

## 38 WEST 48TH STREET

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### ENTIRE 5TH FLOOR: 2,860 SF

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- Excellent Northern light facing front
- Built as large open area, three conference rooms, spacious eat-in pantry, storage, two private bathrooms, and large jeweler's trap
- 24/7 tenant controlled a/c + direct electric
- No water/sprinkler/guard fees
- Fast + easy deal. Short, simple 20 page lease

### BUILDING FEATURES

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- Owner-managed building with stable, long term, responsive, and easy-going ownership
- Ideal for jewelers. Light manufacturing considered on case-by-case basis
- Steps from Rockefeller Center BDFM
- Citibike dock directly across the street
- Lobby is attended 8:30am-6pm Monday-Friday; 24/7 access
- Building is wired for Fios + Spectrum
- Freight elevator is approx 5' x 5'1" x 7'10" w/ 2,500 lb capacity











