

2 Gansevoort Street

A Sage Property

“Work” has forever changed, and Sage has redefined the future of the office experience.

Since 1924, Sage’s mission has been to enrich the lives of people at work. We do this by providing beautifully designed spaces, exceptional service and inspiring experiences that elevate and enhance the everyday, so our Tenants and Members can achieve more.

Working in a Sage Property is an Experience. We host curated offerings, services and amenities for both our Tenants and their employees, who become Members of Sage. Our dedicated ensemble of service professionals strive to anticipate the needs of our Tenants and Members, to ensure their experience in a Sage Property is stimulating, productive, and joyful.

Become a Tenant within our Sage Collection, and immerse yourself in the Sage Experience.



The Sage Collection consists of iconic properties designed by renowned architects and built by the William Kaufman Organization. The collection of properties are strategically located in the most prominent neighborhoods of Manhattan, with close proximity to mass-transit hubs. Covering the Plaza District, Grand Central Business District, and the Meatpacking District, the Sage Collection is made up of some of the most storied properties and classic Manhattan addresses.

The Sage Collection

437 Madison Avenue	747 Third Avenue
777 Third Avenue	2 Gansevoort Street

2 Gansevoort Street





An Inspiring Workplace For Those Who Inspire

Neighborhood

Meatpacking District

Transit/Commuting

3 minute walk to the 14th Street / 8th Ave. Station

Property Highlights

24/7 Attended Lobby, and Lounge Space

Past & Present Major Tenants

Theory, Uniqlo, Fast Retail

Certifications

Green Lease Leaders, LEED, BOMA360 and GBAC

At the crossroads of technology, fashion, media and hospitality, 2 Gansevoort Street is the quintessential workplace experience in Meatpacking. Nestled next to charming West Village, in the heart of the Meatpacking District, 2 Gansevoort Street is a nine-story property offering midtown south-style contemporary office space in the midst of the city's perennially trend-setting art-media culture scene.

Investing In Your Workforce's Future

Originally constructed in 1912 based on the design of William H. Sewar Jr., the property was acquired by the William Kaufman Organization in 1948. In 1969, 2 Gansevoort Street was designated a landmark building in the Greenwich Village Historic District. In 2015, Sage commissioned Fogarty Finger to design the lobby as part of the \$20 million renovation project. The reposition included renovations to the lobby, front entrance and canopy, interactive lobby art, a new security desk, an elevator modernization, and an entire double pane window replacement.



The Gallery at 2G

Located in the Lobby at 2 Gansevoort Street

“Art as a focal point, not an afterthought”.

The Gallery at 2G is an immersive contemporary art exhibition integrated into the lobby of 2 Gansevoort Street. Conceptualized and built by Sage, in collaboration with Derbelight and Fogarty Finger Architecture, the Gallery at 2G rotates commissioned photography shot specifically for the property.

Upon entering the lobby, which is open to the general public, guests will encounter two floor-to-ceiling, 7-by-12-foot illuminated art portals on the sides of the entrance and further down the lobby, as well as on the ceiling. A massive 18- by-11 foot panel is installed behind the lobby desk. This configuration allows visitors to visually immerse themselves in incredible exotic locales shot by renowned photographers.

The concept of integrating artwork directly into the fabric of the property is a homage to the company’s first Class-A office development, 711 Third Avenue. Developed in the early 1950s, the Owner/Builder commissioned a tile mosaic mural designed by artist Hans Hoffman that encompassed the entire elevator core of the lobby, which is still on view today.





Highlights

	Green Lease Leader	Certified as a Green Lease Leader at the Silver level, reflecting our commitment to energy-aligned leasing practices and sustainability leadership.
	LEED	LEED Certified. This certification ensures electricity cost savings, lower carbon emissions and healthier environments where people live, work, learn, play. LEED buildings and communities save money, improve efficiency, lower carbon emissions and create healthier places for people.
	BOMA 360	BOMA 360 Performance Building.
	GBAC Star	GBAC Star accreditation. Sage is the first commercial real estate owner / operator to earn the GBAC STAR accreditation for its entire portfolio of properties.
	Sustainability	Energy Star Rated.
	Enhanced Air Quality	MERV-14 filtered HVAC systems (one level higher than the ASHRAE and Monitoring recommendation). Indoor air quality sensors installed, with a live dashboard accessible on Sage Connected.
	Cleaning Solutions / Enhanced Cleaning Procedures	Chemical-free, non-toxic disinfecting solutions and cleaning protocols, backed by Tersano, are used throughout the property. Tersano works using water and stabilized aqueous ozone, a highly effective cleaning agent that breaks down dirt, grease, and other contaminants.
	Connectivity / Telecom	+ Selection of 4 unique high-speed fiber connectivity sources available to Tenants. + Additional riser shaft space available to support future ISPs. + Property maintains multiple points of entry (POE).
	Gallery at 2G	The Gallery at 2G is an immersive contemporary art exhibition integrated into the lobby of 2 Gansevoort. The space allows visitors to visually immerse themselves in incredible outdoor locales shot by renowned photographers.
	AI Powered Security	Avigilon AI and Video Analytics: Detect, verify and act on critical events.

