



SPACE - DIRECT LEASE

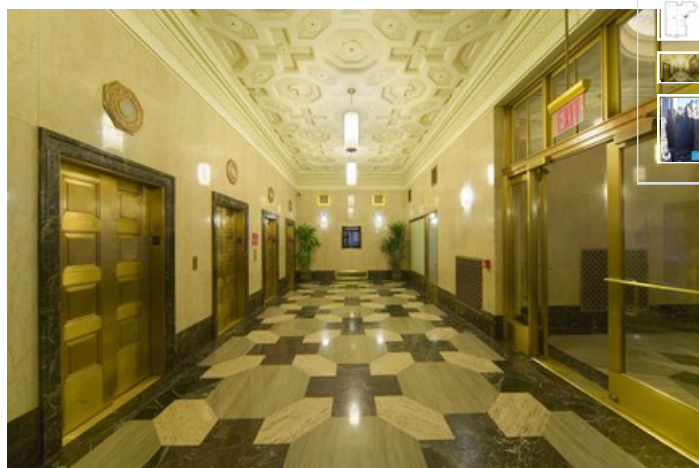
## 307 West 38th Street

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

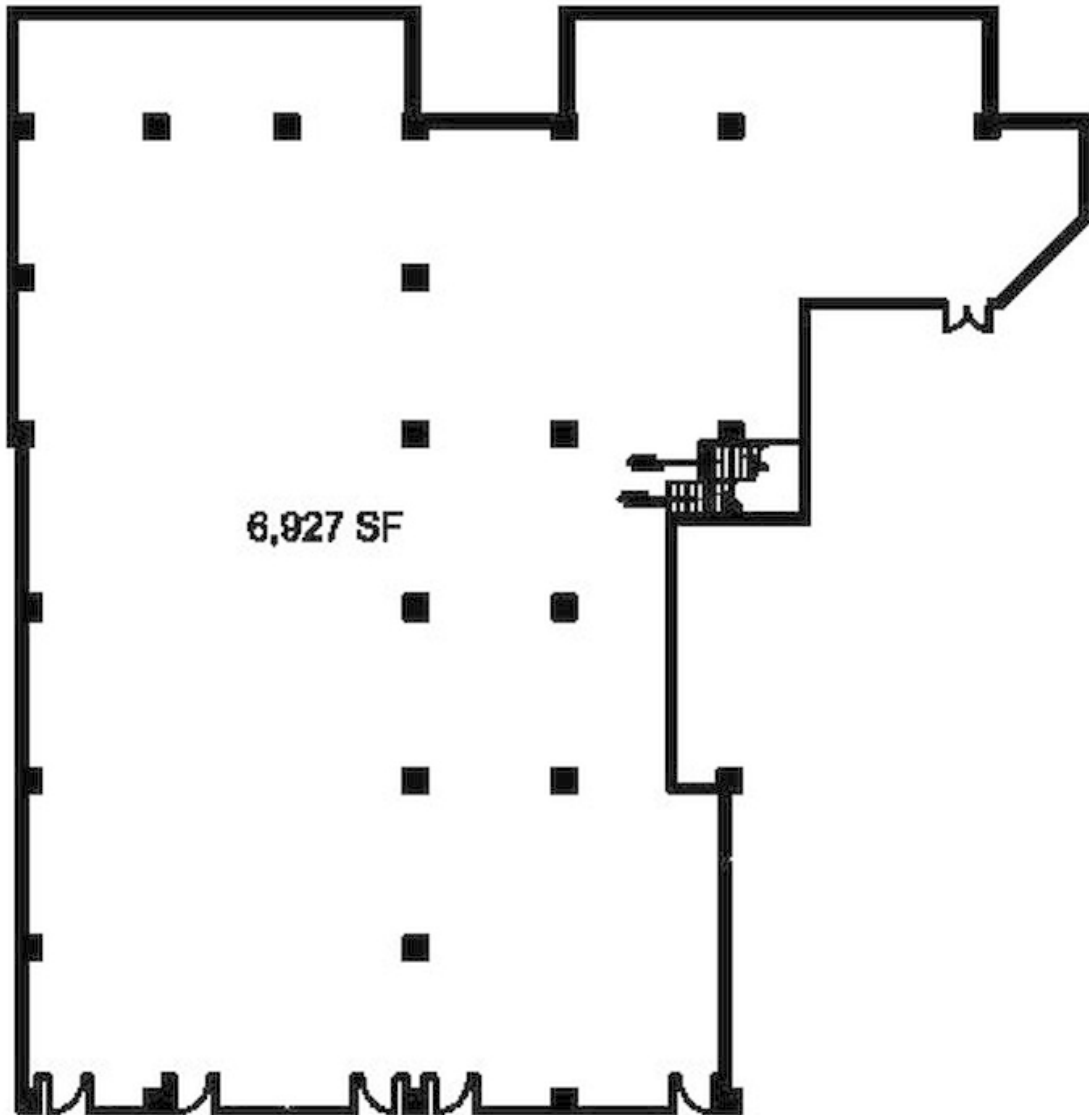
Tiger Button Company, Inc.; Vanguard Construction; Mitchell/ Martin, Inc.; EMSL Analytical, Inc.

### 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



Ground Floor