

Office Sublease

21 West 38th Street, Entire 13th Floor
New York, NY 10018



Wired and partially furnished,
steps from **Amazon**

Availability

Entire 13th floor - 4,465 RSF

Possession

Immediate

Term

Flexible, 1 year minimum

Rate

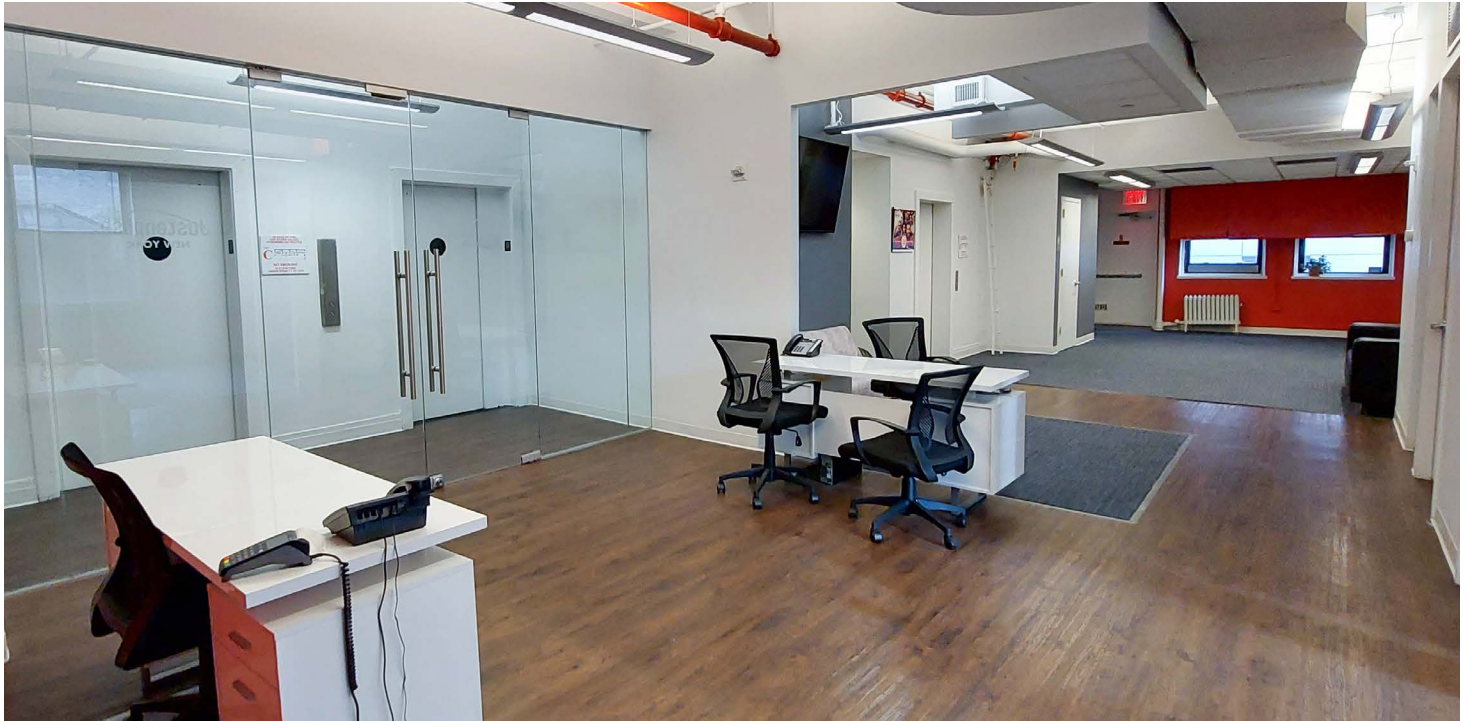
Upon request

Space highlights

- Dedicated AC
- Stable ownership
- Operable windows on 3 sides
- Built spaces with private baths
- Plug and play

