

MIDTOWN WEST OFFICE COOPERATIVE
FOR SALE

246 W 38

BETWEEN SEVENTH AND EIGHTH AVENUES
NEW YORK, NY



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AVAILABLE:

Entire 5th Floor:
8,803 RSF

Reduced Price:

~~\$4,500,000 (\$511/RSF)~~
\$3,521,200 (\$400/RSF)

Annual Maintenance Charges

(inclusive of real estate taxes):
\$113,076 (\$12.85/RSF)

Possession:

Immediate

Highlights:

- Creative loft space in the heart of the Penn Plaza submarket
- The floor can be delivered vacant or with a tenant in place
- Very low maintenance charges
- Attended lobby with two recently renovated passenger elevators
- Separate freight entrance and elevator
- Close proximity to Hudson Yards, Penn Station, Grand Central, Port Authority, nearly every subway line and the PATH train



High ceilings, concrete floors and large windows overlooking 38th Street





Computer rendering

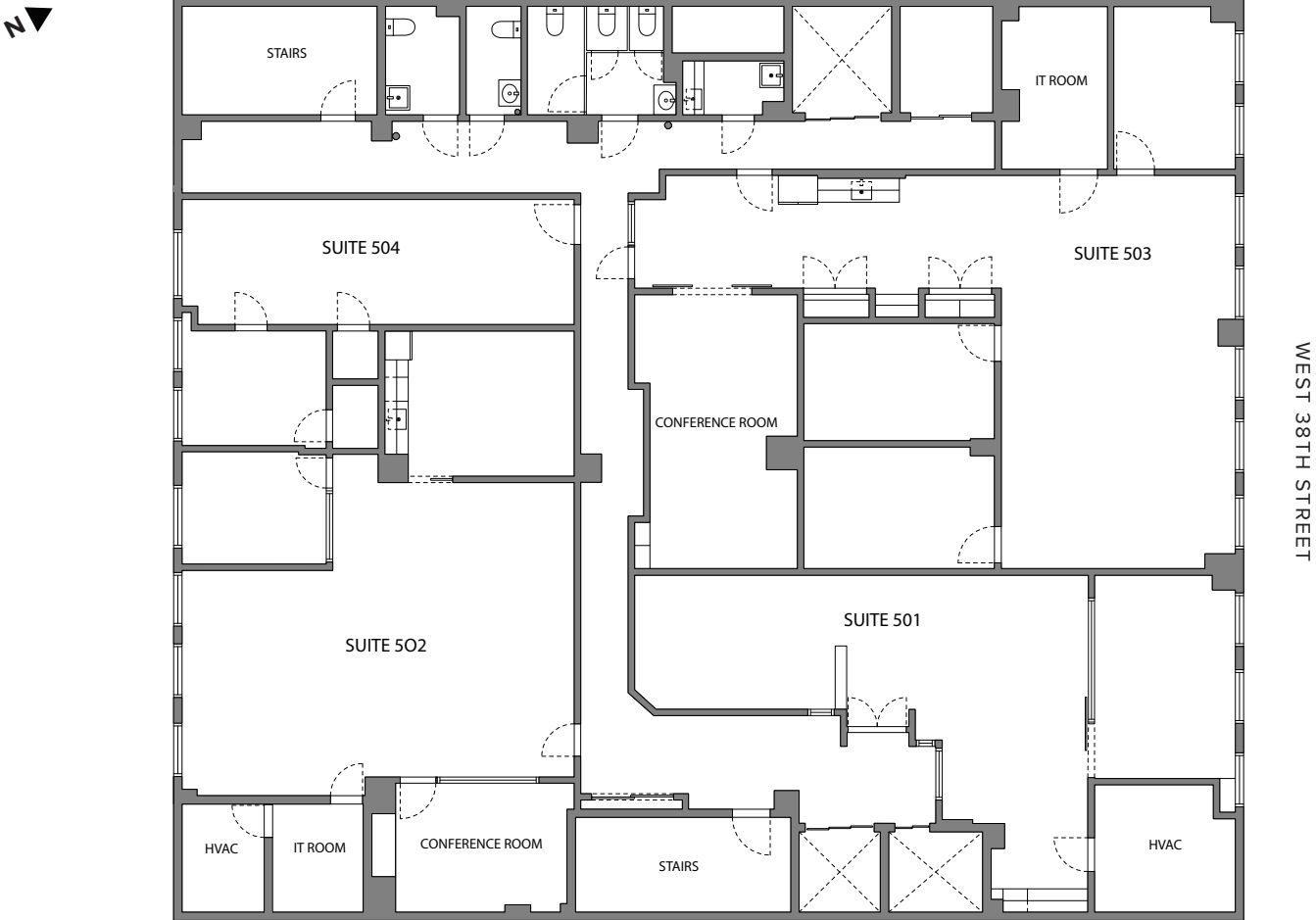


Lobby

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Test Fit - Entire 5th Floor:
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Hudson Yards



Computer Rendering of the New Penn Station

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