

# MOVE-IN READY GROUND FLOOR WEST

## 333 WEST 39TH STREET

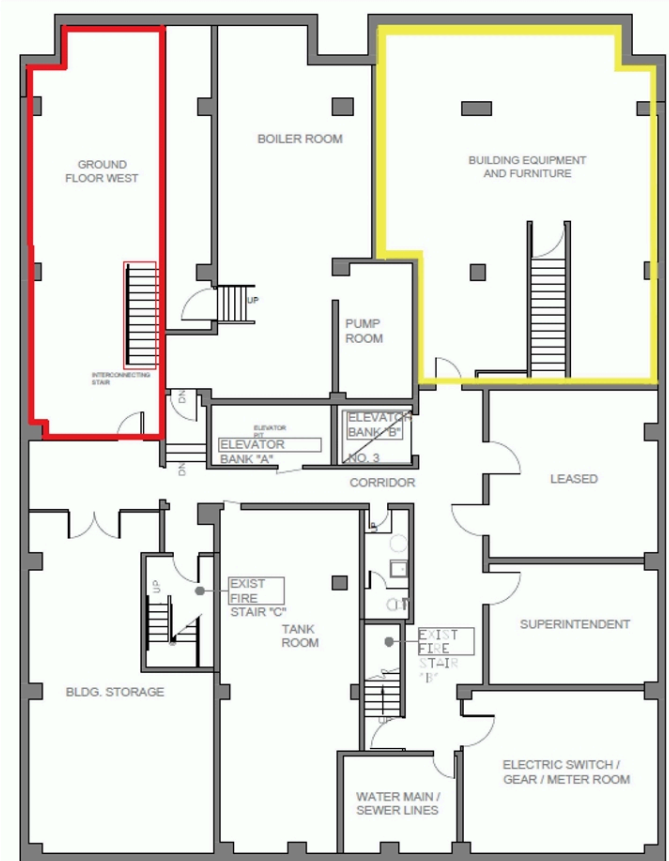
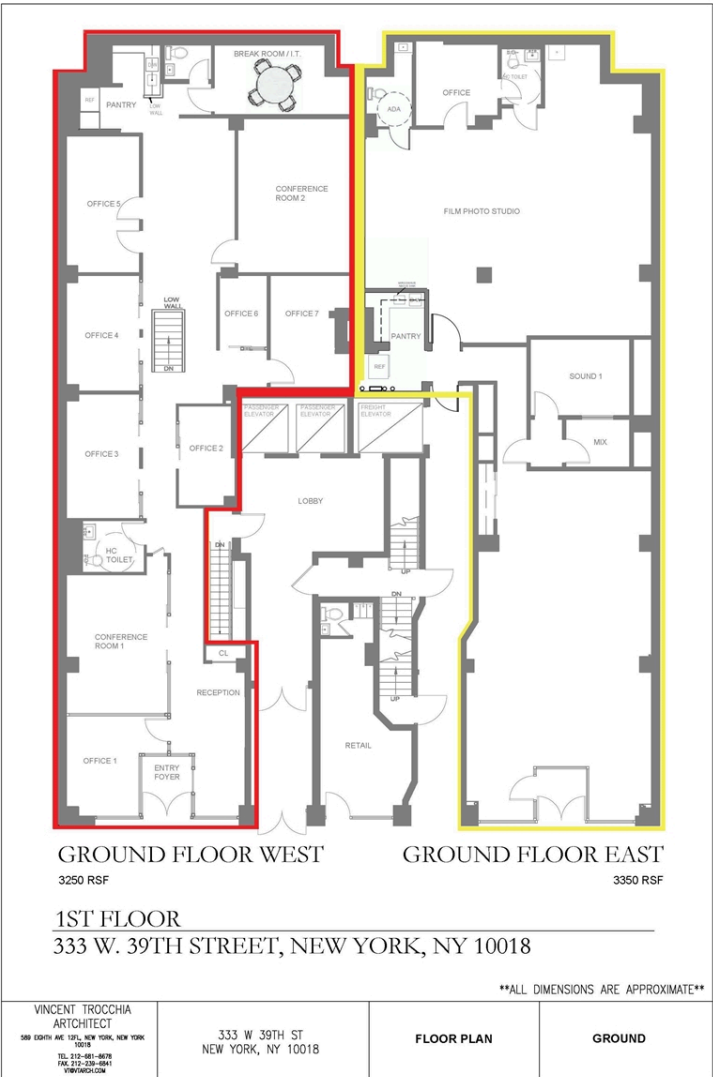
Between 8th & 9th Avenue

FLOOR	RSF	RENT	POSSESSION	TERM
Ground Floor West	3,250	\$45.00 pRSF	Immediate	5-7-10 Yrs

Combined with internally connected finished lower level space for a total of 4,250 rsf

Ideal for Medical Offices, Photo/Film/Art, Gallery Advertising / Display / Design, Technology, Service, Not-for-Profit, Fashion, Publications, Delivery & Distributions, etc.

\*Ground floor East has a lease out



### SPACE FEATURES:

- Efficiently designed
- Six offices; two conference rooms; open reception.
- 17' high open ceilings.
- Wet pantry with black granite counter tops & SS appliances
- Two bathrooms, one is ADA

- Open staircase to interconnected, finished lower level for an additional 1,000 RSF
- Tenant-controlled, high-capacity central multi-zoned AC in place.
- Sub-metered electric; FIOS & Spectrum Fiber. Fully pre-wired w/CAT 6 high-speed Internet, tele & data

### BUILDING FEATURES:

- Direct 24-hour / 7-day access and egress from direct street entrance
- Close to all public transportation including Penn Station and Port Authority, Lincoln Tunnel, West Side Highway. Across from New York Times office building

