

MIDTOWN WEST OFFICE COOPERATIVE FOR SALE

246 W 38

BETWEEN SEVENTH AND EIGHTH AVENUES
NEW YORK, NY



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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



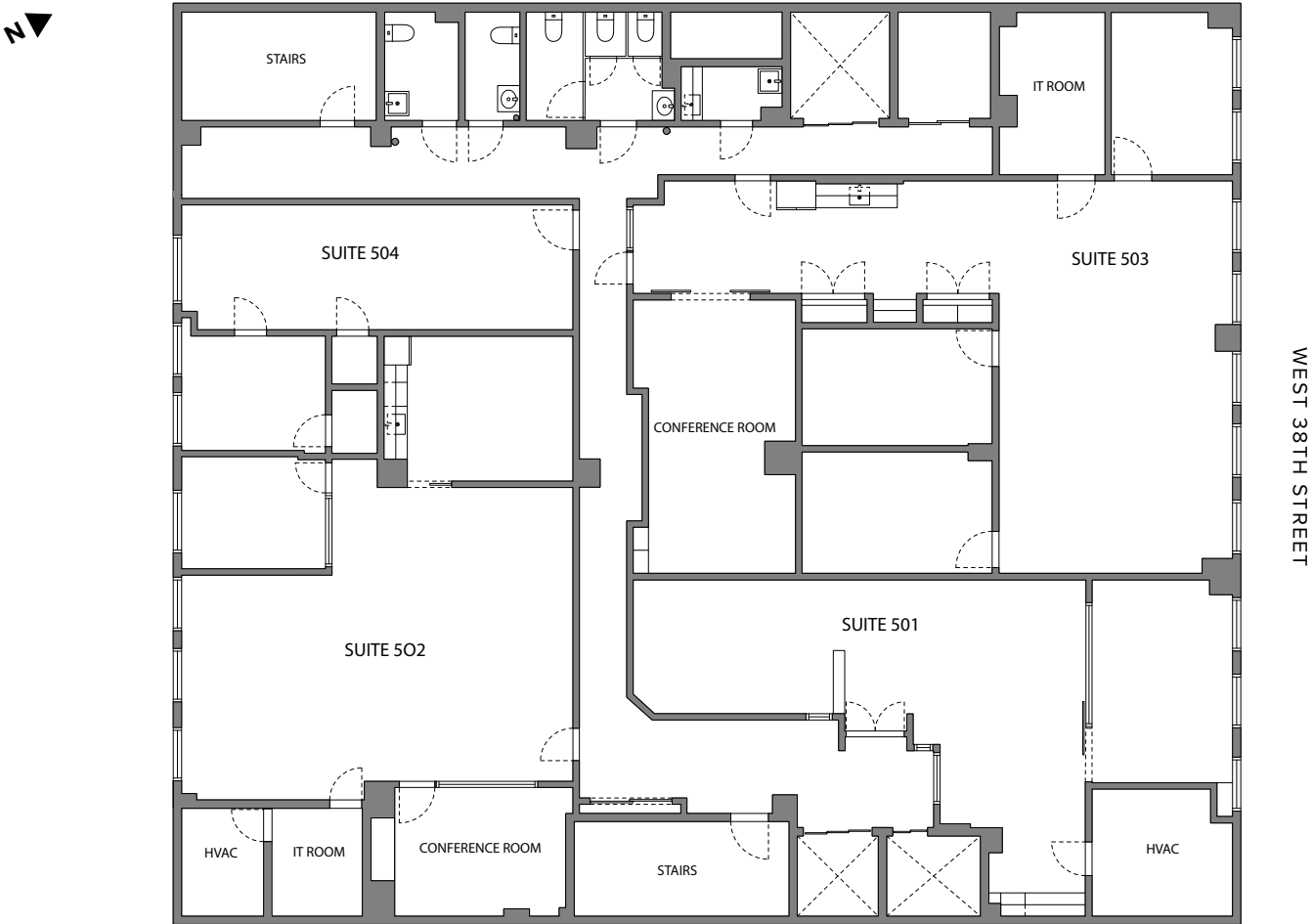
High ceilings, concrete floors and large windows overlooking 38th Street



