

3rd Floor - Existing Conditions

# 8 West 38th Street

Between 5th & 6th Avenues

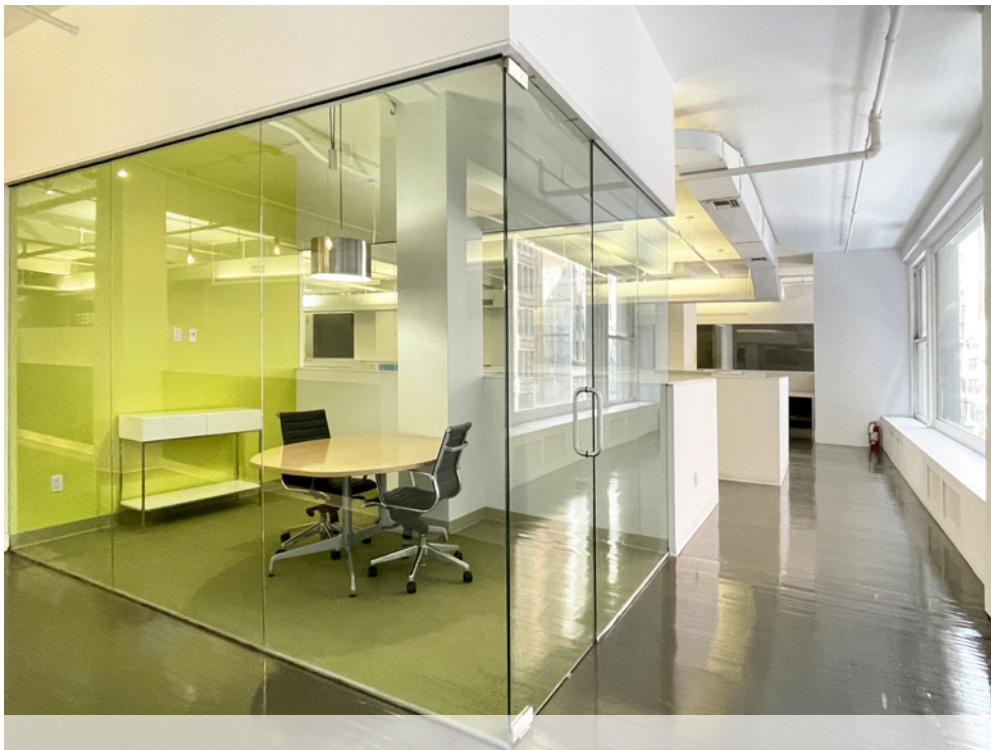
Full Floor Identity - Furnished Space  
Avenue Quality Boutique Building

Oversized Automatic Freight Elevator - Drive-in Loading Dock  
Steps off 5th Avenue between Herald Square & Bryant Park



