



SPACE - DIRECT LEASE

## 307 West 38th Street

New York, NY | Garment District

### DETAIL

|                    |               |
|--------------------|---------------|
| <b>Floor/Suite</b> | 1 / Store 1-5 |
| <b>Total SF</b>    | 6,927         |
| <b>Rent</b>        | Upon Request  |
| <b>Electric</b>    | Submeter      |
| <b>Available</b>   | Immediate     |
| <b>Use</b>         | Retail        |

**Suite Notes** Store 1-5 for total ground floor area up to 6,927 sq. ft.  
Ceiling Heights: Ground Floor - 18'; Mezz - 8'10";  
Basement 10'9" Square Footage: Ground Floor 6,927  
RSF; Mezzanine 4,341 RSF; and Basement 3,821 RSF



### CONTACT

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### BUILDING DESCRIPTION

Renovated Lobby, 5 Passenger Elevators, 4 Blocks from Times Square, 24/7 access.  
Ideally located between Penn Station and the Port Authority Bus Terminal. Convenient to many subway lines.

### MAJOR TENANTS

Tiger Button Company, Inc.; Vanguard Construction; Mitchell/ Martin, Inc.; EMSL Analytical, Inc.

### AMENITIES

High speed internet.

### OTHER BUILDING INFO

**Telecom:** WiredNYC Platinum; Broadview, Rainbow Broadband MegaPath, Time Warner Cable & Verizon **Electric:** By Sub-meter **Security / Lobby:** Tended Lobby  
**Passenger Elevators:** 5 New **Freight Elevators:** 2 with Separate Entrance on 39th **Building Area:** 300,000 sf **Number of Floors:** 21 **Floor Sizes:** 20,000 sf to  
7,000 sf **Load Capacity:** 120 lbs per sf (live load) | **Ceiling Height:** 11 ft. Slab to Slab **Owner:** Glenhill Associates, LLC **Manager:** George Comfort & Sons, Inc.  
**Year Built/Renovated:** Built: 1933 **Tenancy:** Multi-tenant **Building Class:** C **Primary Type:** Office

