

21 WEST 38

ENTIRE 15TH FLOOR

4,465 RSF



JOIN **amazon** IN THE NEWEST TECH NEIGHBORHOOD



IDEAL FOR SHOWROOM OR OFFICE USE

- *In the center of the transit triangle - short walk to Grand Central / Penn Station / Port Authority*
- *Short distance to the **4 5 6 F M N R W 7 S** subway lines*
- *Owner willing to pay 100% commission on signing for qualified tenants*
- **New elevator cabs and mechanicals**
- *Partnership with the adjacent hotel, Hotel Hendricks, which offers event space, restaurants and rooftop bar*



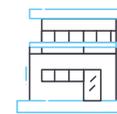
**Dedicated
HVAC**



**Operable
windows on
3 sides**



**Flexible
Term**



**Built spaces w/
private baths**

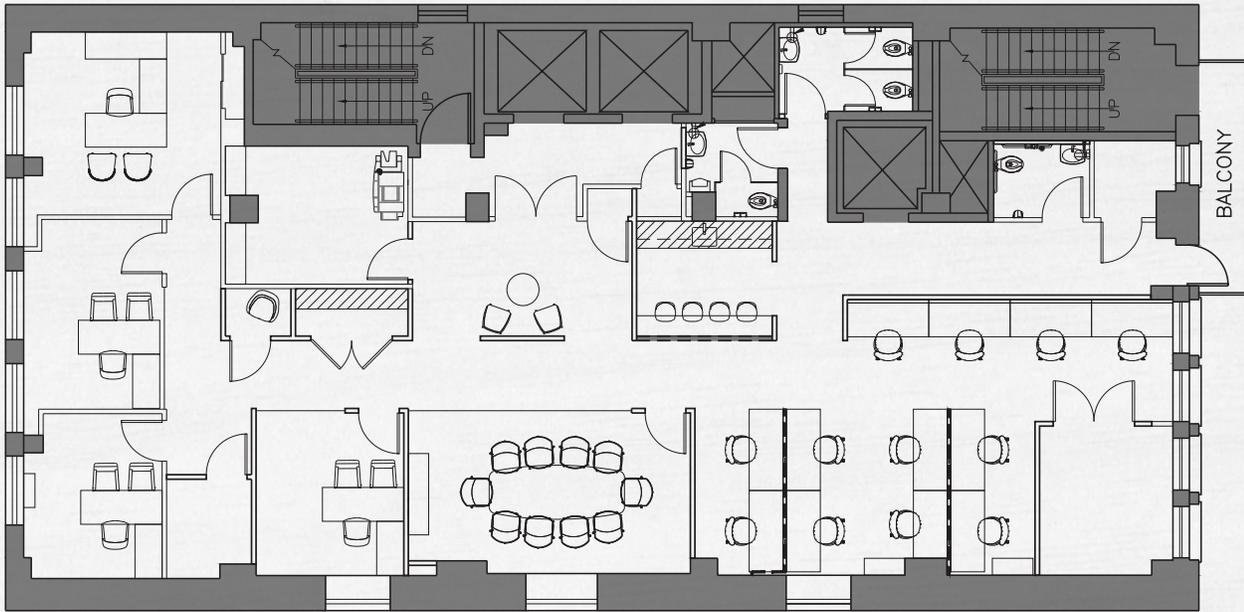


**Stable
Ownership**



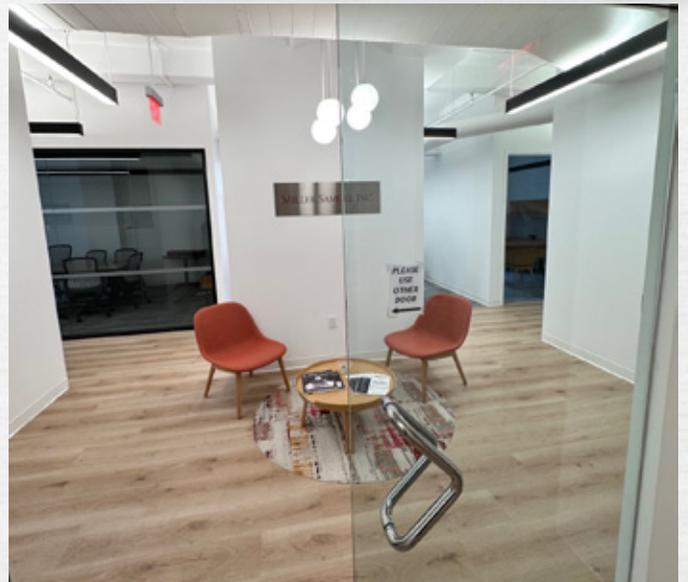
Fully-Furnished

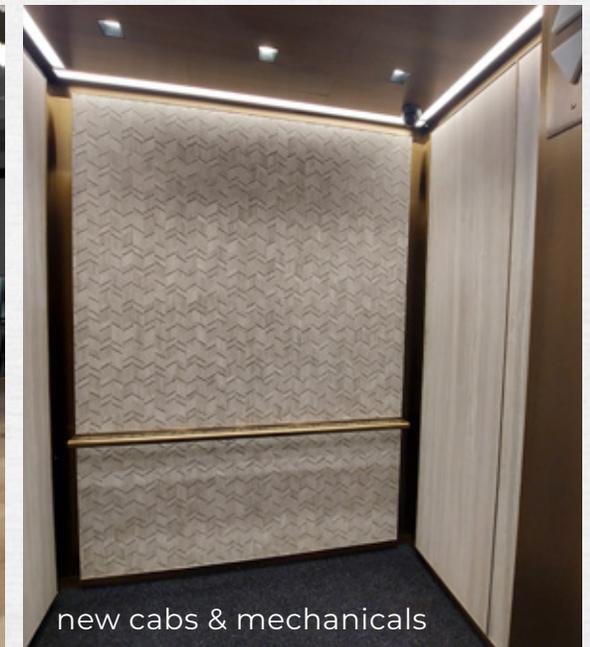
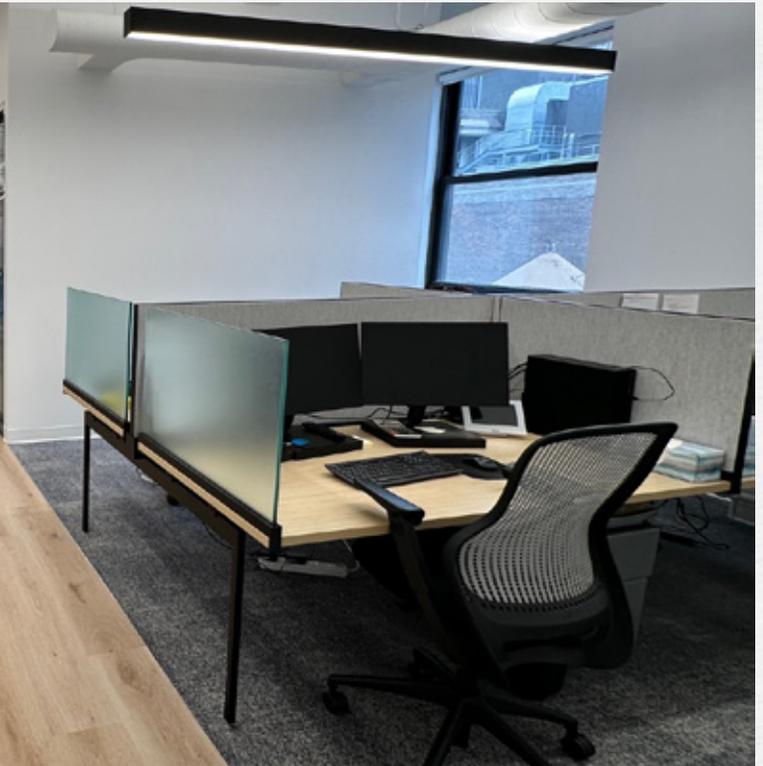
15TH FLOOR



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- High-end recently built space
- Three sides of windows
- Full floor presence
- Fully furnished
- New Private Bathrooms
- Oversized operable windows, abundant natural light
- Space includes:
 - 12 workstations
 - 10 person conference room
 - 4 private offices
 - Wet pantry with dishwasher





new cabs & mechanicals