Specifications

Location	West 4th between Horatio Street and Gansevoort Street.
Year Built	1912
Year Renovated	2015
Owners	William Kaufman Organization
Property Management, Member Experience, and Leasing	Sage
Rentable Building Area	200,000 SF
Number of Floors	9
Elevators	3 cabs
Typical Floor Size	23,000 RSF
Ceiling Heights Slab-to-Slab	+ Floor 1: 16’ 5” + Floors 2–8: 12’ + Floor 9: 14’
Security	24 hours, 7 days a week, access via Sage Connected (or key card). Video surveillance system in the plaza, lobby, and elevators.
Attended Lobby	24/7 year-round
HVAC	+ Monday through Friday 8:00 AM – 8:00 PM (Air Conditioning). + Monday through Friday 8:00 AM – 6:00 PM (Heat). + Enhanced with MERV-14 filters.
Watts	8 watts PSF
Floor Load Capacity	50 pounds PSF





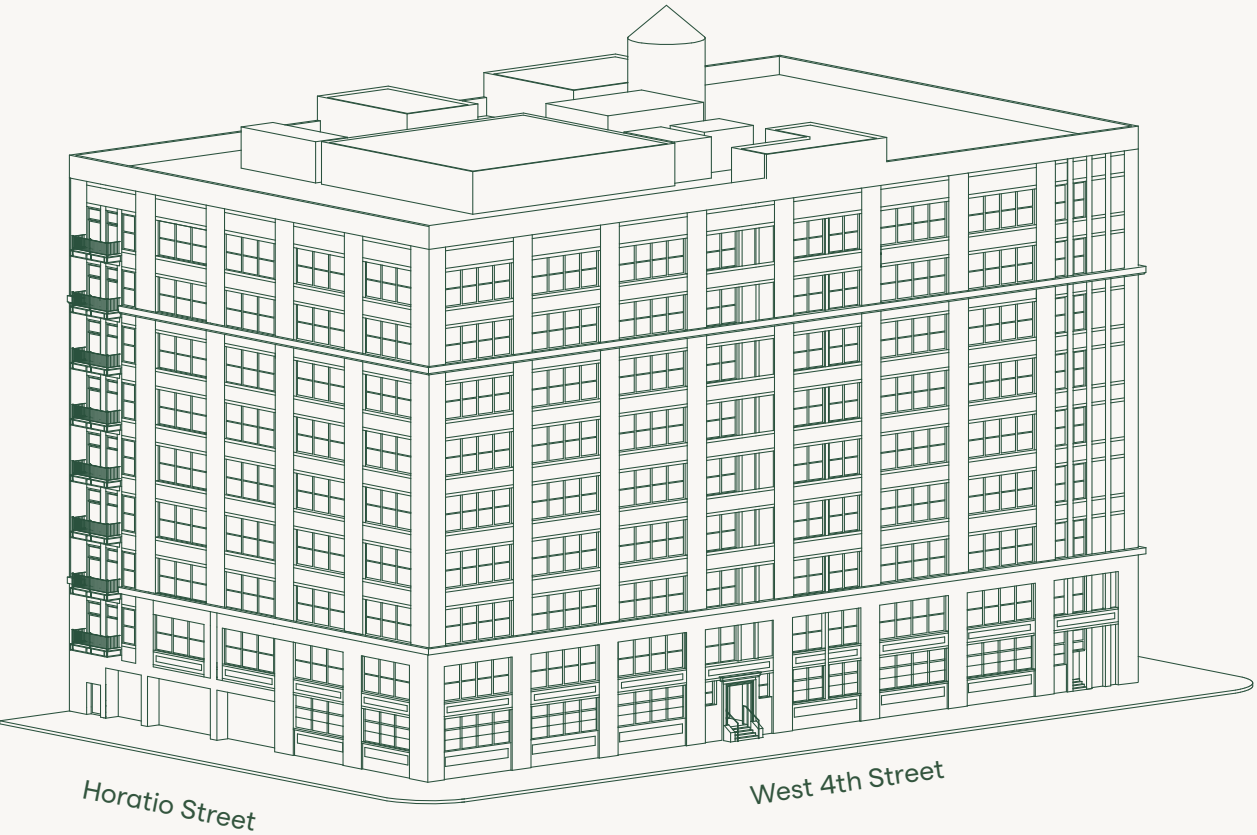
Connectivity

Connectivity	Choice of 4 unique sources of high-speed fiber connectivity.
Fiber Providers	The following ISPs fully distribute fiber throughout the property to support ease of Tenant access: + Century Link + Cogent + Pilot Fiber + Verizon
Coaxial	Spectrum
Number of POEs (Points of Entry)	1
Multiple Riser Pathways	Multiple riser pathways support Tenant diversity requirements and allow for connections from independent locations.
Telecom	Telecom cables are kept in protected, secure risers throughout the property to minimize risk of damage.
Additional Riser Shaft Spaces	Additional riser shaft space available to support future needs of Tenants and ISPs throughout the entire property.
Seamless Service	Sage has documented agreements in place with carriers to support seamless and timely provision of services to Tenants.
ISP Flexibility	Sage offers capability to bring in new ISPs if requested by Tenants.

Availabilities

Whether you’re looking for a 3,000 RSF or 12,000 RSF workspace, the entire process, from inquiry to touring, to construction, to move-in, is seamless. We provide curated service and support offerings for our Members at every phase.

9 Stories	
200,000 SF RBA	
Entire and Partial Floor Opportunities	
HQ Suites by Sage	Sage's beautifully furnished (and wired) office suites attached to productivity inducing amenity spaces meticulously structured and accessorized to be your company's ultimate HQ.
Swivel	Sage's designed and furnished office suites with same floor access to a Lounge with a dedicated pantry, open seating arrangements, meeting rooms, and access to the Swivel Market with a variety of snacks and beverages.
Bespoke Suites	"Built-to-suit" office space, prepped for demolition. Ready to be optimized, built, and specifically designed to meet your needs.
Retail / Office (Ground & Lower Level)	Unique retail storefronts and interiors to help connect your brand with the right audience.



