----------------------------</td>
<td>--------</td>
<td></td>
<td></td>
</tr>
<tr>
<td>FLOOR-TO-FLOOR HEIGHT</td>
<td>15'-7&quot;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>OUTDOOR TERRACE</td>
<td>2,700 sq. ft.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
TOTAL RENTABLE SQUARE FOOT: 17,400
FLOOR-TO-FLOOR HEIGHT: 15'-7"
TOTAL RENTABLE SQUARE FEET
17,400
FLOOR-TO-FLOOR HEIGHT
15'-7"

Floor

DN
UP

ELEVATOR
LOBBY
ELEC.
JANITOR
RECEPTION
CLOSET
PANTRY
IT/SERVER
STORAGE
KITCHEN
WORK/
MEET/
EAT
OPEN
WORKSPACE
OPEN
WORKSPACE
WORK/LOUNGE
CONFERENCE
ROOM
WORK/LOUNGE
COATS
EXECUTIVE
OFFICE
ADJOINING
CONFERENCE RM
OFFICE
OFFICE
OFFICE
OPEN
WORKSPACE
TOTAL RENTABLE SQUARE FEET: 17,400
FLOOR-TO-FLOOR HEIGHT: 13'-9"
TOTAL RENTABLE SQUARE FEET: 6,358
FLOOR-TO-FLOOR HEIGHT: 15'-7"
OUTDOOR TERRACE: 7,055 sq. ft.
TOTAL RENTABLE SQUARE FT
FLOOR-TO-FLOOR HEIGHT
OUTDOOR TERRACES:
13,088
14'-3"
260 sq. ft. each

ELEVATOR
LOBBY
ELEC.
JANITOR
TERRACE
WORK/MEET
WORK
RECEPTION
LOBBY
STORAGE
STORAGE
KITCHEN
IT/SERVER
PANTRY
OFFICE
OFFICE
OFFICE
OFFICE
CONFERENCE RM
CONFERENCE RM
WORK/MEET/EAT
WORK
WORK
WORK

6160
DN
UP
6160
DN
UP

ELEV
TOTAL RENTABLE SQUARE FEET: 13,088
FLOOR-TO-FLOOR HEIGHT: 15'-0"
OUTDOOR TERRACES: 260 sq. ft. each
Technical Details

Building Area

<table>
<thead>
<tr>
<th>Floor</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>2nd Floor</td>
<td>13,334 SF</td>
</tr>
<tr>
<td>3rd Floor</td>
<td>17,400 SF</td>
</tr>
<tr>
<td>4th Floor</td>
<td>17,400 SF</td>
</tr>
<tr>
<td>5th Floor</td>
<td>6,350 SF</td>
</tr>
<tr>
<td>6th Floor</td>
<td>13,000 SF</td>
</tr>
<tr>
<td>7th Floor</td>
<td>13,000 SF</td>
</tr>
</tbody>
</table>

G-7
Rental Rates

<table>
<thead>
<tr>
<th>Floor</th>
<th>Rentable SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>2nd Floor</td>
<td>13,334 SF</td>
</tr>
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</tr>
<tr>
<td>6th Floor</td>
<td>13,000 SF</td>
</tr>
<tr>
<td>7th Floor</td>
<td>13,000 SF</td>
</tr>
</tbody>
</table>

Number of Floors
7 above grade plus first floor mezzanine.

Vertical Transportation

<table>
<thead>
<tr>
<th>Elevator Type</th>
<th>Size (inches)</th>
<th>Capacity (lbs)</th>
<th>Speed (fpm)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Passenger</td>
<td>5'-4&quot; x 7'-8&quot;</td>
<td>4,000</td>
<td>350</td>
</tr>
<tr>
<td>Service</td>
<td>5'-4&quot; x 7'-8&quot;</td>
<td>4,500</td>
<td>350</td>
</tr>
</tbody>
</table>

Heating

Each floor is served by hot-water perimeter radiators and fan coil units. 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

Wired Certified

Platinum means a building is best in class across all features of connectivity that matter most to tenants. The building can support current and future tenants with the most stringent technology requirements.

Architect
Morris Adjmi Architects

Emergency Generator
The building is provided with a 200KW diesel driven emergency generator to serve base-building emergency and standby loads such as fire pump, fire alarm system, elevators, and emergency lighting.

Electric Power

Tenant power is delivered to the tenant spaces by a 2000A, 208/120V, 3Ø busduct. Busduct trunk lines will be protected for each floor.

Structure

Addition: Steel framing with concrete atop composite metal deck.

Column spacing
- 1st - 4th Floors: 30'-0" (north to south) x 18'-0" (east to west)
- 5th Floor: none
- 6th - 7th Floors: 30'-0" (north to south) x 20'-4" (east to west)

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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
All plans, elevations, specifications, designs, dimensions, and unit orientation are subject to change without notice by the Seller. Condominium unit sizes are based on dimensions that are measured to the undecorated interior surfaces of walls bounding the units. This method of measurement may vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration. Notwithstanding anything contained therein, if you are entering into a contract of sale. Terrace size and layout shown are approximate and vary by floor. Please refer to the specific floor plan of your unit for accurate dimensions.