

| 9 EAST 38 |





AVAILABILITIES

FLOOR	RSF	POSSESSION
ENTIRE 8TH	5,183 RSF	IMMEDIATE
ENTIRE 11TH	5,178 RSF	IMMEDIATE

BUILDING COMMENTS

The newly updated 9 East 38th Street welcomes tenants through its brand new modern lobby lined with Statuarietto marble. Ideally located in close proximity to Grand Central, walking distance to Penn Station and with a garage conveniently located next door, the building caters to those boutique tenants seeking full floor opportunities whereby a tenant can control their experience. With three accessible elevators, tenants can arrive to their Premises featuring excellent natural light on two sides with high ceilings, wood floors, and updated common areas. Tenant controlled HVAC on each floor with fiber providers Pilot and Verizon available to all tenants.

SPACE COMMENTS

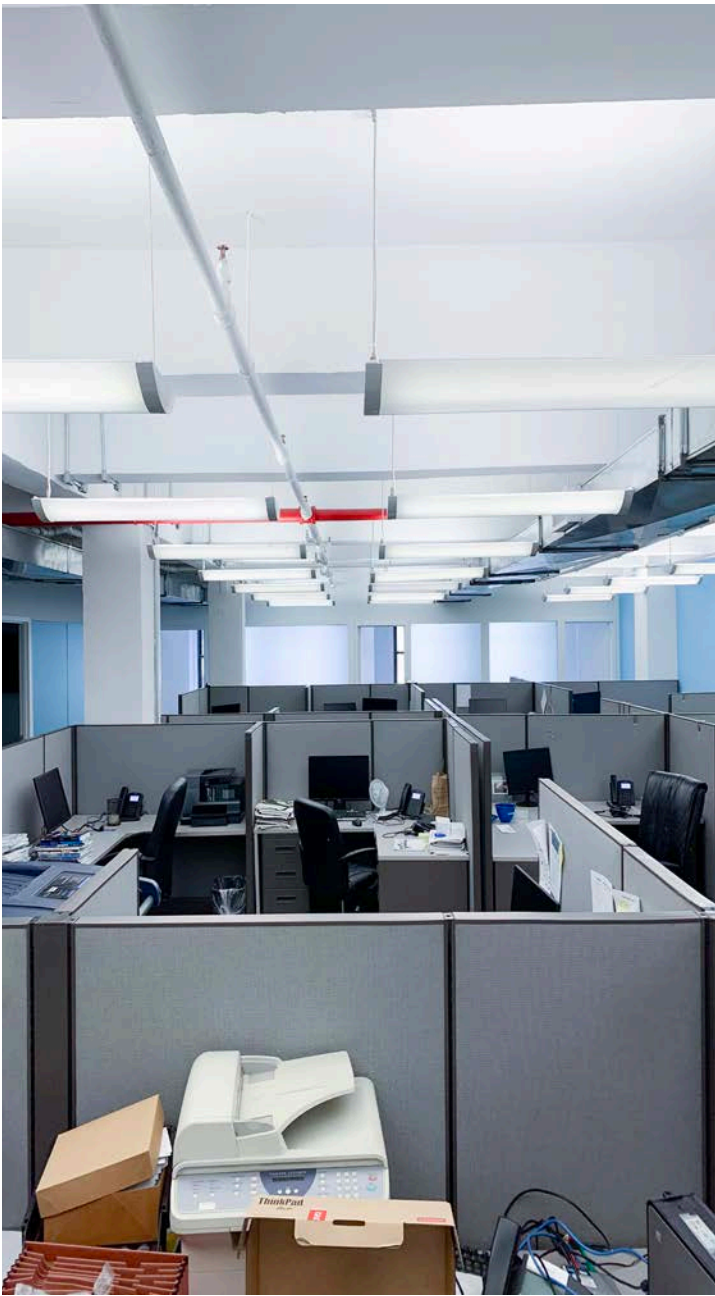
- **8th Floor** – Built installation with mix of offices and open space. Unit can be delivered wired and furnished. Landlord to modify per a mutually agreed upon plan.
- **11th Floor** – High-end installation consisting of three (3) meeting rooms and open space. Updated pantry and renovated ADA compliant restrooms. Finishes consisting of open ceilings. Unit can be delivered wired and furnished.

