

# 18 West 39th Street

Right off Fifth Avenue — Full floors available for lease in the heart of Midtown Manhattan.

FLOORS 2-12 AVAILABLE

4,863 RSF PER FLOOR



## Newly Renovated Lobby

The building's lobby renovation sets a sophisticated tone from the moment you arrive. Warm wood-paneled walls, polished tile flooring, and a custom reception desk create a refined, welcoming environment for tenants and their guests.



# Lease Availability

## Available Floors

Floors 2 through 12 — offering up to 10 full floors of contiguous or individual availability. Opportunity to lease entire building.

Floor 10 is prebuilt with 2 offices/meeting rooms, 1 conference room, 2 restrooms, a wet pantry, and will be delivered furnished

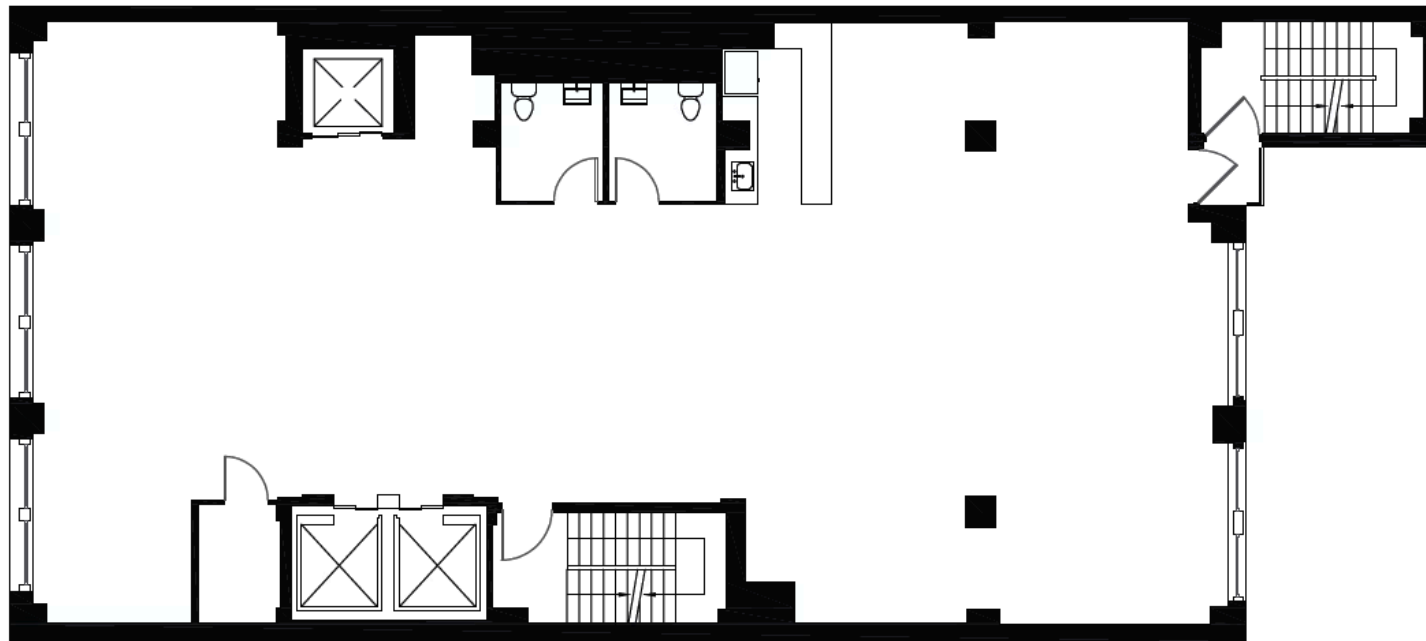
## Floor Size

Each floor offers **4,863 RSF**, providing efficient, right-sized full-floor occupancy ideal for growing teams.

## Owner Flexibility

The owner will build, modify, and furnish spaces for qualified tenants — a true turnkey opportunity.

