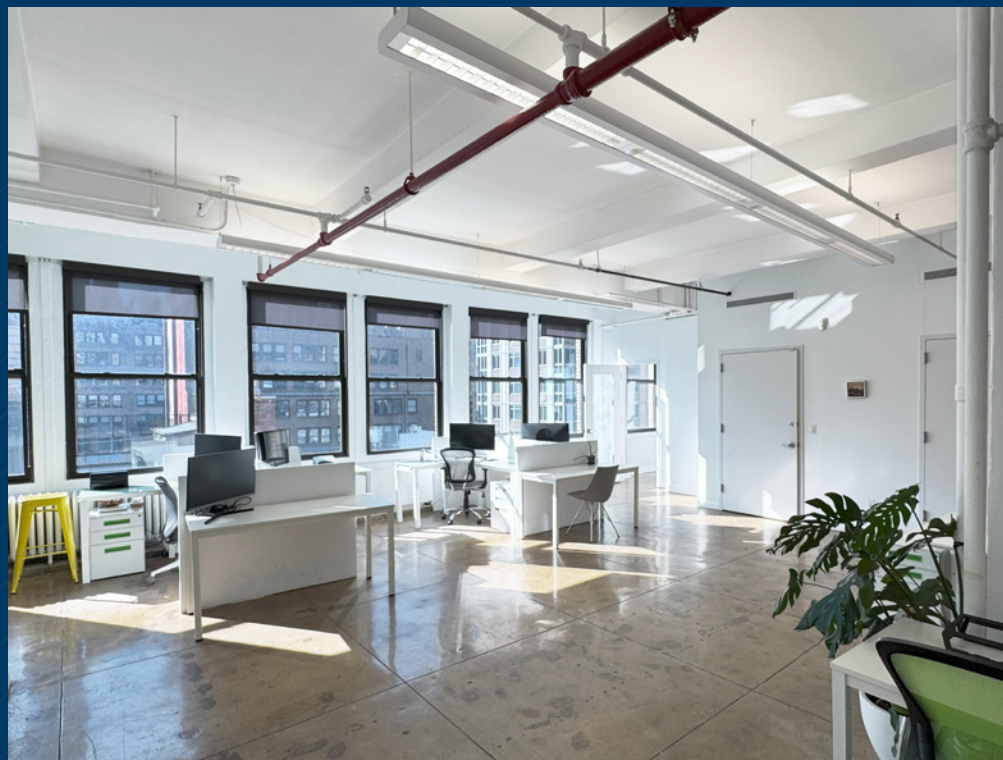


11th Floor - Existing Conditions



14th Floor - Existing Conditions

49 West 38th Street

Between 5th & 6th Avenues

Full Floor Identity - up to 4,600 RSF

Built or White Box Options

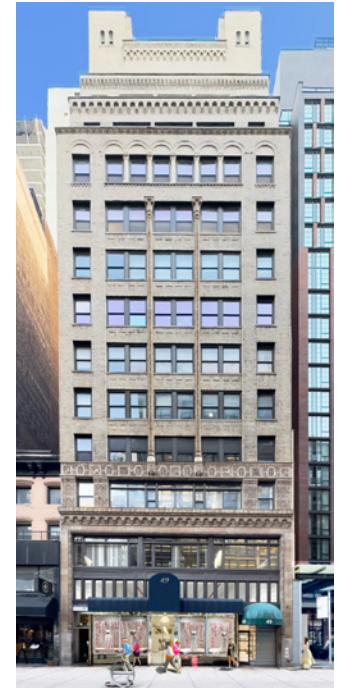
Great Transportation Access



Newly Updated Lobby



Unit	Size	Possession	Rent
Entire 14th Fl:	2,800 rsf	June 1, 2025	Upon Request
<ul style="list-style-type: none"> - Very bright top floor space featuring oversized operable windows - North, south, and west exposures offering abundant natural light and city views - (2) Windowed private offices and conference/collaboration room, large open area, - Wet pantry, (2) phone rooms, private restroom 			

