

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



Newly Updated Lobby



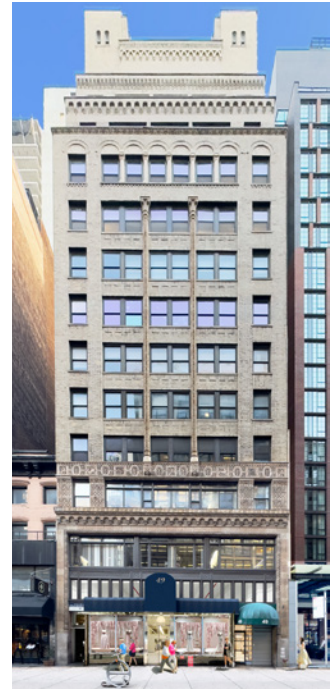
Unit	Size	Possession June 1, 2025	Rent Upon Request
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Entire 11th Fl:	3,750 rsf	Immediate	\$38 psf
<ul style="list-style-type: none"> - Currently white boxed with hardwood floors throughout and tenant-controlled A/C - 4-sides of oversized operable windows provide good natural light and south exposure offers Empire State Building views - Landlord will build-to-suit 			

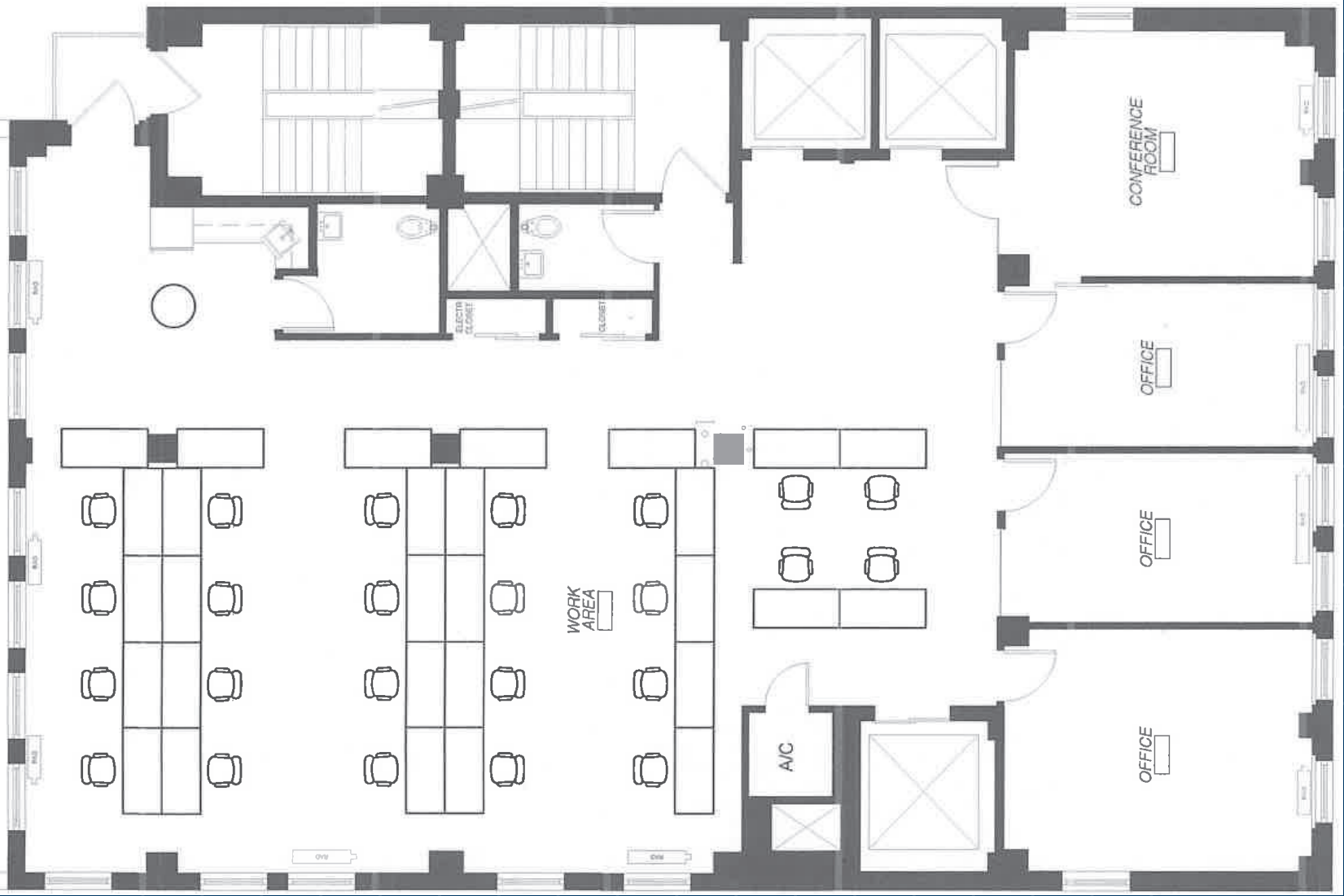
Lobby Updates & Renovations recently completed including A/C, New Lighting, and New Lobby Desk

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 11TH FLOOR - 3,750 RSF
(TESTFIT PLAN)



West 38th Street

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

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(EXISTING CONDITIONS)

