

29

WEST 38TH STREET

Between Fifth & Sixth Avenues

12TH FLOOR

BRIGHT FULL-FLOOR OFFICE 5-YEAR SUBLEASE OPPORTUNITY MIDTOWN MANHATTAN

This full-floor office space in Midtown Manhattan offers an exceptional combination of natural light, functionality, and convenience. Situated on the twelfth floor, the space features four sides of oversized operable windows, flooding the space with natural light throughout the day. This is an ideal opportunity for a tenant seeking a move-in ready office environment in one of the most accessible and dynamic areas of Manhattan. Can be leased furnished.



SPACE FEATURES:

- All-glass entrance lobby + reception area
- Three conference rooms
- Six offices or meeting rooms
- Reception area
- One large open area featuring 4 partitioned desks, 2 cubicles, 16 adjustable electric standing desks + an 8-person high top meeting table
- Wet pantry with seating
- 2 restrooms with several stalls
- IT Room and Storage Room

BUILDING AMENITIES:

- Newly renovated attended lobby
- 24/7/365 access
- Tenant-controlled air conditioning
- Occupants: combination of fashion showrooms, lighting showrooms, artist associations and professional services
- Located in the center of all transportation hubs

Entire 12th Floor

7,150

RSF

Possession

IMMEDIATE

Sublease Term Through

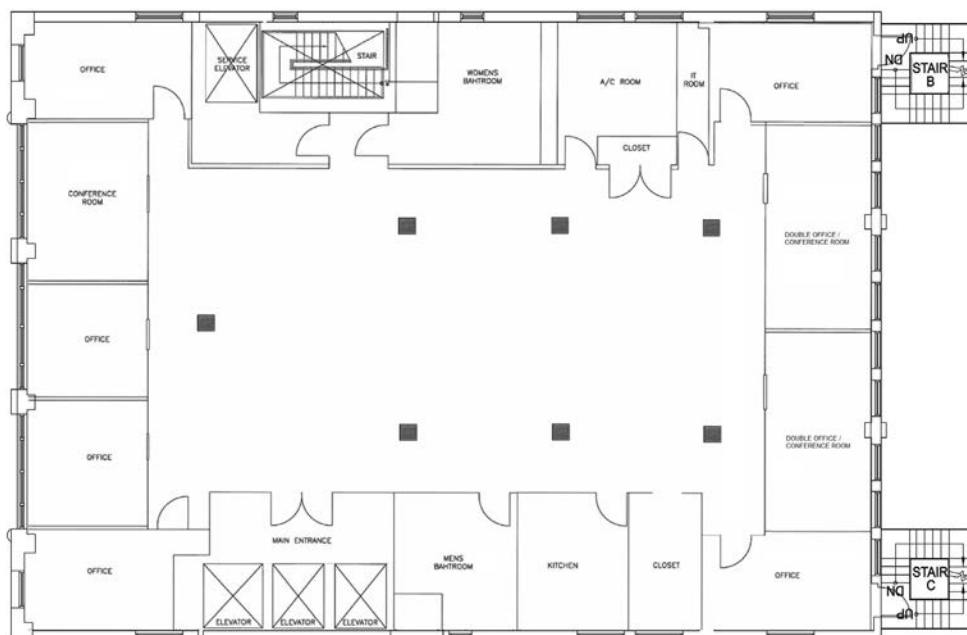
SEPTEMBER 30, 2030

Direct Extension Possible For
Qualified Tenant

Asking Rent

INQUIRE

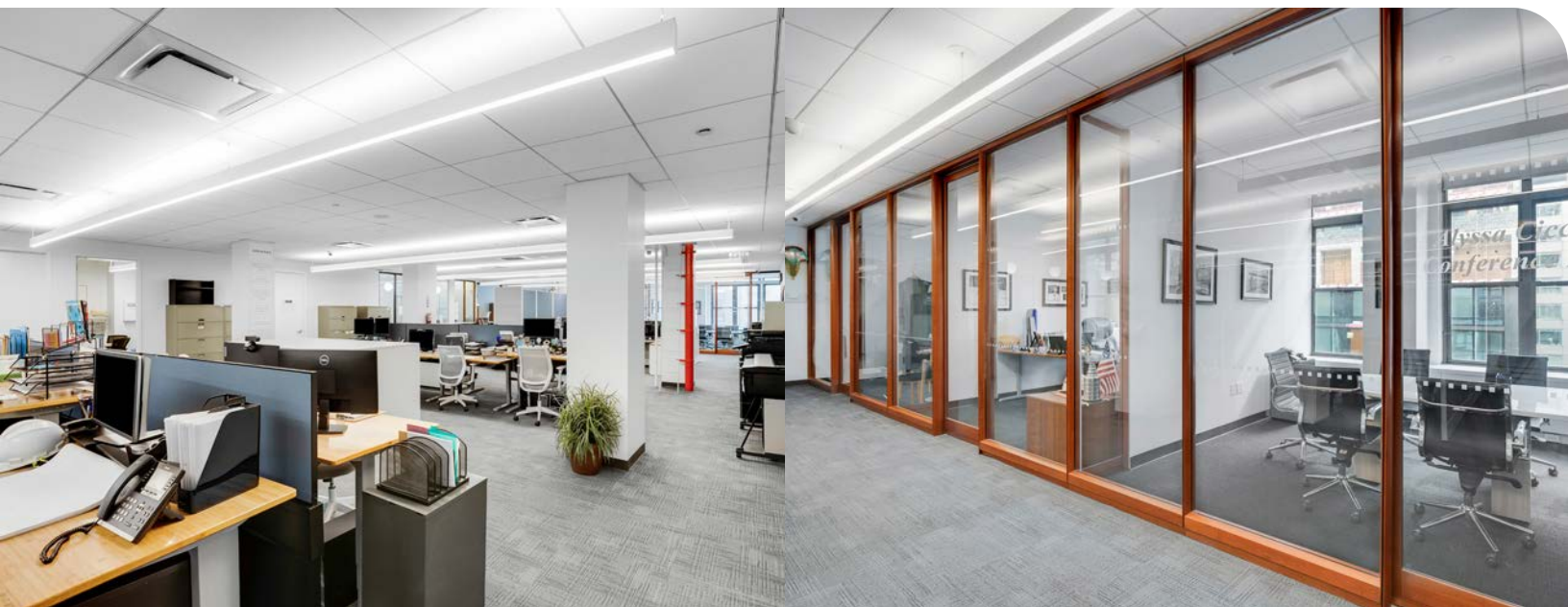
Entire 12th Floor

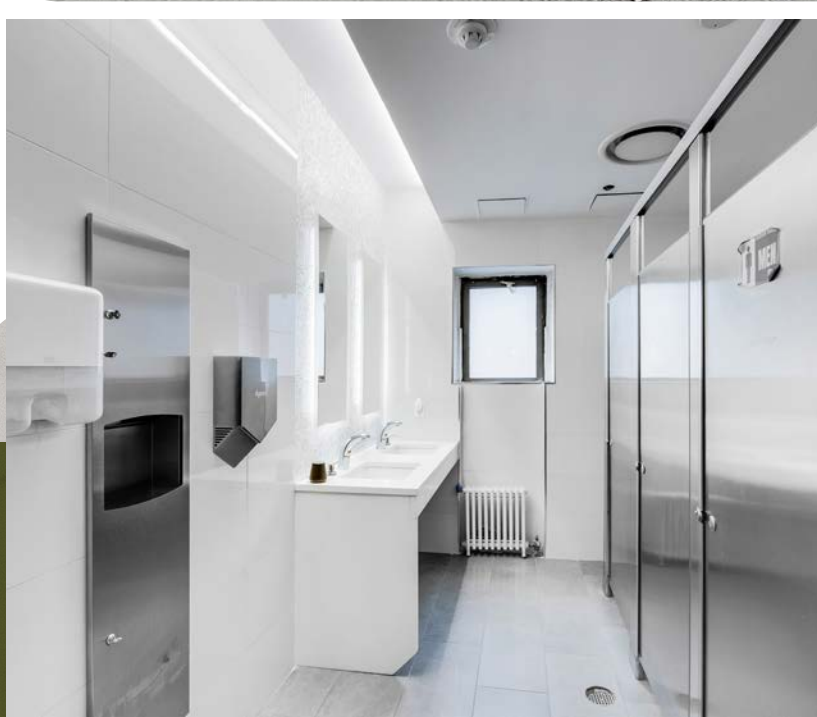




LOCATION HIGHLIGHTS:

- Prime Midtown location with excellent connectivity
- Commute: 11-min walking distance from Grand Central Terminal (Metro North, LIRR, S, 4, 5, 6, 7) and Penn Station/Moynihan Train Hall, 14-min from Port Authority, and 6-min from the Path (33rd St)
- Just a few minutes from Bryant Park and lots of restaurants
- 6-min walking distance from BDFM, NQRW, 1, 2, 3, 7





ENTIRE 12TH FLOOR OFFICE
OPPORTUNITY FOR SUBLEASE



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