

333 West 39th Street, Suite 804

Pre-Built space, 1,150 RSF- Move in condition

As exclusive agents, we are pleased to offer the following space for lease:

Suite 804 (see attached floor plan)

Area: 1,150 rsf

Reduced Rental Rate: ~~\$46.00~~ **\$39.00 per RSF**

Possession: Early 2025

Term: 3–5–7 Years

Description: Move-in condition. Pre-built, plug & play. One glass-fronted windowed office; and one glass-fronted small conference room/office. Finished open area with 6-8 workstations. **Fully furnished.**

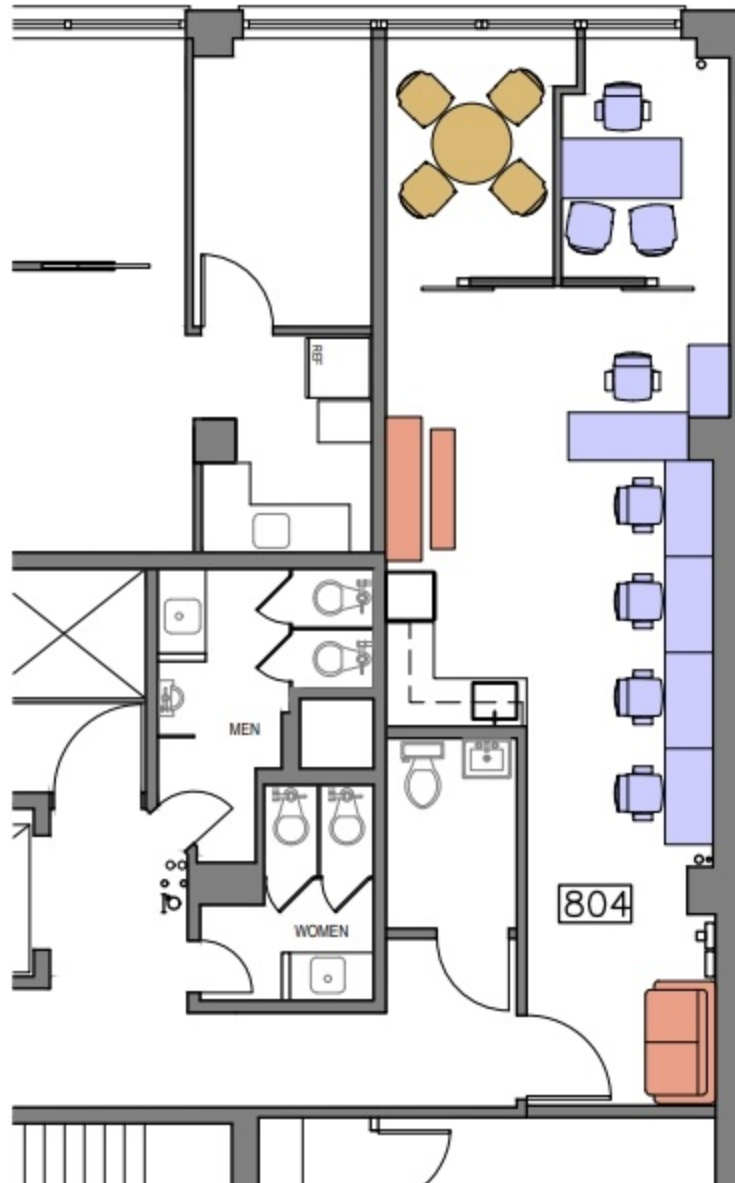
COMMENTS: Perfect for media, technology, any administrative use, design, sales, etc.

SPACE FEATURES:

- ◆ High open ceilings
- ◆ Wet pantry with stainless steel appliances and white granite counters
- ◆ Polished concrete floors in open area, black stallion carpeting in office and conference room
- ◆ Tenant-controlled central AC
- ◆ Large windows with solar shade window treatments
- ◆ Sub-metered electric
- ◆ Verizon FIOS, Spectrum Fiber, Pilot Fiber, and Century Link Fiber: Fully pre-wired w/CAT 6 high-speed Internet, tele & data

BUILDING FEATURES:

- ◆ Restored Art Deco lobby, attended 7 days a week
- ◆ 2 state-of-the-art modernized passenger elevators
- ◆ 24-hour / 7-day access
- ◆ Close to all public transportation including Penn Station and Port Authority, Lincoln Tunnel, West Side Highway, Shuttle to Grand Central, and A-C-E-N-Q-R-W-1-2-3-7 Subway lines



KEY PLAN

8TH FLOOR - SUITE 804
333 WEST 39TH STREET