



SPACE - DIRECT LEASE

307 West 38th Street

New York, NY | Garment District

DETAIL

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

Se Kyung Kim
Phone 212-481-1122 | Fax 212-213-1865

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.

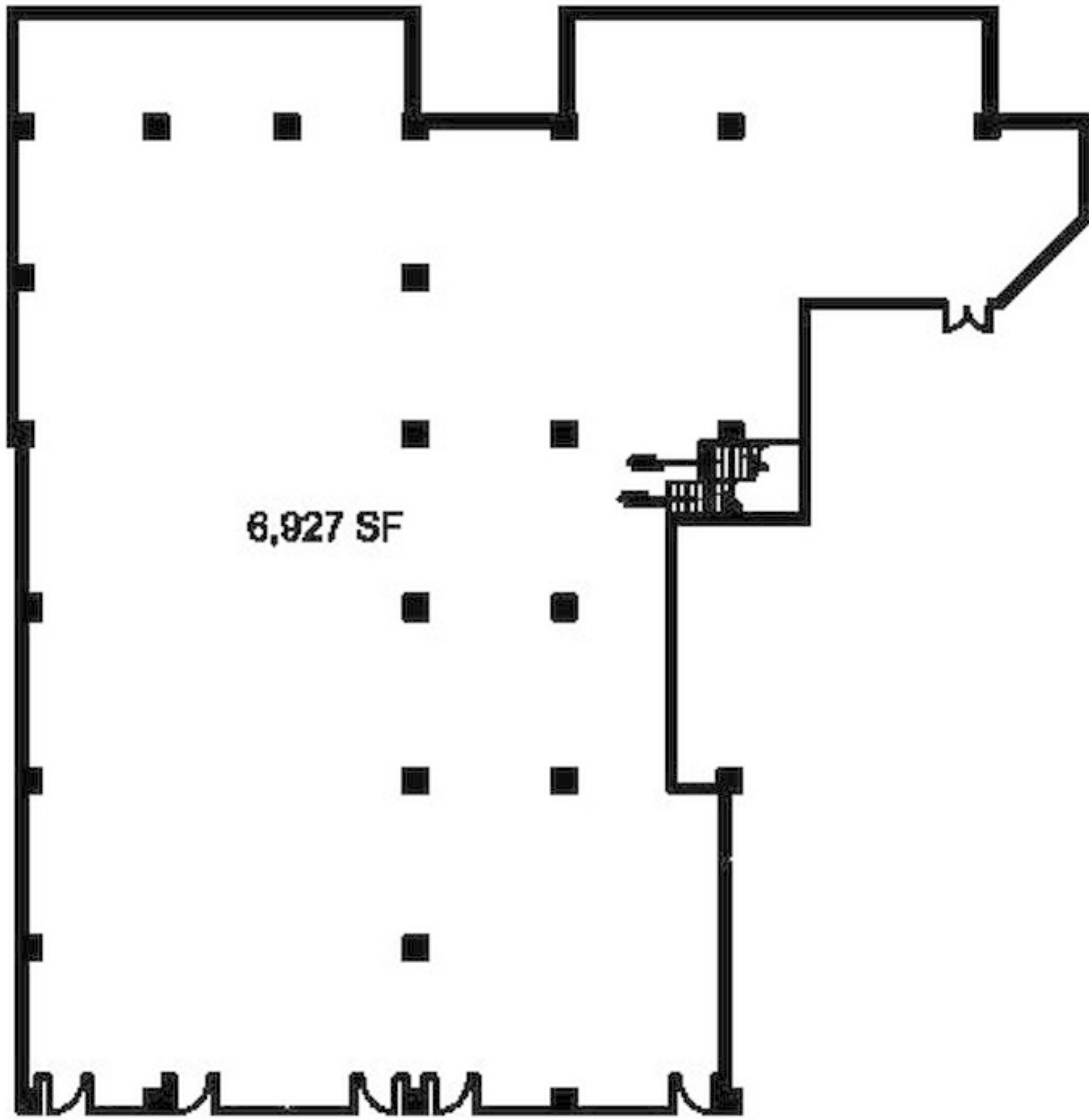
AMENITIES

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





Ground Floor

DISCLAIMER: One full commission in accordance with our rate schedule will be paid, when received by us, to a cooperating broker who consummates a lease executed by both landlord and tenant and exchanged and which has been approved or consummates a sublease executed by both the Sublessor and Sublessee and exchanged and has been approved and has received Landlord's consent. All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms and conditions, prior sale, lease, sublease or financing, or withdrawal without notice.