# Base Floor Plan



# Open Floor Plan

Expansive, column-minimal floor plates with gleaming polished concrete floors offer maximum flexibility. The bright, open layout can be ideal for multiple uses.

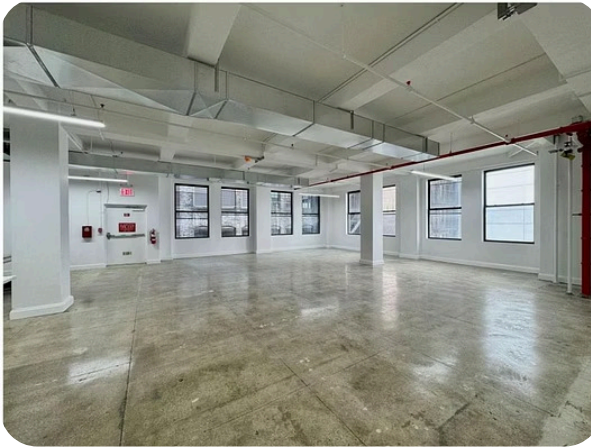
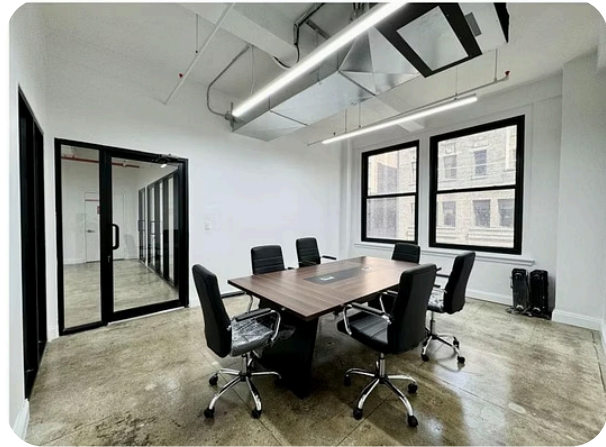
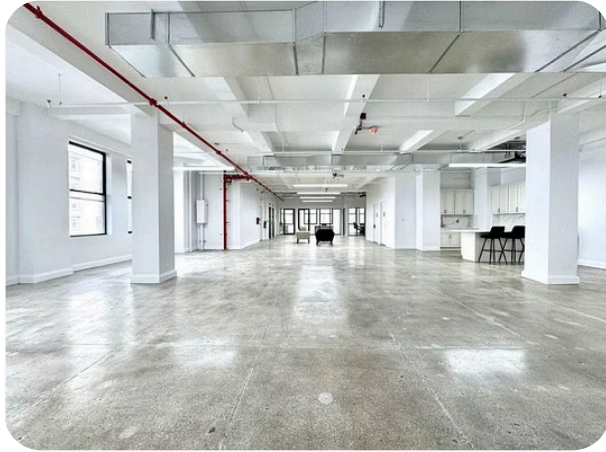


# Glass-Fronted Prebuilt Floors

Prebuilt floors feature sleek glass-fronted offices and conference rooms along the perimeter, combining privacy with visual openness. Polished concrete floors and modern finishes make these spaces truly move-in ready.



# Private Offices & Conference Rooms



From furnished conference rooms to private executive offices with glass partitions, the prebuilt suites offer a complete, professional environment — ready for your team from day one.

Bright, open floor plates with polished concrete and a fully equipped kitchen area with marble countertops and bar seating — every detail designed for a premium workplace experience.

# Why 18 West 39th Street?



## **Gut-Renovated**

Fully modernized, formerly the iconic Lord & Taylor Building.



## **Move-In Ready**

Glass-fronted prebuilt floors with polished concrete — no wait required.



## **Next to Amazon HQ**

Prime Midtown address between Fifth and Sixth Avenues.



## **Owner Will Build**

Owner will build, modify, and furnish for qualified tenants.