

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



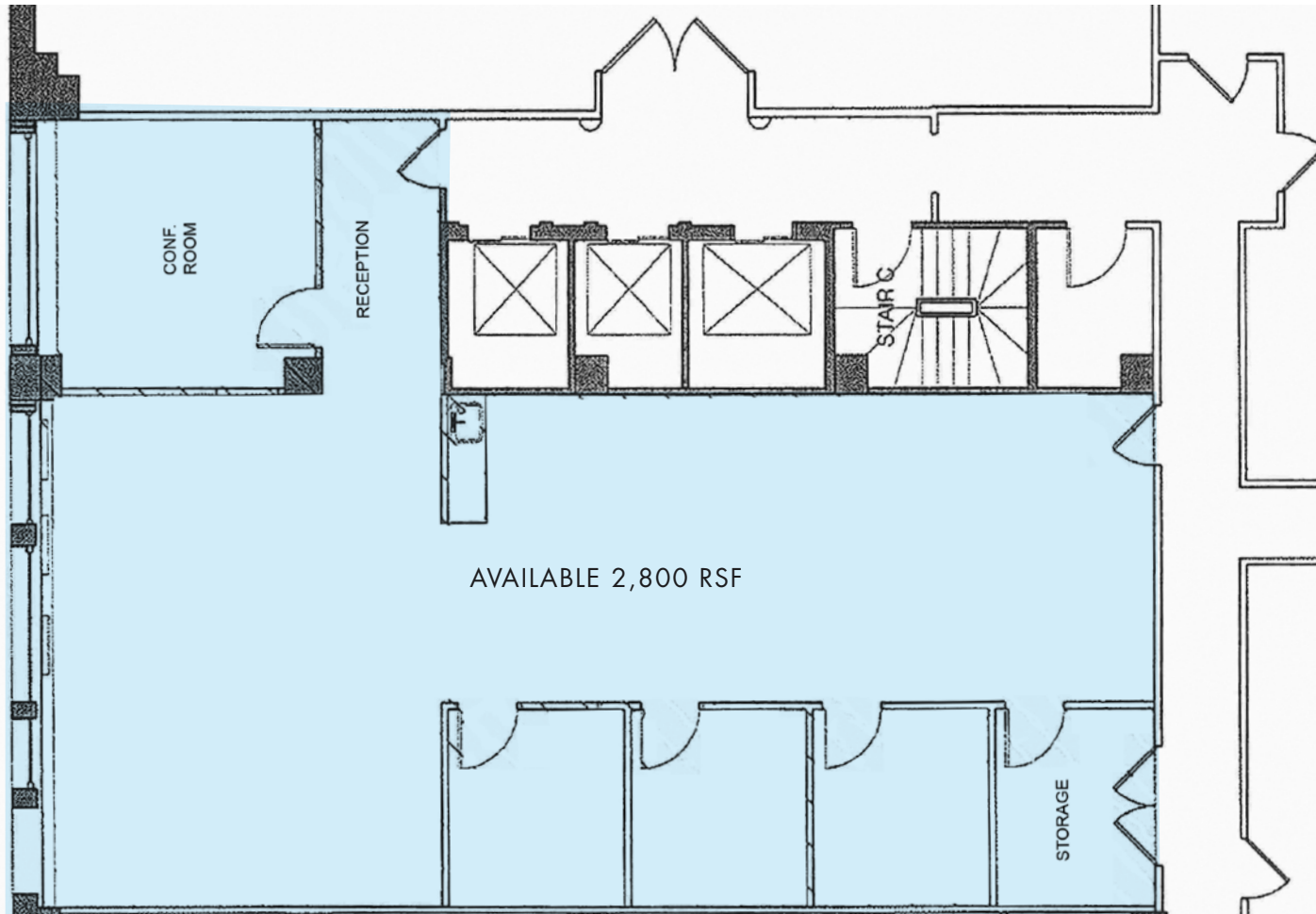


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Unit	Size	Possession	Rent
Partial 5th Fl:	2,800 rsf	Arranged	\$44 psf
- Built space with conference room, (3) offices, and open area			

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

PARTIAL 5TH FLOOR - 2,800 RSF
(AS-BUILT PLAN)



(for descriptive purposes only; not to scale.)