Building Lobby



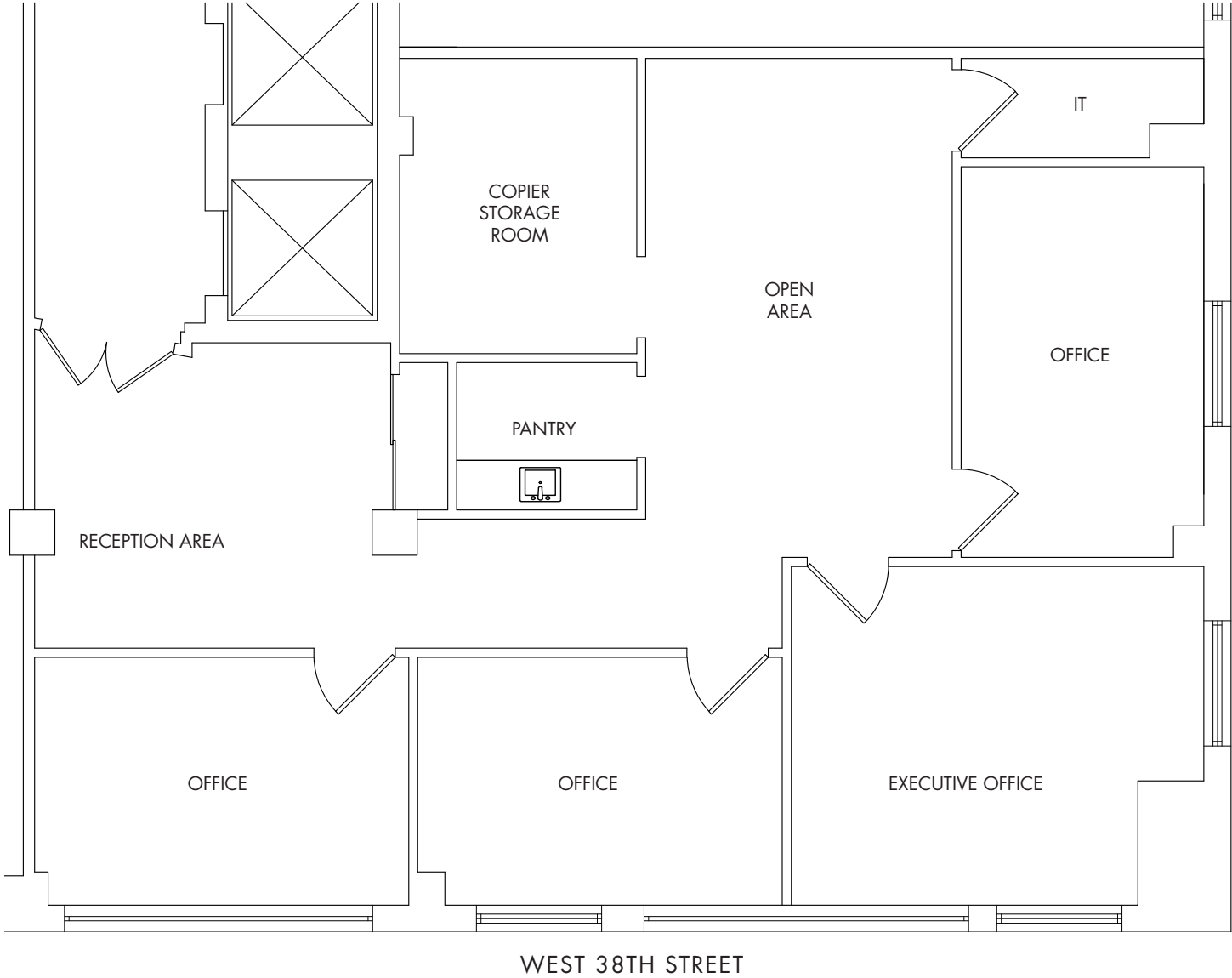


3rd Floor - Existing Conditions

Unit	Size	Possession	Rent
Suite 1001	1,879 rsf	Immediate	\$42 psf
<ul style="list-style-type: none"> <li>- Furnished space featuring hardwood floors and two sides of windows providing north and west exposures and good natural light</li> <li>- (1) corner executive office, (3) windowed offices, carpeted open area with a single-person administrative workspace and storage cabinets</li> <li>- Wet pantry, reception with seating area, copier/storage room, floor-to-ceiling filing cabinets</li> </ul>			

**BEAUTIFUL 24/7 ATTENDED LOBBY** • Elegant passenger elevators • Extra-large freight elevator with drive-in loading dock  
 Landlord rated as one of the **BEST LANDLORDS IN MANHATTAN** by Brick Underground

SUITE 1001 - 1,879 RSF  
(AS-BUILT PLAN)



(for descriptive purposes only; not to scale.)



SUITE 1001 - 1,879 RSF  
(EXISTING CONDITIONS)



Corner Executive Office



Reception Area



Windowed Offices



SUITE 1001 - 1,879 RSF  
(EXISTING CONDITIONS)



Open Area



Copier/Storage Room



Wet Pantry