Swivel Suites





Designed for maximum efficiency, Sage’s Swivel Suites combine comfort with optimized layouts. Swivel Suites enjoy same floor access to a communal Lounge, which features a dedicated pantry, open seating arrangements, meeting rooms, bike racks, lockers, and the Swivel Market, offering a selection of snacks and beverages.

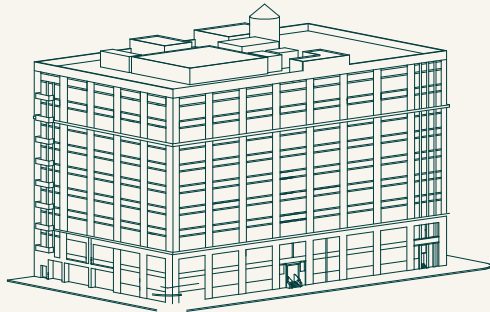
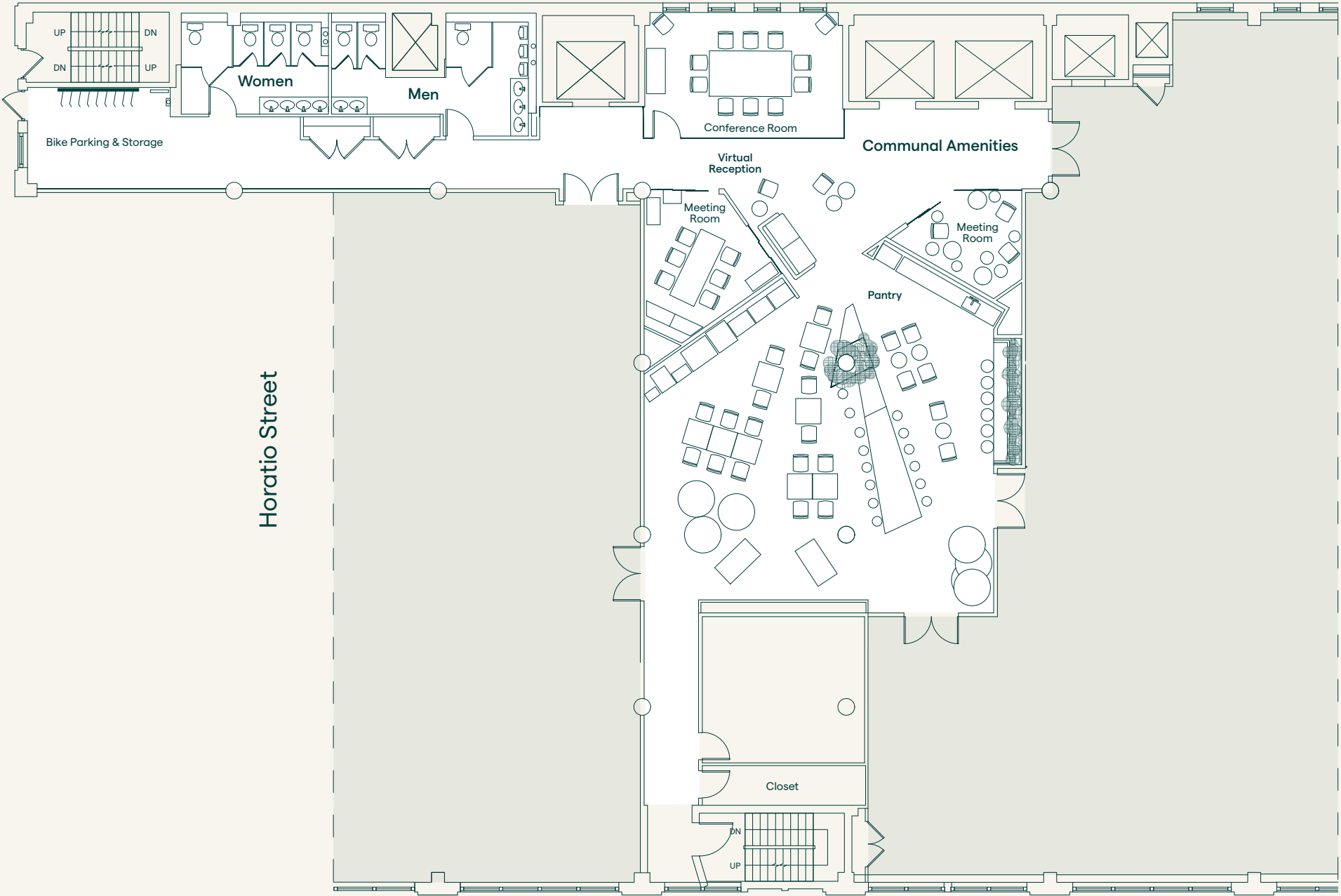
Sage’s Swivel Suites Features

Direct access to:

-  Two Meeting Rooms equipped with video conferencing. Seats 3-6.
-  Boardroom equipped with video conferencing. Seats 12.
-  Two Phone Booths.
-  Communal lounge with flexible seating arrangements.
-  Dedicated pantry.
-  The Swivel Market with a selection of snacks and beverages.
-  Spaces for Collaboration (with dynamic seating throughout).
-  Secure bike racks.
-  Personal lockers.
-  Sage Social Events.
-  Seamless high-speed Wi-Fi throughout Swivel.

