



Disclaimer - Image of another floor to illustrate building finishes



Join **amazon** in the newest
tech neighborhood



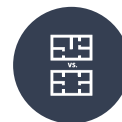
Dedicated HVAC



Operable windows
on 3 sides



Flexible term



Built spaces w/
private baths



Stable
ownership



Ownership will
build-to-suit

Availabilities

Floor Size (SF)




8

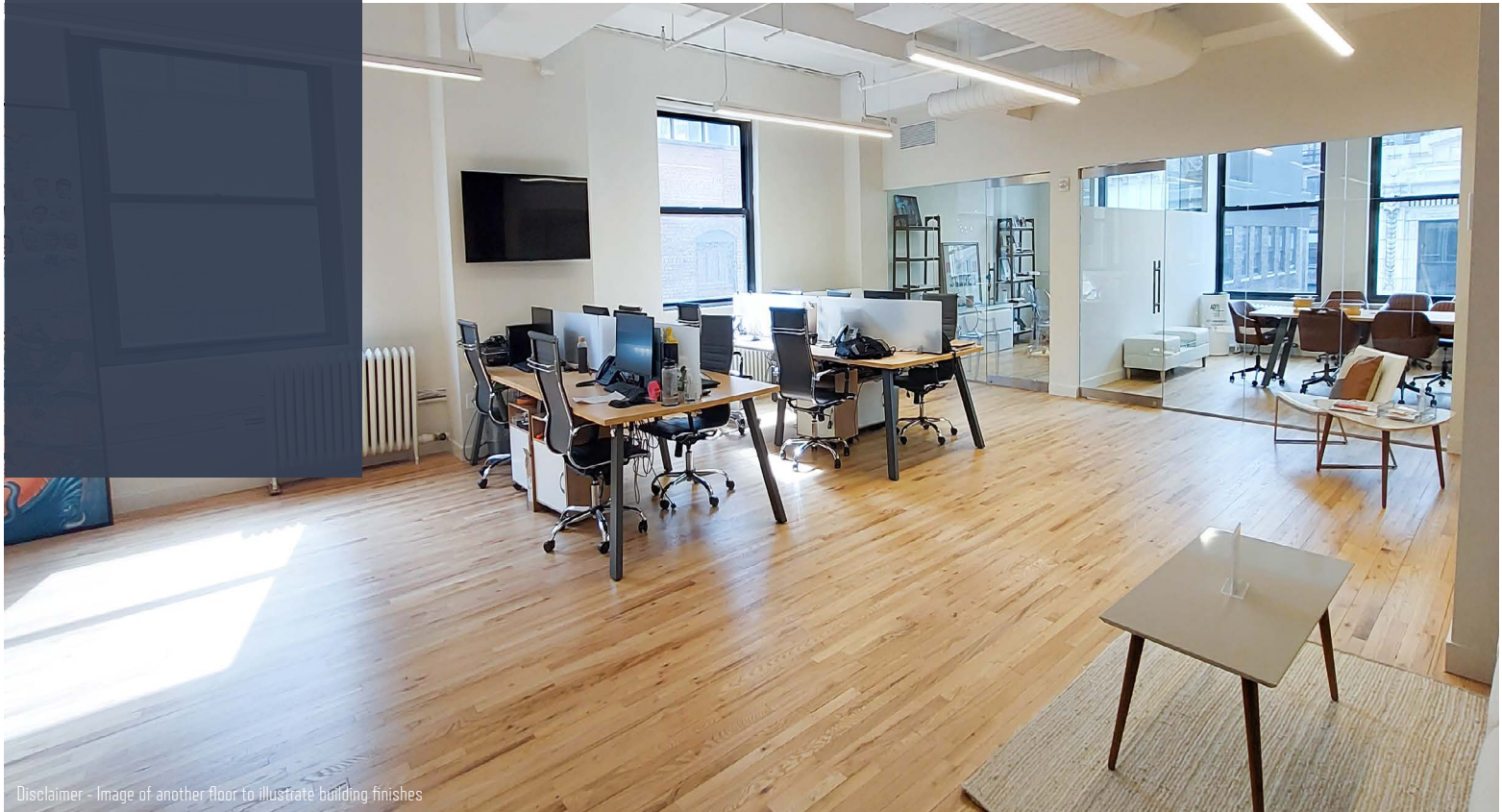
4,465

Availability - **Immediate**

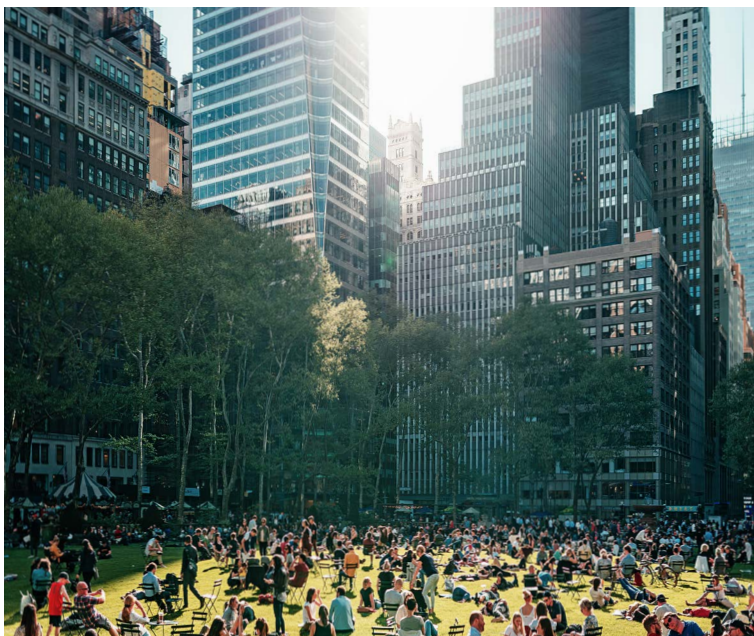
Term -

Highlights

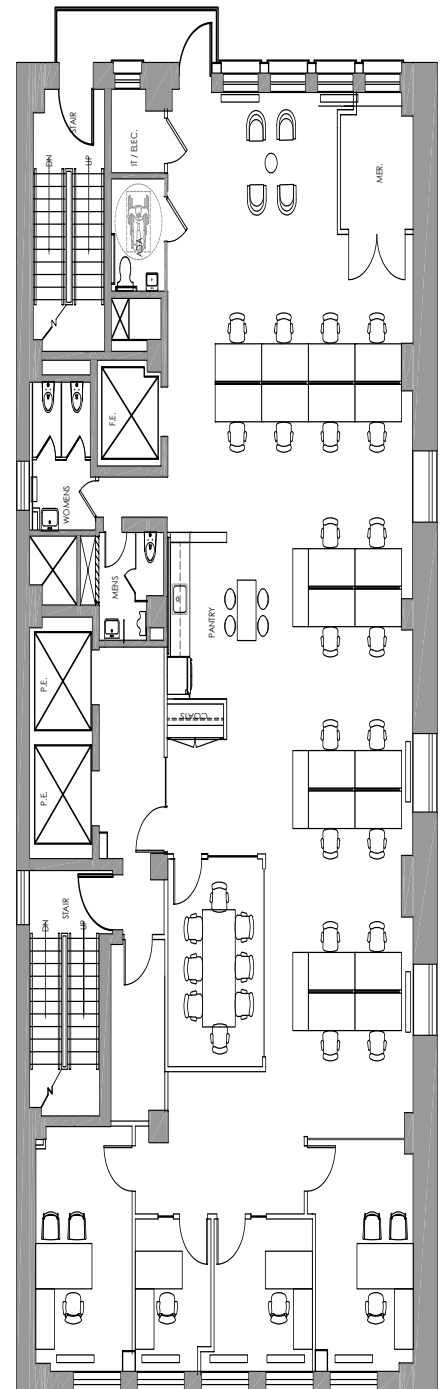
- Centrally located in the commuter triangle and short walking distance to:
  
- Owner willing to pay 100% commission on signing for qualified tenants
- Building currently undergoing an elevator renovation including new cabs and mechanicals
- Partnership with the adjacent hotel, Hotel Hendricks, which offers event space, restaurants and rooftop bar



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8th floor - proposed layout



8th floor

- New pantry and bathrooms
- New tenant controlled AC
- 4 Private offices and 1 glass enclosed conference room
- Open area for 20–26 people
- Ownership will modify layout for qualified tenants



21

WEST THIRTY – EIGHTH STREET