Office sublease

21 West 38th Street, Entire 13th Floor, New York, NY 10018



Office sublease

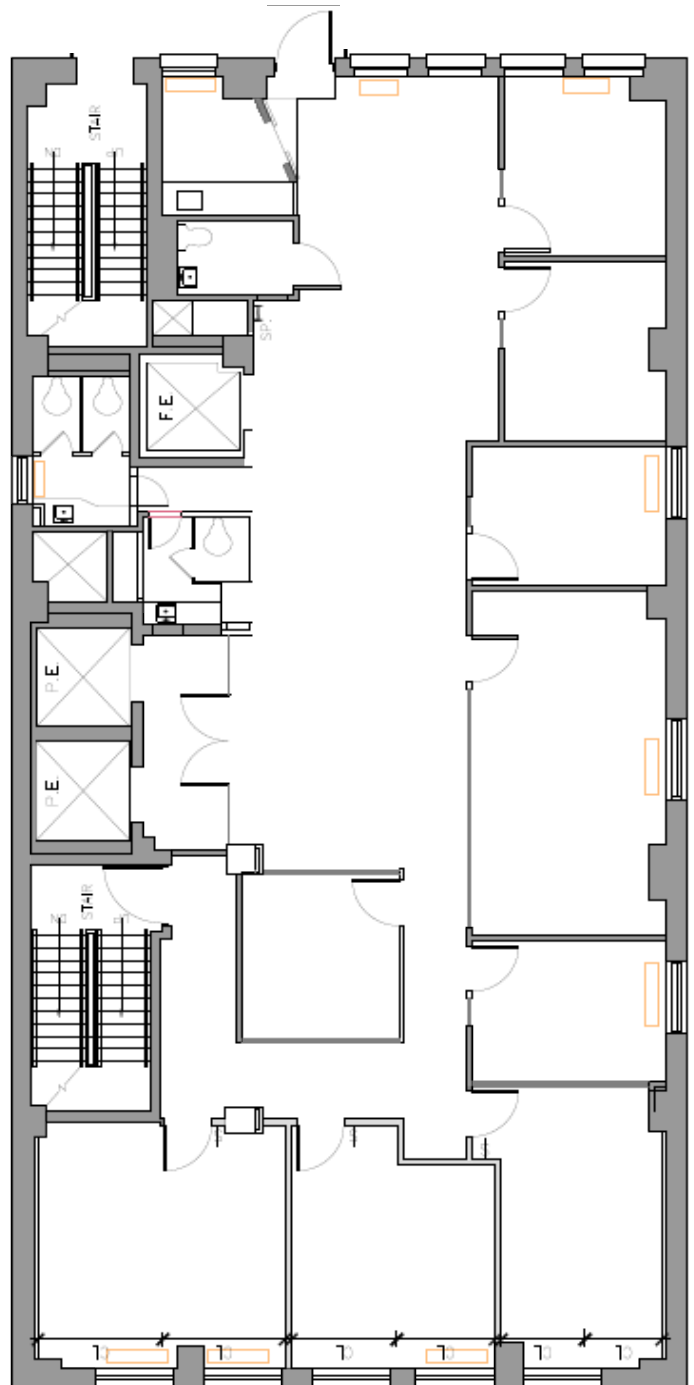
21 West 38th Street, Entire 13th Floor, New York, NY 10018

Entire 13th floor layout

- 6 offices/breakout rooms
- 3 conference rooms
- Large open area for workstations
- Abundant natural sunlight
- Tenant controlled AC
- Private bathrooms, including 1 ADA



Existing condition



Office sublease

21 West 38th Street, Entire 13th Floor, New York, NY 10018

Building and transportation

- Centrally located in the commuter triangle and short walking distance to:
4 5 6 7 B D F M N Q R W
- Owner willing to pay 100% commission on signing for qualified tenants
- Building currently undergoing an elevator renovation including new cabs and mechanicals
- Partnership with the adjacent hotel, Hotel Hendricks, which offers event space, restaurants and rooftop bar