2 Gansevoort Street

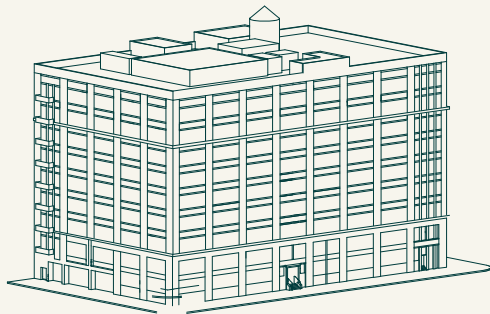
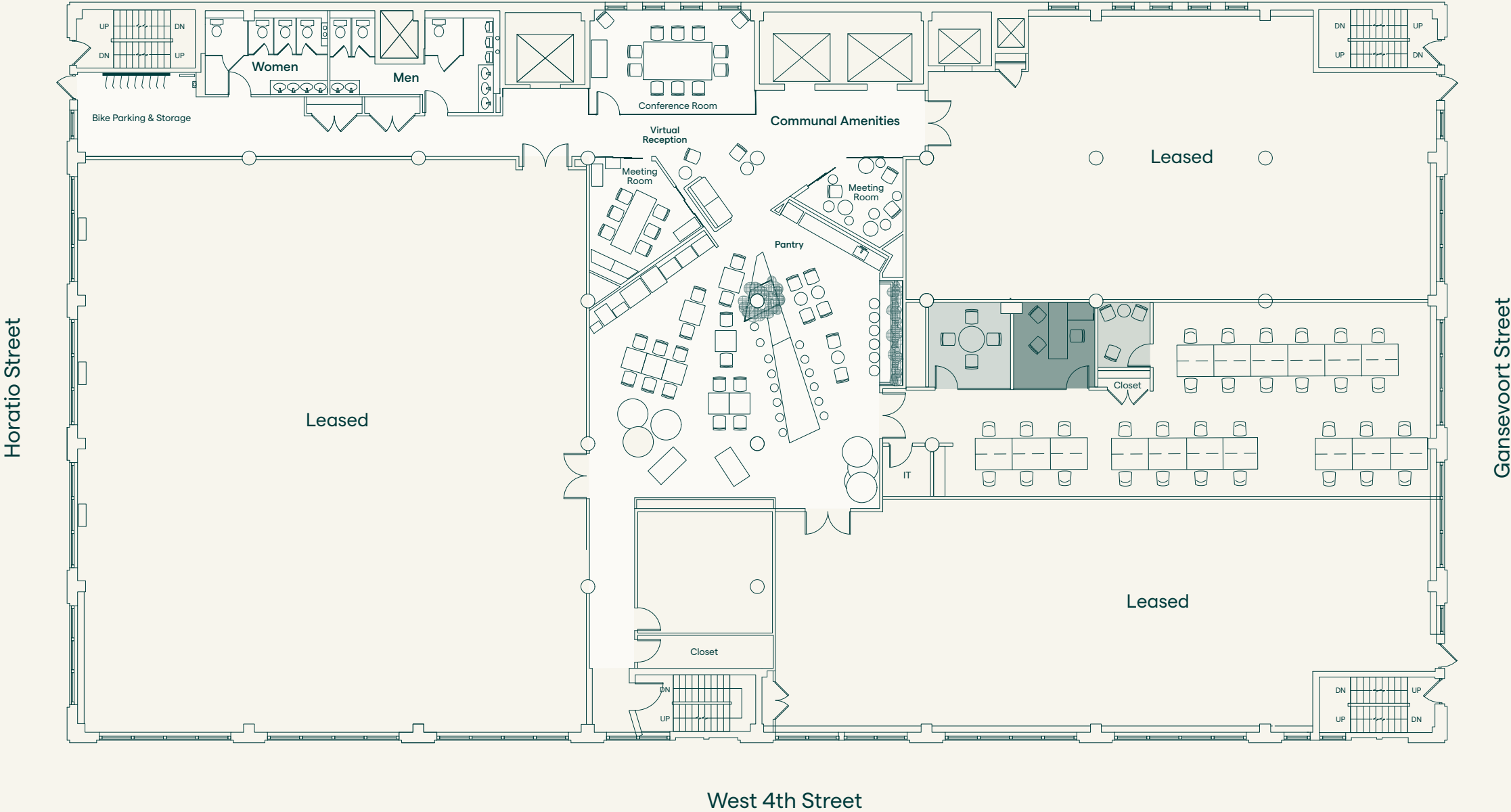
Partial 7th Floor
Amenities at Sage's Swivel Suites



