

23rd Street - Individual Property Units Write-Ups – April 20-2025

1718 A/B, 1720 & 1726 W. 23rd Street

The architect and builder of these properties demonstrated remarkable vision and engineering excellence. Each building was thoughtfully designed with maximum flexibility, efficiency, and long-term value in mind — delivering extensive pre-installed infrastructure that saves future owners and tenants significant time, money, and construction disruption.

1726 W. 23rd Street (Approx. 3,000 sq ft)

- **Year Built:** 1980
- **Key Features:** This compact space is well-suited for showroom or limited food service use, subject to sewer availability. Concrete breakout and replacement will be required in select areas to accommodate new tenant improvements.
- **Utility Highlights:** Benefits from the shared divider wall with 1720, which includes additional sewer and water lines plus four gas outlets (easily stubbed through the wall if needed). The space integrates seamlessly with 1720 for a combined 13,000 sq ft configuration.
- **Expansion Potential:** 20-foot eaves allow for a full second-floor buildout across nearly the entire space, supported by the property's advanced zoned HVAC systems.

This thoughtfully prepared building offers an excellent opportunity for businesses seeking a smaller, high-visibility footprint with strong utility support and future expansion capability.

1720 W. 23rd Street (Approx. 10,000 sq ft)

Built in 1990 with exceptional foresight, 1720 stands out as a highly versatile and future-ready space packed with proactive infrastructure.

Forward-Thinking Bathroom & Plumbing Infrastructure

The building currently features **two existing bathrooms** near the southeast corner — both fully plumbed with toilet, hot and cold water, and drain lines. The men's bathroom has a ready-to-use shower; the ladies' bathroom has all plumbing stubbed in the wall for easy shower addition.

In the **southwest corner**, complete plumbing was proactively installed for **two additional full bathrooms** on the first floor. Each includes plumbing for a toilet, shower or tub, dedicated hot and cold water lines, dedicated sewer lines, and additional electrical circuits.

All four bathroom locations are equipped with **special “wet riser” drain lines** — strategically engineered to support bathroom additions on the **2nd floor** if a second story is built out. This eliminates major concrete demolition or disruptive plumbing work later.

A semi-finished kitchen on the east wall features top and bottom cabinets and a two-compartment sink with plumbing and electrical connections ready for a dishwasher and a 30-inch gas stove. The same water heater (with circulating pump) serves the kitchen and the existing bathrooms.

Additional Stand-Out Features

- **Flex Room** (rear east/southeast corner): Previously used as a non-compliant paint and body room by a previous tenant. Equipped with a full compressed air piping system that serves not only the Flex Room but also extends throughout the main warehouse area of 1720 along the full length of the south and north walls. The Flex Room also includes washer and dryer connections (for clothing washer and gas dryer), three-compartment sink plumbing with hot and cold water and sewer, specialty 3-amp 120V outlets, high-capacity exhaust fan, and high-intensity lighting.

Utility Advantages

The dedicated gas meter for 1720 supplies both the water heater above the kitchen and all HVAC units for heating (gas used wherever safely possible for 2.5× greater cost efficiency than electric). The shared divider wall with 1726 provides

additional sewer, water, and four gas outlets (easily extendable into 1720). Electrical service offers 240-volt, three-phase power with substantial reserve capacity and numerous pre-installed outlets ready for immediate use.

Expansion & Climate Control

- Linear office construction with 8'6" walls and intelligently configured 2×12 joists for routing air ducts, gas, water, and sewer lines.
- Unobstructed second-floor potential across the space.
- Part of the property's advanced zoned HVAC system (300 sq ft per ton capacity, stratification design, and second-floor diversion capability).
- Two 10×14 ft overhead doors ideal for box trucks or 18-wheelers.

1720 delivers exceptional value through its pre-plumbed bathrooms, compressed air system, kitchen provisions, and generous utility reserves — making it ideal for manufacturing, food service, or production businesses.

1718 A (Approx. 4,050 sq ft) & 1718 B (Approx. 4,650 sq ft)

These two adjacent spaces offer outstanding flexibility and can be combined into a single 8,700 sq ft area with provisions for unified utilities and a 10×10 framed opening already cut in the rear warehouse separation wall.

Key Features & Expansion Readiness

- Each unit has **four sewer openings** in the floor for potential kitchen or equipment expansion.
- Gas stub-outs on the second floor.
- HVAC systems capable of heating and cooling both the first and second floors.
 - 1718B includes existing supply ducts, return air grill, and a 100% cut-off damper for optional second-floor use.
 - 1718A has 2×12 joists with ¾" plywood installed and ready for future ducts (HVAC capacity already present).
- Pre-plumbed hot and cold water and sewer lines for potential apartment-style buildouts above.

Shared Benefits

Both spaces benefit from the property's superior climate control (300 sq ft per ton, stratification principle, zoned office and open-area systems) and efficient gas heating where safe. Electrical service includes 240-volt, three-phase power with reserve capacity and additional outlets from previous tenants. Each lease space maintains independent utilities but can easily be consolidated to reduce costs.

Structural Advantages

- 20-foot eaves allow a full second floor across 98% of the property.
- At least one overhead door per space for convenient access.
- No wasted hallway space in the linear offices; interconnected doors provide privacy or collaboration as needed.

1718 A and B are perfectly positioned for businesses that value modularity, strong expansion potential, and efficient, cost-effective systems.

Overall Property Strengths

All buildings share exceptional design elements: generous utility reserves, efficient gas heating (primarily), advanced HVAC with energy-saving stratification, and near-total second-floor readiness. The thoughtful pre-installation of plumbing, gas lines, electrical outlets, and compressed air systems reflects superior planning that minimizes tenant improvement costs and supports a wide range of uses — from light industrial and manufacturing to food processing and retail/showroom operations.

This collection of properties at 1718 and 1726 West 23rd Street offers unmatched adaptability and long-term value thanks to the architect's forward-thinking approach.