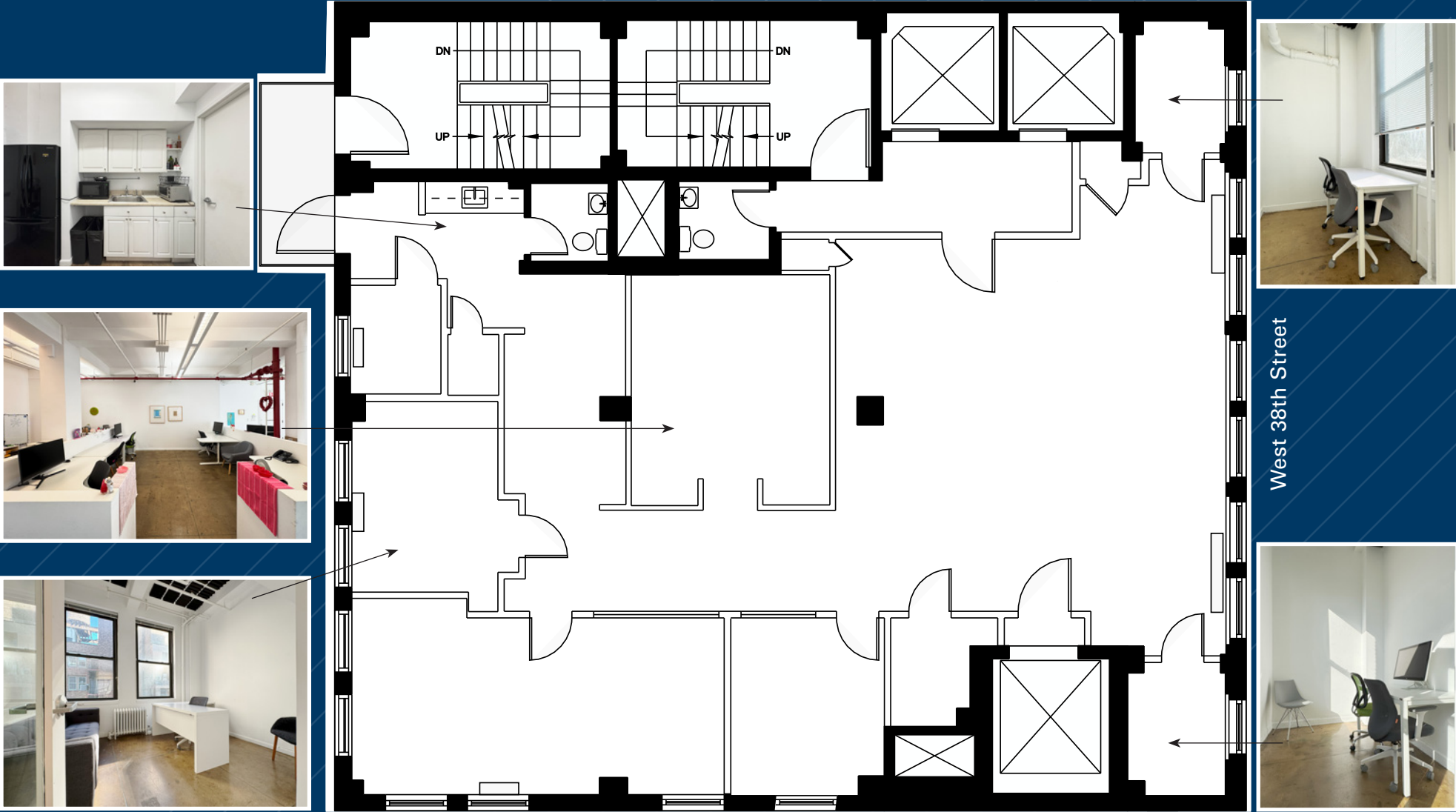


Lobby Updates & Renovations recently completed including A/C, New Lighting, and New Lobby Desk

Comments:

- Accessible via Times Square and Herald Square subway hubs providing express and local **7 B D F M N Q R W** trains

ENTIRE 14TH FLOOR - 2,800 RSF
(AS-BUILT)



(for descriptive purposes only; not to scale. Furniture shown for layout concept only)