2 Gansevoort Street

Partial 7th Floor | Suite 0704 | 3,604 RSF

Existing Conditions





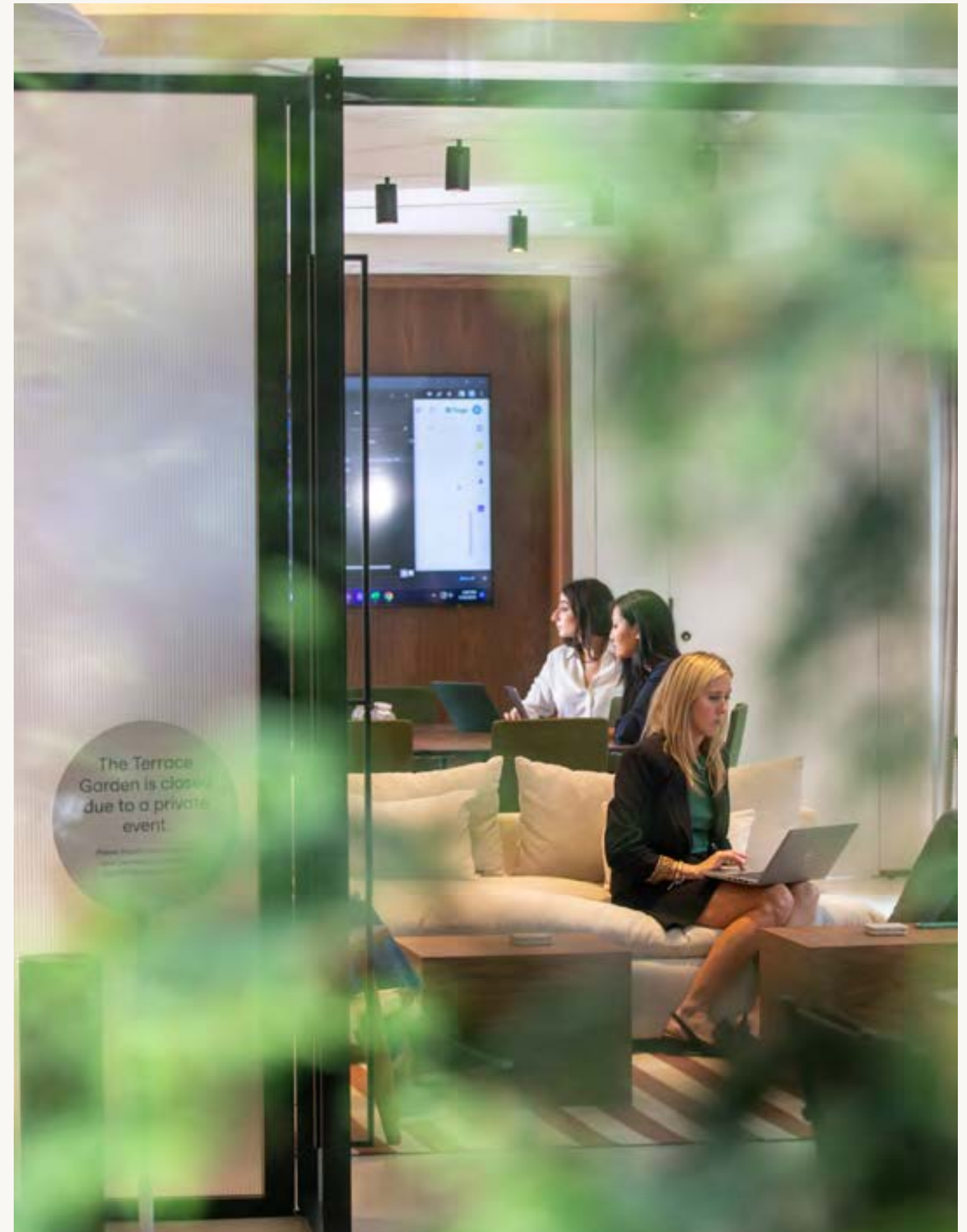
Workstyle That Enhances Your Lifestyle

Working in a Sage Property is an experience. The Sage Experience provides a dynamic offering of spaces, services and programming carefully curated to inspire our Tenants and Members and fulfill their evolving needs.

As a Sage Tenant, your employees become Sage Members. Members are granted exclusive access to Sage Social events & programming, as well as Sage Services, inclusive of Workplace, Lifestyle, and Event Services— all seamlessly accessible via the Sage Connected app.

Sage has prioritized exceptional service since the beginning, when founded by William Kaufman in 1924. In the 1960s, Sage Concierges were hired at each Property. Today, the Sage Concierge team has transformed into our robust Member Experience ensemble, which has ensemble members and a Sage Concierge located on Property, as well as our headquarters. Our Member Experience ensemble is dedicated to enriching the lives of people at work.

Upon being onboarded to a Sage Property, our Membership Experience Managers meet with your C-Level and Human Resources contacts to ensure we understand your company needs. Meeting with and learning as much as possible about your company allows us to strategically plan programming and curated experiences to best support your company needs, culture, and values.



