



6th Floor - Existing Conditions

8 West 38th Street

Between 5th & 6th Avenues

Full Floor Identity - Built Space
Avenue Quality Building
Steps off 5th Avenue



Building Lobby



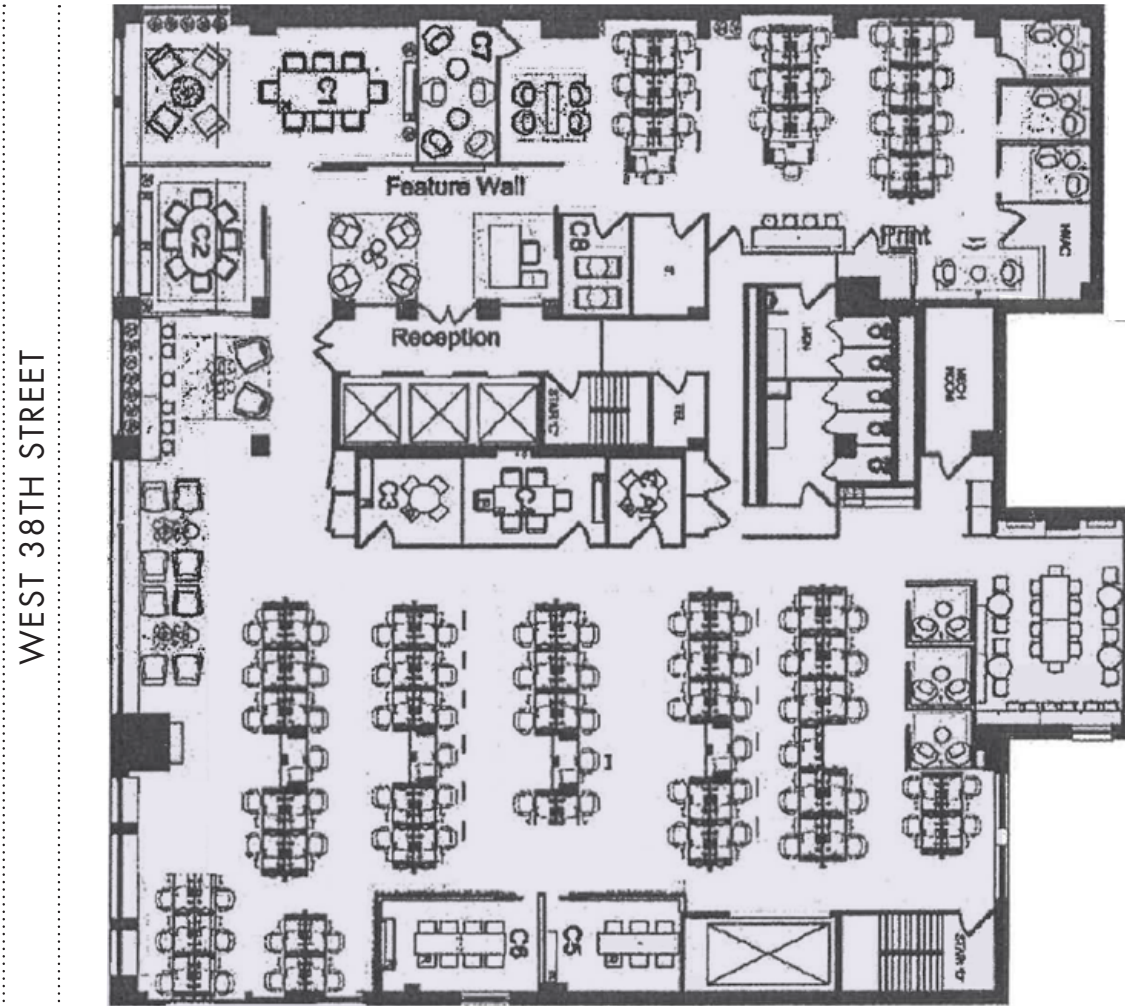


Partial 10th Floor - Existing Conditions

Unit	Size	Possession	Rent	Unit	Size	Possession	Rent
Entire 6th Fl:	11,750 rsf	Immediate	\$45	Partial 10th Fl:	1,475 rsf	Immediate	\$45
	- Mostly open layout with oversized windows facing 38th Street				- Brand new pre-built space		
	- Hardwood floors, exposed ceiling, submetered electric						
Partial 12th Fl:	540 rsf	Immediate	\$2,025/mo	Suite 902:	954 rsf	Immediate	\$3,578/mo
					- High ceiling		

