



11th Floor - Existing Conditions

49 West 38th Street

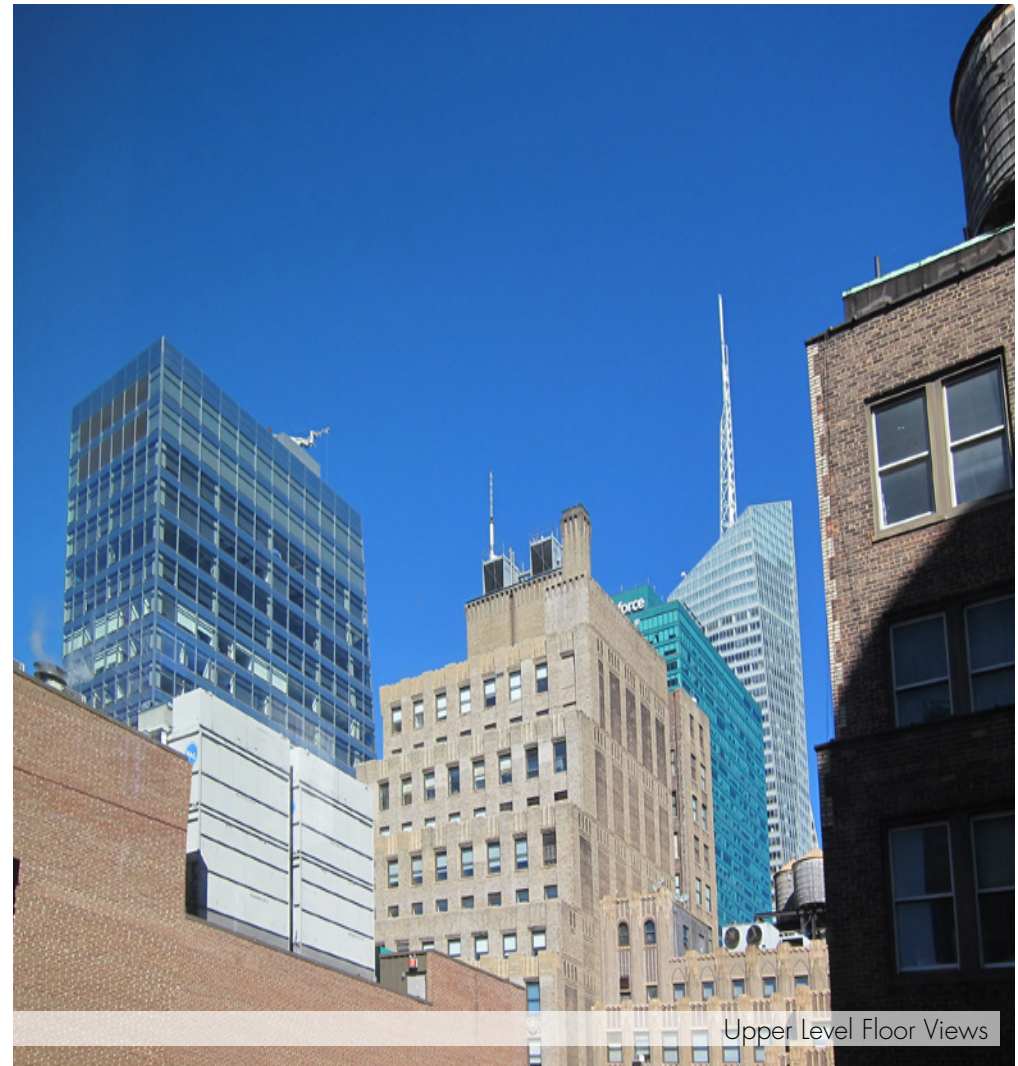
Between 5th & 6th Avenues

Full Floor Identity - up to 4,600 RSF

Built or White Box Options

Great Transportation Access



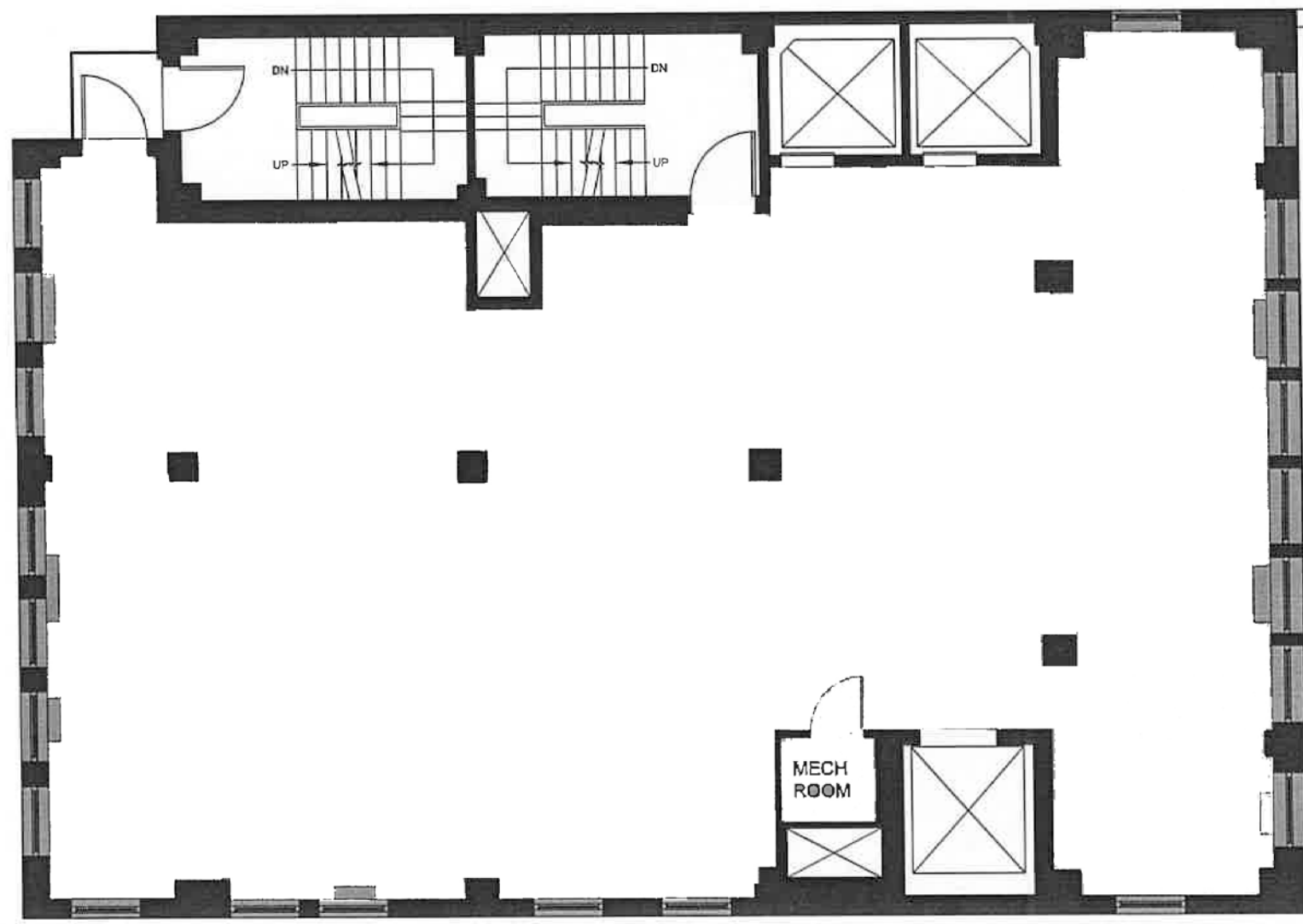


Unit	Size	Possession	Rent
Entire 11th Fl:	3,750 rsf	Immediate	\$38 psf
	- Currently white boxed with wood flooring, tenant-controlled A/C, and 4-sides of windows providing good natural light		
	- Landlord will build-to-suit		

Comments:

- Accessible via Times Square and Herald Square subway hubs with access to 7 B D F M N Q R W trains

ENTIRE 11TH FLOOR - 3,750 RSF
(BASE PLAN)



West 38th Street

(for descriptive purposes only; not to scale.)

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