



SPACE - DIRECT LEASE

## 307 West 38th Street

New York, NY | Garment District

### DETAIL

Floor/Suite	12 / Suite 1201
Total SF	3,669
Rent	Upon Request
Electric	0
Available	Immediate
Use	Office

### 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