Lobby

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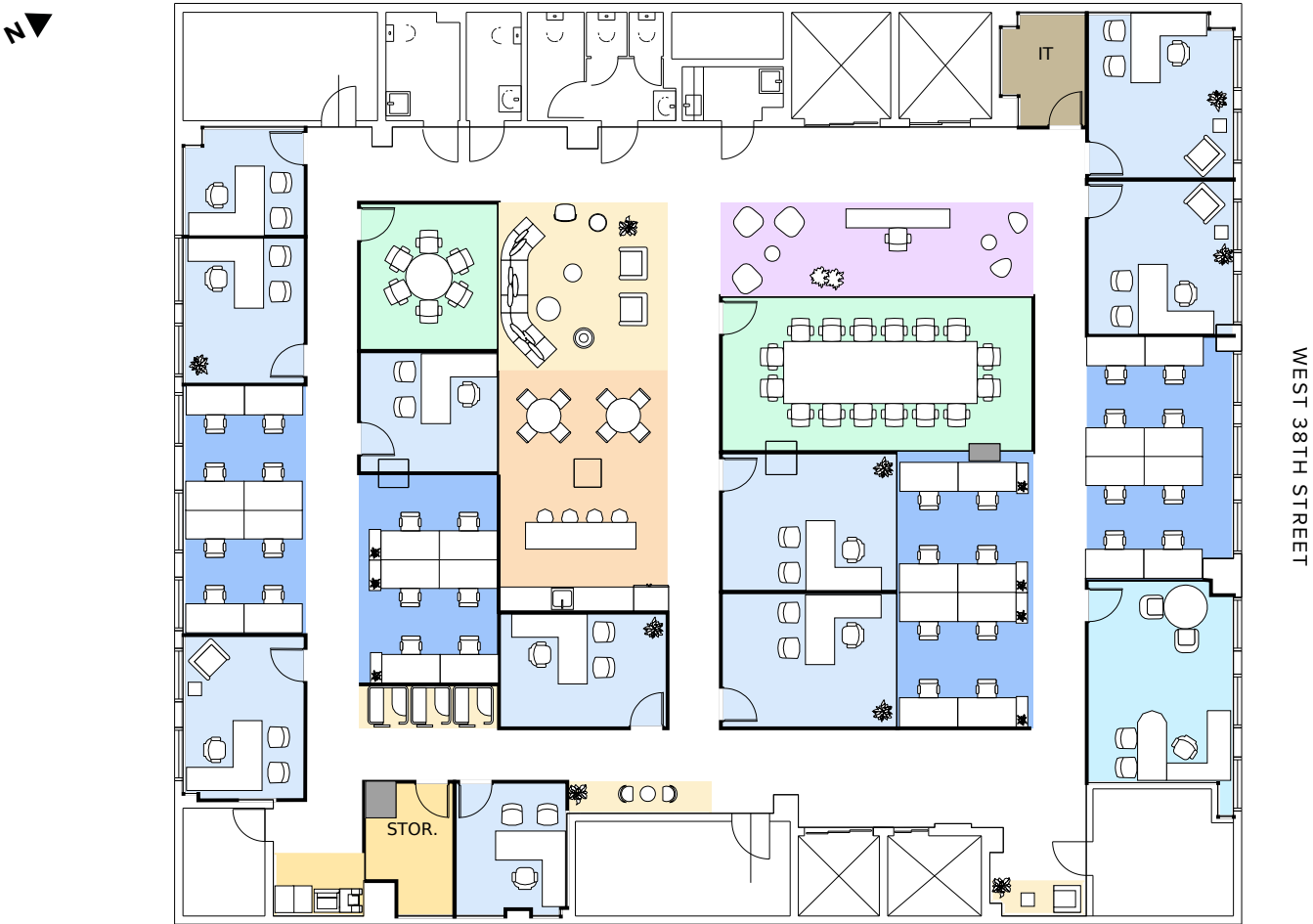
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Test Fit - Entire 5th Floor:
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Hudson Yards



Computer Rendering of the New Penn Station

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