Sage Services

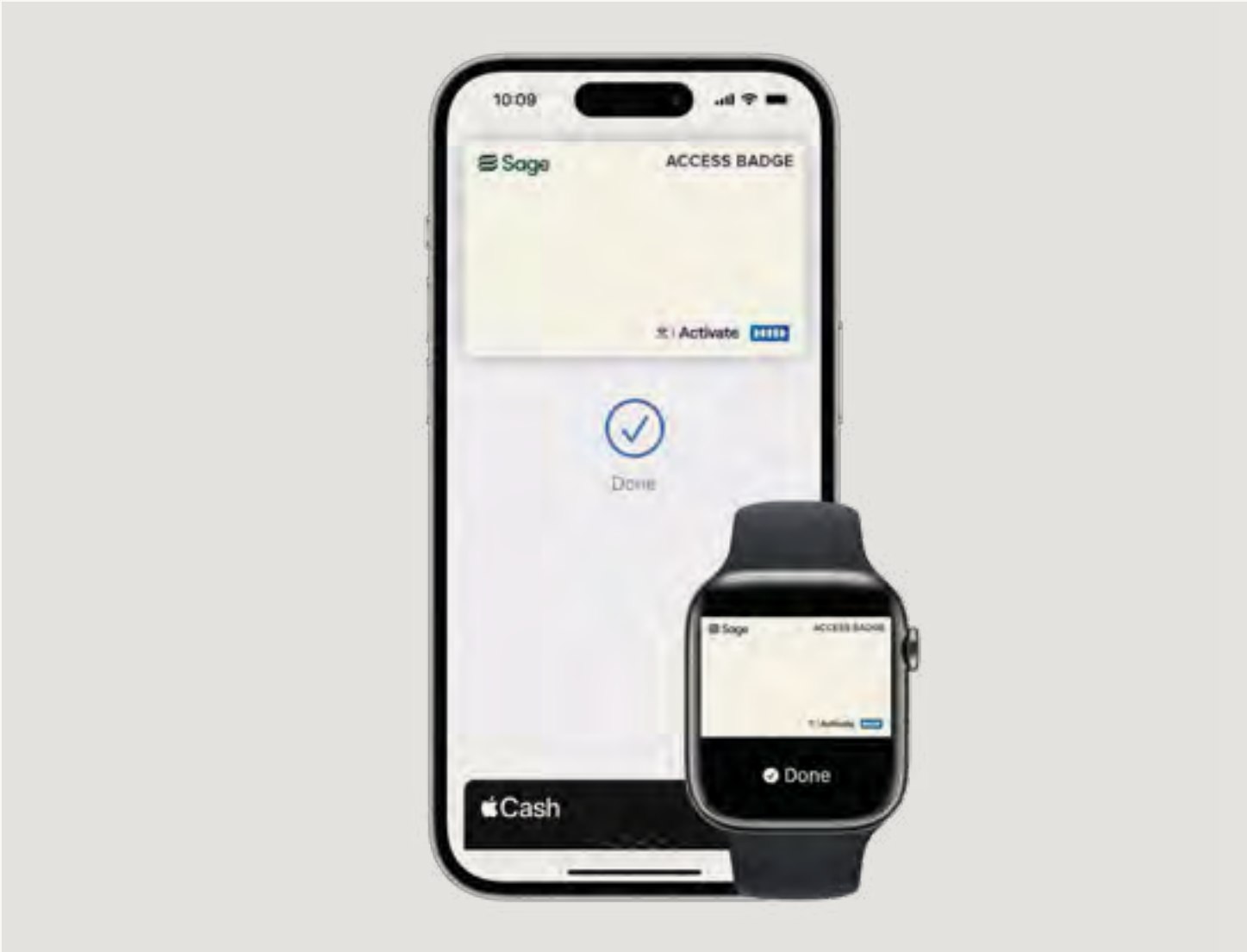


Workplace, Lifestyle, and Event Services to enhance the everyday.

Sage Services bring together Workplace, Lifestyle, and Event Services into a unified offering designed to support how your organization operates day to day. Through curated service partners, dedicated coordination, and a hospitality-driven approach, Sage reduces operational burden while strengthening the Member experience.

The result is a workplace that functions seamlessly, supports productivity, and reinforces culture across every touchpoint.

Sage Connected



Seamless access to your workplace.

Sage Connected is the digital platform that brings the entire workplace experience into one place. From registering for events to coordinating services and ordering from Sage Marketplace, Members have direct, intuitive access to everything they need throughout the day.

With integrated features including Mobile Key Access, Sage Chat, and Member Rewards, Sage Connected simplifies daily interactions while keeping Members informed, supported, and engaged.

Sage Social



Programming that inspires and connects.

Sage Social offers a dynamic calendar of events and experiences designed to enrich the workday and foster connection across teams. From wellness programming to curated food and beverage experiences, each activation is thoughtfully designed to bring people together and enhance time spent in the workplace. All events are centrally managed and accessible through Sage Connected, creating a consistent and seamless experience for Members.

Sage Member Rewards



Everyday engagement, elevated.

Sage Member Rewards encourages participation across the workplace by turning everyday moments into meaningful perks. Members earn points through events, purchases, and engagement, redeemable for food and beverage, services, and curated items. The program reinforces connection to the workplace while enhancing the overall Member experience.

Sage Marketplace



Thoughtfully curated, right where you need it.

Sage Marketplace provides access to a curated selection of office essentials, wellness products, and everyday items, all available within the Property. Through Sage Connected, Members can conveniently order for pickup, reducing the need to step away from the workday.

From phone chargers to notebooks and small, last-minute items, each offering is intentionally selected to support the moments in between, ensuring the day continues without interruption.

Sage Sundries



Complimentary essentials, thoughtfully provided.

Sage Sundries offers a selection of complimentary items designed to address small, everyday needs. From lint rollers to collar stays, these details are intentionally provided to support a seamless and uninterrupted workday.

Sage Chat

Support, when and where you need it.

Sage Chat provides direct access to the Member Experience and Property Operations ensemble for real-time support. Whether coordinating a service request or reserving an amenity space, assistance is immediate and easily accessible through Sage Connected, email, or text.

Oasis



A reservable destination for meetings and events.

Oasis is Sage’s beautifully designed amenity space, accessible by reservation for meetings and events. The space accommodates conference meetings, training sessions, and social gatherings, offering a range of environments supported by in-house catering for a seamless, well-executed experience.

