



### **AVAILABLE:**

### **Entire 5th Floor:**

8,803 RSF

## **Reduced Price:**

\$5,281,800 (\$600/RSF) \$4,500,000 (\$511/RSF)

## **Annual Maintenance Charges**

(inclusive of real estate taxes): \$95,089 (\$10.80/RSF)

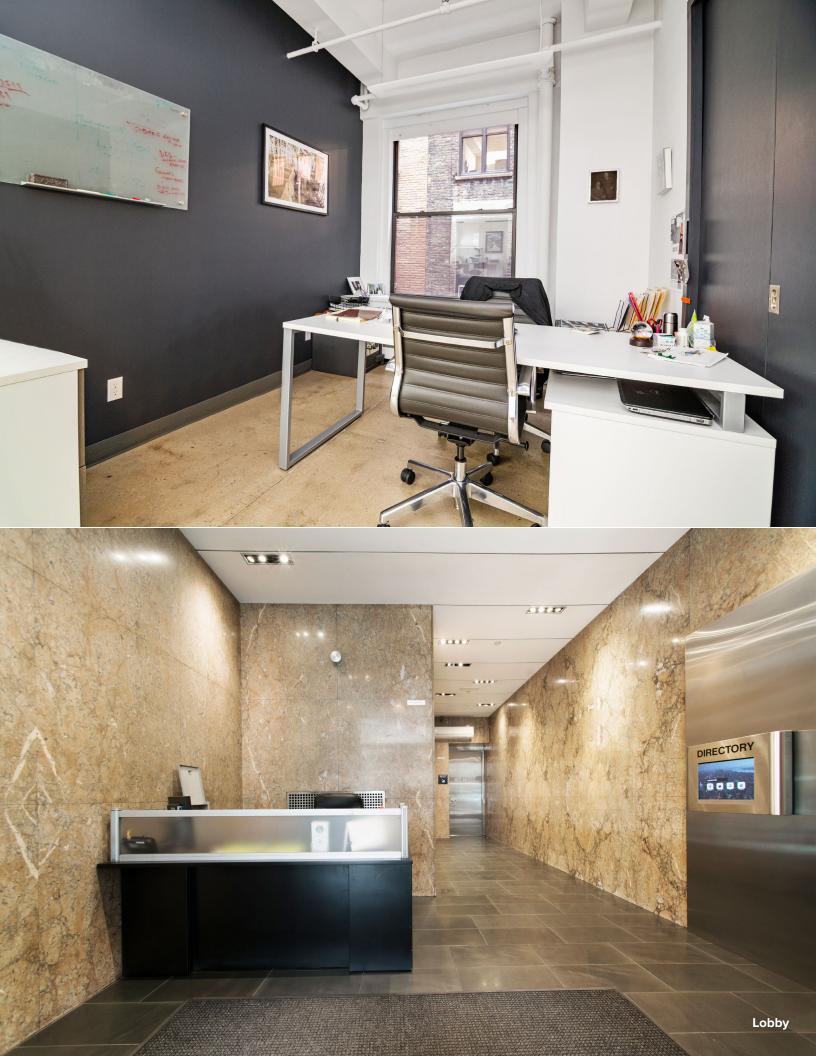
### **Possession:**

Immediate

### **Highlights:**

- · Creative loft space in the heart of the Penn Plaza submarket
- The floor can be delivered vacant or with a tenant in place
- Very low maintenance charges
- Attended lobby with two recently renovated passenger elevators
- Separate freight entrance and elevator
- Close proximity to Hudson Yards, Penn Station, Grand Central, Port Authority, nearly every subway line and the PATH train



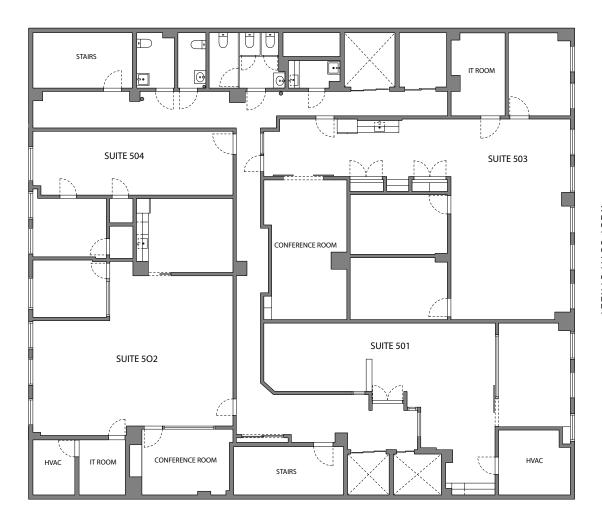


## MIDTOWN WEST OFFICE COOPERATIVE

# 246™38

BETWEEN SEVENTH AND EIGHTH AVENUES
NEW YORK, NY

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Test Fit - Entire 5th Floor: 8,803 RSF WEST 38TH STREET



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