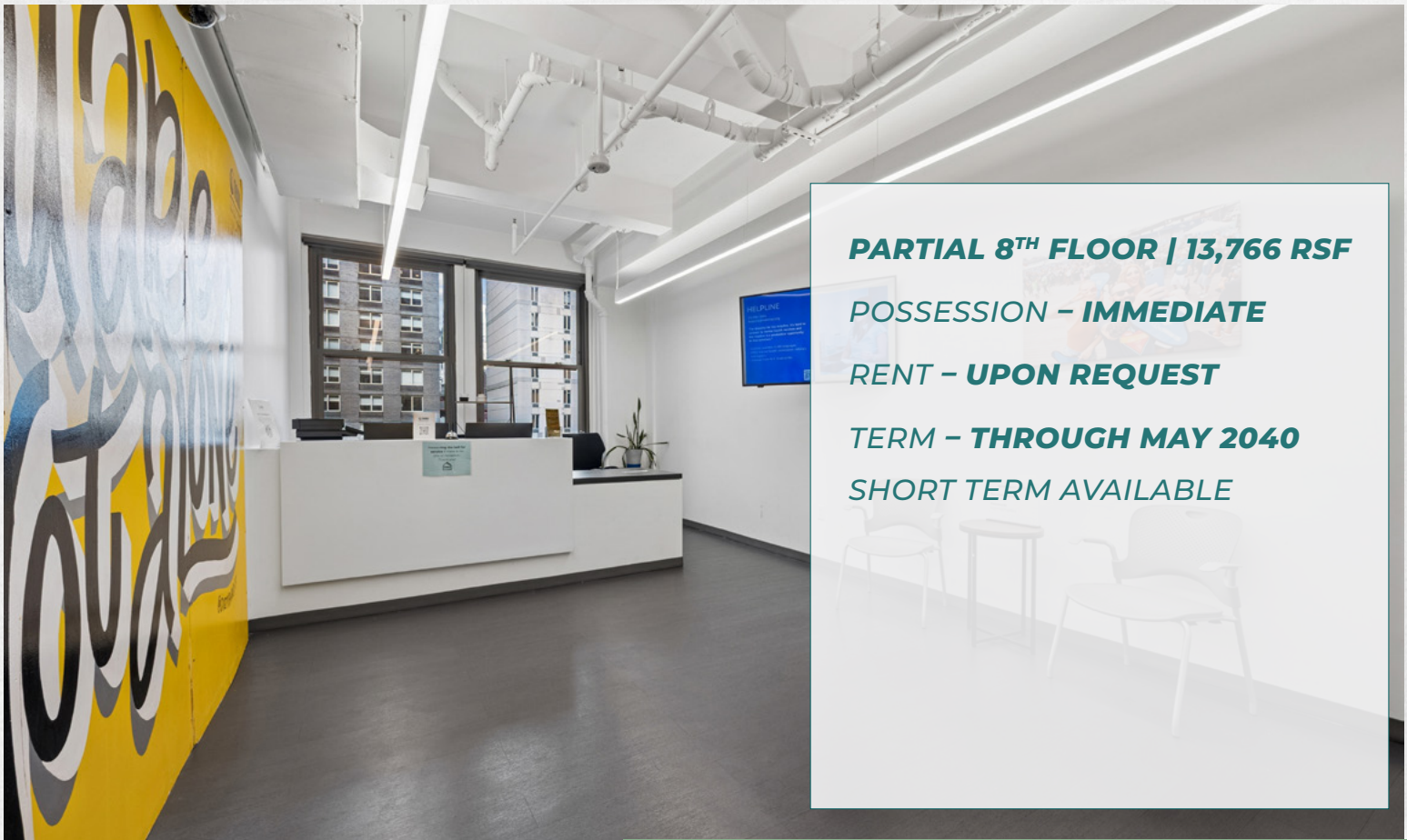


307 WEST 38

PARTIAL 8TH FLOOR – **13,766 RSF**

SUBLEASE THROUGH **MAY 2040 - SHORTER TERM AVAILABLE**





PARTIAL 8TH FLOOR | 13,766 RSF

POSSESSION – IMMEDIATE

RENT – UPON REQUEST

TERM – THROUGH MAY 2040

SHORT TERM AVAILABLE



- ***Ideal for nonprofit organizations (no real estate tax) and tenants that accommodate high volumes of visitors.***
- *Fully built and furnished office sublease ready for immediate occupancy.*
- *Efficient layout includes a mix of private offices, meeting rooms, and training rooms*
- *Large open area with an accordion-style collapsible wall to divide the space that can accommodate up to 65 people.*
- *Abundant natural light and windows.*
- *Access through an attended private lobby.*
- *In the center of the transit triangle - short walk to Grand Central / Penn Station / Port Authority*
- *Short distance to the subway lines*