Sage Services



A thoughtfully curated array of premier services and offerings that transform the workplace into a hospitality-inspired destination.

Relocation

Ensure your move and transition to a Sage property is seamless with our Turnkey Relocation Services. Whether you are moving into a Sage property, or relocating within our portfolio, we have a dedicated Workplace Experience Lead who will coordinate with your Move Task Team to ensure a successful move in day. Our thorough Relocation Services Checklist covers all logistics you will need to cover in order to have a successful move. Sage is here to make your move as harmonious and efficient as possible.

Moving

Streamline your move with Sage’s vetted moving services partner, Certified. Their relocation management process starts from Pre-Move, to Relocation, to Post Move. Certified ensures that your physical workplace products are reconciled with your new workplace in advance of your relocation, creating your best opportunity to plan and execute an efficient transition.

Furniture

When it comes to designing and setting up your office space, knowing where to start is half the battle. Sage’s strategically selected furniture partner, Pine & South, makes your workspace dreams a reality. Pine & South makes it simple to plan and set up your workspace with commercial grade, design-driven products. They take the complexity out of the process and seamlessly find the right solutions for every area of your workplace.

Construction

Sage handles and manages the entire construction process from start to completion. Whether the Tenant uses Sage’s architect and designer, or hires their own designer, Sage is always ready and available to bring the design to reality by overseeing construction.

Design and Space Planning

Sage’s in-house architect and design team can bring your office suite ideations to life. From furniture selections, to private office designs, pantry sizing, carpeting, material selections, ceiling design, lighting selections, and more, our design team oversees every step of your build out, ensuring the space is the most inspiring, productive, and efficient workplace. Sage’s Design and Space Planning services are completed in three phases.

Botanicals

Enhance your office’s productivity, efficiencies, and wellness with unique varieties of foliage, florals, and custom botanical displays. As a Sage Tenant, you can transform your workspace into a jungle with lush tropical pals, a sleek minimalist retreat, or anything in between. Sage’s partnership with PlantShed allows for Tenants to utilize a 10% discount on both the installs and weekly maintenance services.



Botanicals



Art

Audio / Video

Create more innovative, interactive, and flexible meeting experiences that ultimately enable your team to thrive in a hybrid work environment. Cenero, Sage's recommended and vetted A/V partner, offers complete design, integration, service, and support of A/V and video collaboration technology. Cenero's meeting room solutions allow your team to connect and collaborate with remote participants using simple tools that integrate directly with Microsoft Teams, Zoom, and other conferencing platforms.

Art

Enhance your office suite's creativity and inspiration with curated artwork. Our preferred art provider, TurningArt, offers a 10% discount off their standard rates to Sage Tenants for curation, artwork installation, and rotation. A dedicated Art Advisor will take the time to understand your visual brand identity, which allows them to strategically propose an art experience that is reflective of your organization's history, mission, and vision.

Networking (Internet)

Standard Internet is Sage's trusted partner for wireless internet services specializing in fully managed, dedicated, reliable, and high speed access for Sage Tenants. Standard Internet Services provides a seamless IT infrastructure build-out, Internet / Wi-Fi and ongoing managed network services.

Branding

Sage's vetted office branding partner, 71 Visuals, offers a turnkey branding solution for Tenants, inclusive of design, fabrication and installation. Through innovative signage and visual communication services, they have helped businesses increase engagement with employees and clients, and provide long-lasting impressions and results.

Access Management

Streamline your employees' access to your office suite with secure, cloud-based access management through Sage's trusted partner, Genea. Use Sage Connected for access to the property and your individual office suite at ease. Our trusted security system installer, Grid Squared, will provide you with the hardware and software required to manage employee credentialing.

Cleaning

Enhance your office's cleanliness, health and safety with our GBAC STAR accredited cleaning partner, PBM (Perfect Building Maintenance). As a tenant of Sage, your office receives regular cleaning services by PBM. An array of additional white glove cleaning and specialty services are available at preferred rates, through our partnership.

Document Destruction

Manage the day-to-day protection of all your sensitive documents with Shred-it, a globally-experienced and locally-operated technology company specializing in information security and privacy protection. Sage has negotiated discounted rates for bulk shredding prices for all of our Tenants.

Prime Manhattan: Meatpacking District



The blocks surrounding the property offer a compelling array of choices for upscale and casual dining, world-class boutique hotels, renowned arts and cultural institutions, such as The Whitney Museum and The High Line.



Gansevoort Plaza 38 Gansevoort Street

RH New York 9 9th Avenue





Kobrick Coffee Co. 24 9th Ave

Pastis 52 Gansevoort Street



Corner Bistro 331 West 4th Street

The Neighborhood

Quick Bites

- 1. Banter
- 2. Bonsignour
- 3. Butcher’s Daughter
- 4. Chelsea Market
- 5. Corner Bistro
- 6. Hao Noodle
- 7. Hector’s Cafe & Diner
- 8. Juice Press
- 9. Market 57
- 10. Mole
- 11. Sweetgreen

Business Lunch and Dinner

- 12. City Winery
- 13. Genesis House
- 14. Pastis
- 15. RH Rooftop Restaurant
- 16. STK Downtown
- 17. The Chester
- 18. The Standard Grill

Happy Hour

- 19. Anfora
- 20. Art Bar
- 21. Brass Monkey
- 22. Common Ground Bar
- 23. The Standard Biergarten

