



SPACE - DIRECT LEASE

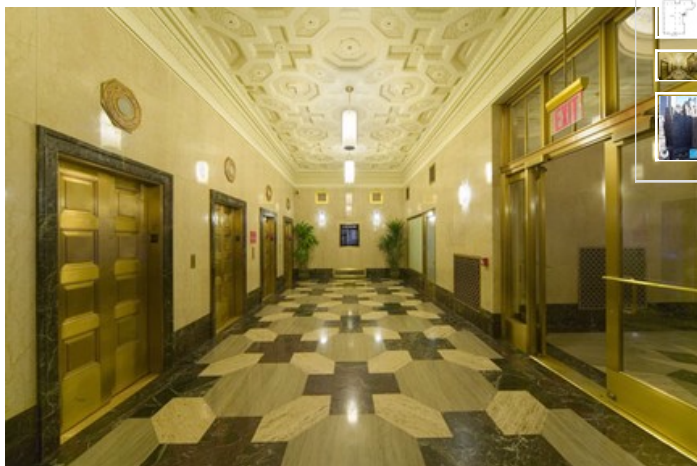
307 West 38th Street

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

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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

