



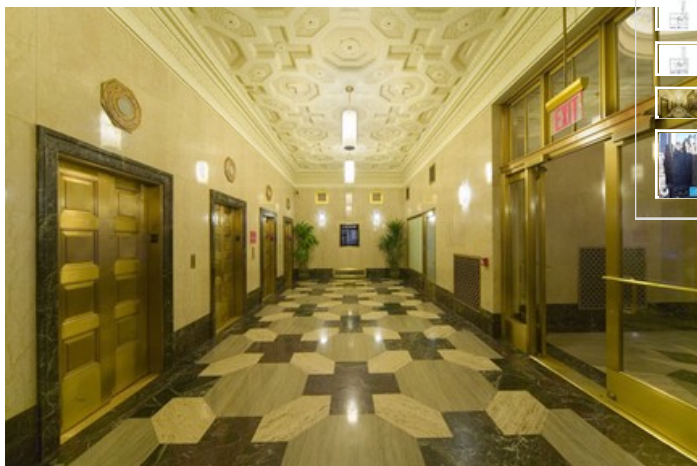
SPACE - DIRECT LEASE

## 307 West 38th Street

New York, NY | Garment District

DETAIL

<b>Floor/Suite</b>	1 / Store 9
<b>Total SF</b>	1,166
<b>Rent</b>	Upon Request
<b>Electric</b>	submeter
<b>Available</b>	Arranged
<b>Term</b>	5-10 yrs.
<b>Use</b>	Retail
<b>Suite Notes</b>	Ground Floor - 1166 s.f. ground store; 495 s.f Mezzanine level with 790 s.f Basement



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