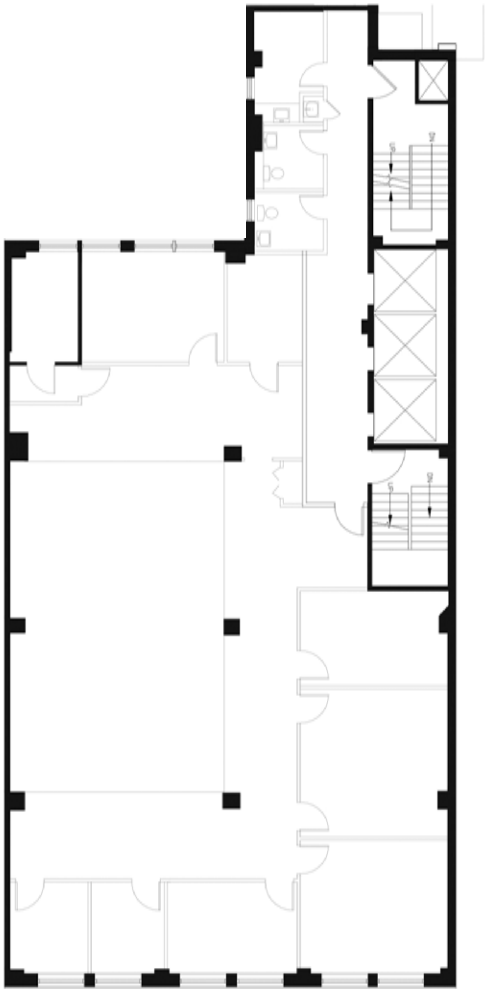
11TH FLOOR CONDITIONS



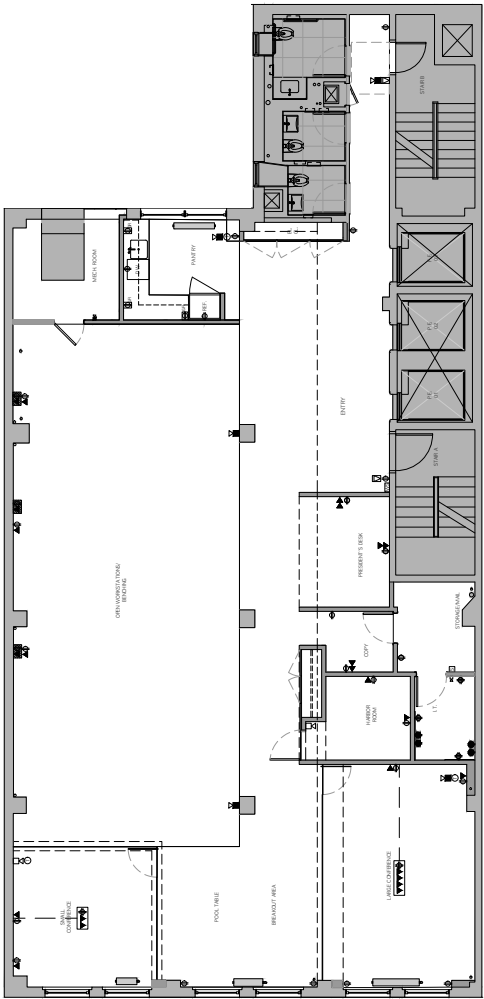
SAMPLE UPDATED FINISH

8TH FLOOR CONDITIONS





ENTIRE 8TH FLOOR
5,183 RSF



ENTIRE 11TH FLOOR
5,178 RSF

NEIGHBORHOOD

4 5 6 B D F M S



9 EAST 38