BEAUTIFUL 24/7 ATTENDED LOBBY • Elegant passenger elevators • Extra-large freight elevator with drive-in loading dock
 Landlord rated as one of the **BEST LANDLORDS IN MANHATTAN** by Brick Underground

ENTIRE 6TH FLOOR - 11,750 RSF
(EXISTING CONDITIONS)

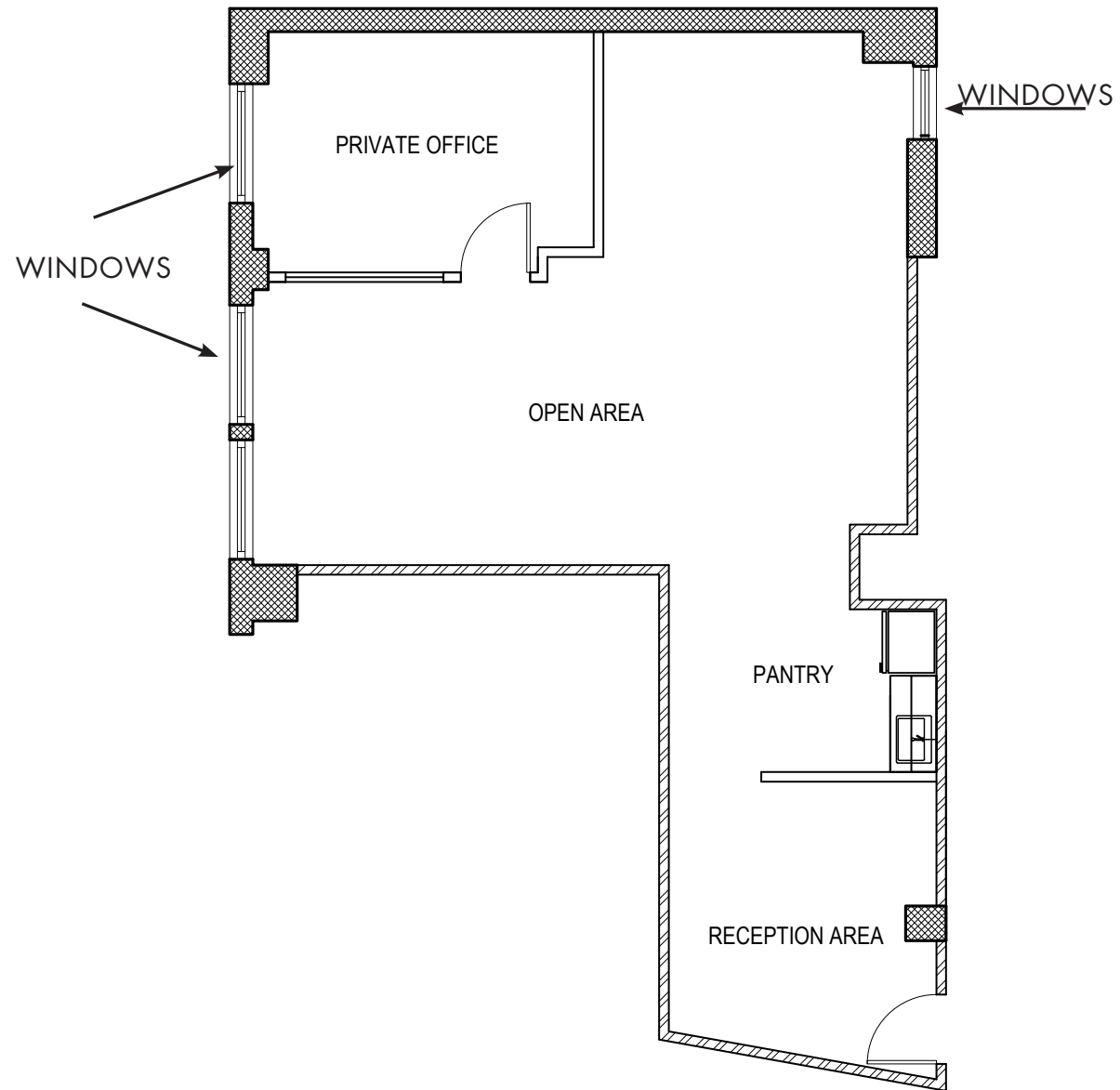


(for descriptive purposes only; not to scale.)

ENTIRE 6TH FLOOR - 11,750 RSF
(EXISTING CONDITIONS)



PARTIAL 10TH FLOOR - 1,475 RSF
(EXISTING CONDITIONS)



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PARTIAL 10TH FLOOR - 1,475 RSF
(EXISTING CONDITIONS)