Health & Wellness

- 24. Fellow Barber
- 25. Judy Ann Kaplan
- 26. K&S Salon
- 27. Love Child Yoga
- 28. Martial Vivot Salon Pour Hommes
- 29. Nail Spa 49
- 30. Orlo Salon

Convenience

- 31. CVS Pharmacy
- 32. West Village Grocery

Spa & Fitness

- 33. Caudalie
- 34. Cowshed Spa
- 35. Equinox
- 36. Liftonic
- 37. SLT

Coffee & Pastry Shops

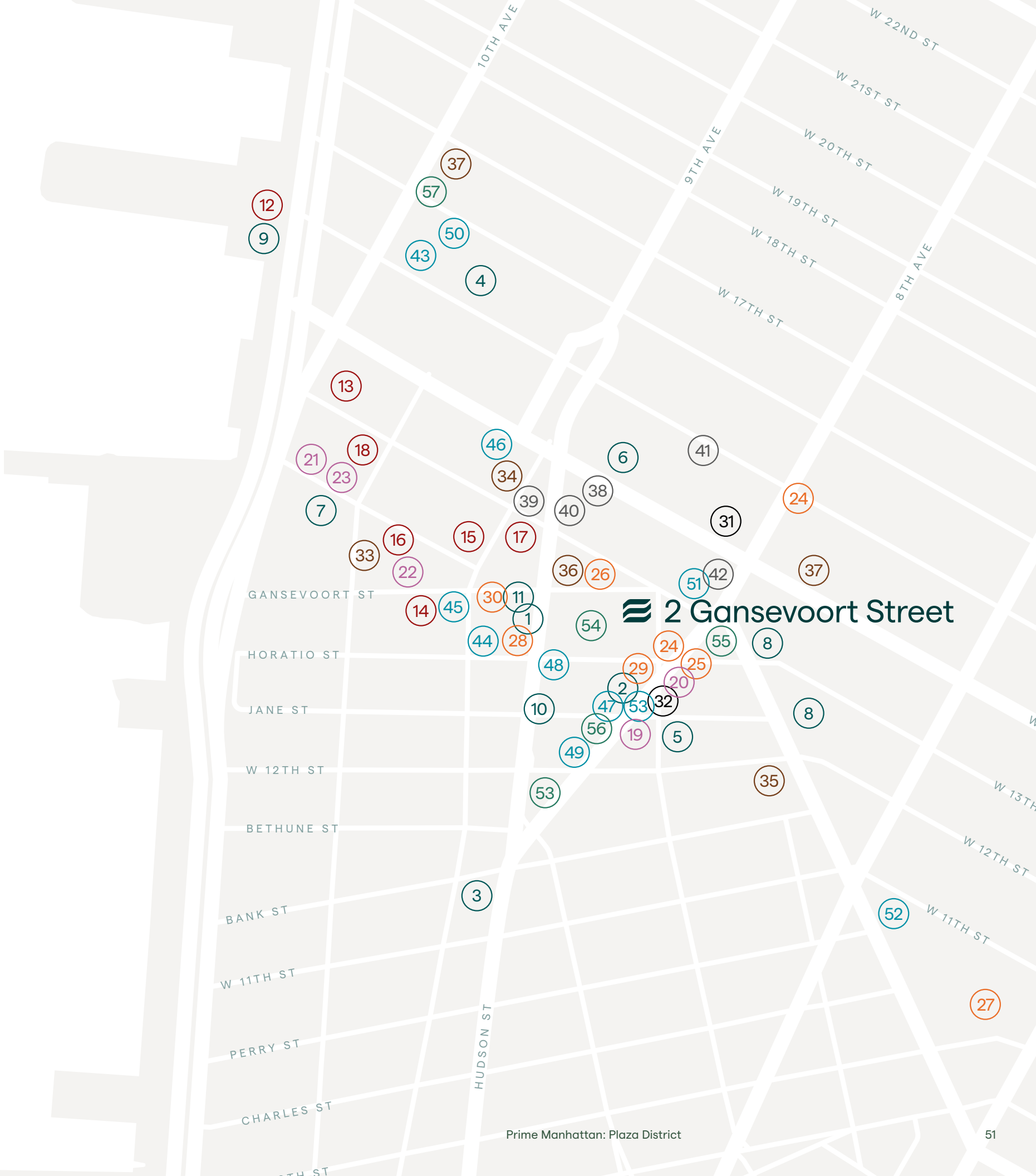
- 38. Fabrique Bakery
- 39. Kobrick Coffee Co
- 40. Starbucks
- 41. Terremoto Coffee
- 42. Think Coffee

Retail & Gifts

- 43. Chelsea Market Baskets
- 44. Christian Louboutin
- 45. Hermès
- 46. Lululemon
- 47. Manley’s Wines & Spirits
- 48. Myers of Keswick
- 49. Phoenix Roze
- 50. Posman Books at Chelsea Markets
- 51. Soapology
- 52. West Village Florist

Green Spaces

- 53. Abingdon Square
- 54. Corporal John A. Seravalli Playground
- 55. Jackson Square
- 56. Jane Street Garden
- 57. The Highline





Commute with Ease

- 14th Street Station**
3 minute walk
- Holland Tunnel**
15 minute drive
- Penn Station**
9 minute bike ride
11 minute train ride
24 minute walk
- The High Line**
6 minute walk
- Little Island**
4 minute bike ride
10 minute walk



Get in Touch

For the latest availabilities at 2 Gansevoort Street, please visit [sagerealty.com](https://www.sagerealty.com) or contact one of our leasing agents.

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