



7th Floor - Existing Conditions

49 West 38th Street

Between 5th & 6th Avenues

Full Floor Identity - 4,600 RSF

Built or White Box Options

Great Transportation Access





7th Floor - Existing Conditions

Last Available Floor - Lucky Number 7

Lobby to undergo updates/renovations

Unit	Size	Possession
Entire 7th Fl:	4,600 rsf	Immediate

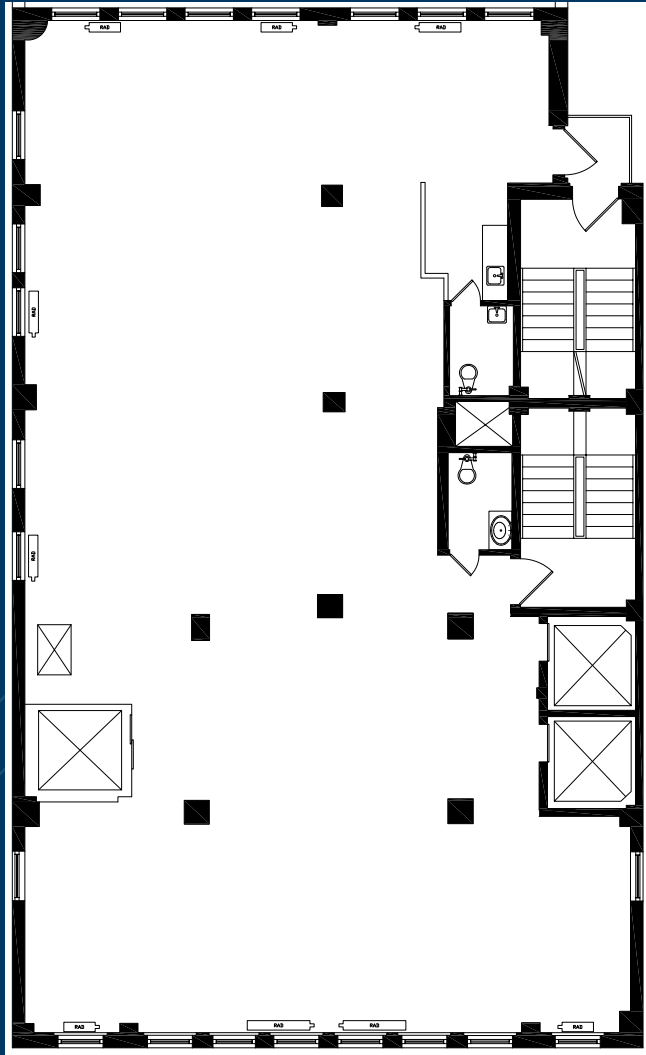
- Currently white boxed with polished concrete floor and windows on all 4-sides offering good natural light
- Landlord will build-to-suit and provide new central A/C unit
- Direct electric

Comments:

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

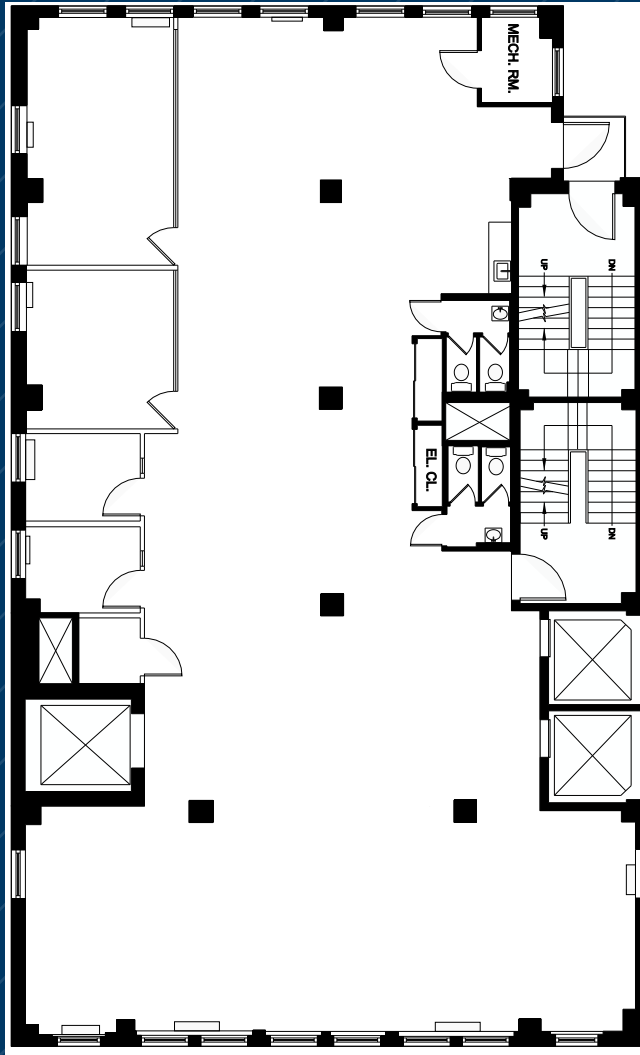
ENTIRE 7TH FLOOR - 4,600 RSF

CURRENT CONDITIONS

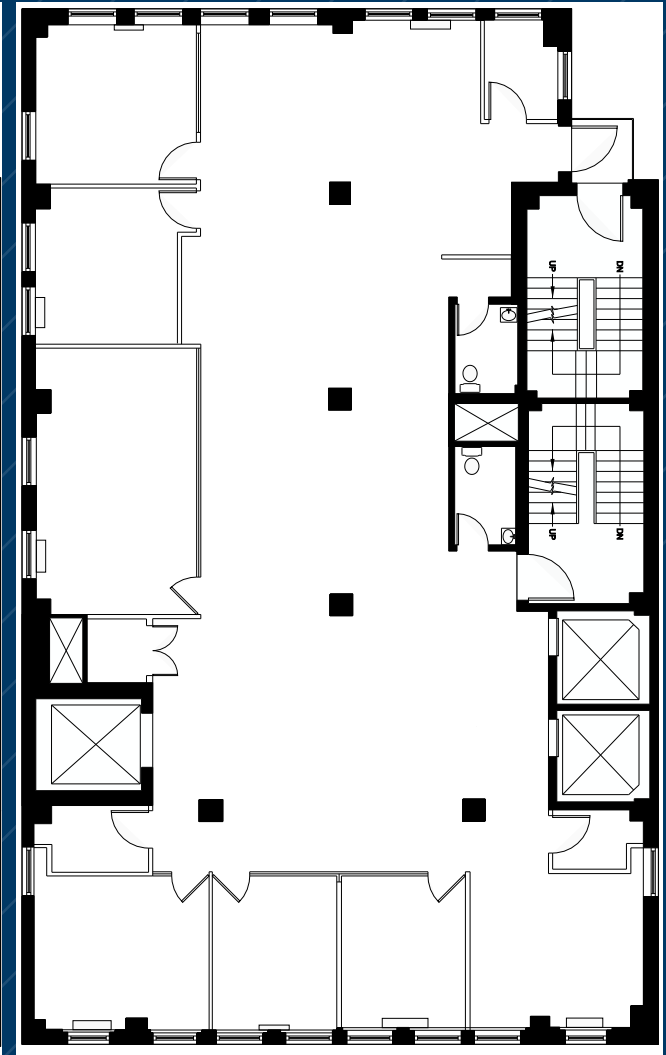


West 38th Street

POSSIBLE PREBUILT OPTIONS



West 38th Street



West 38th Street

(for descriptive purposes only; not to scale.)