

3rd Floor - Existing Conditions

# 8 West 38th Street

Between 5th & 6th Avenues

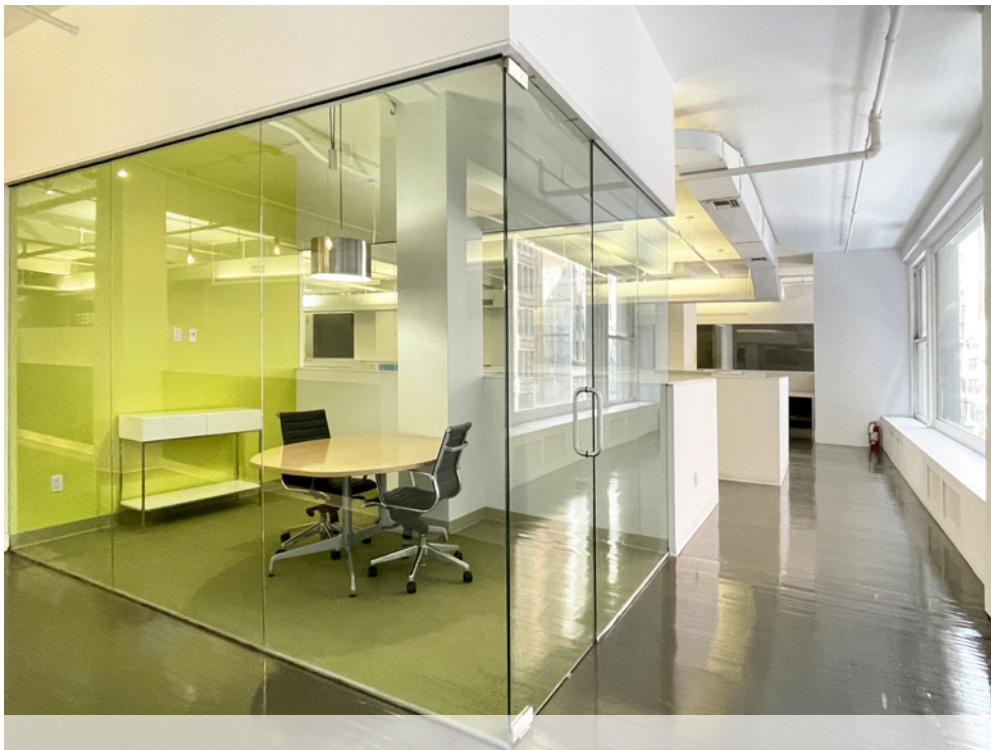
Full Floor Identity - Furnished Space  
Avenue Quality Boutique Building

Oversized Automatic Freight Elevator - Drive-in Loading Dock  
Steps off 5th Avenue between Herald Square & Bryant Park



Building Lobby





3rd Floor - Existing Conditions

Unit	Size	Possession	Rent
Partial 9th Fl:	4,335 rsf	Immediate	Upon Request
Partial 9th Fl:	3,604 rsf	Arranged	Upon Request
- Furnished space with (1) glass-front windowed conference room, (2) interior meeting rooms, wet pantry, open area that accommodates up to 35 people, (3) phone rooms			

**Can combine 9th Floor units to create 7,939 rsf**

**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



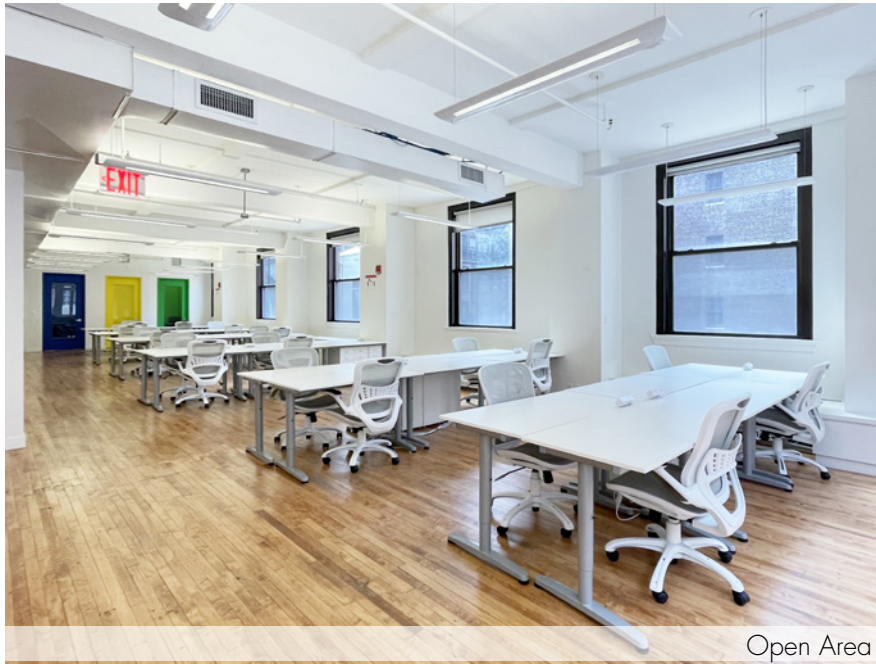
PARTIAL 9TH FLOOR - UNITS CAN BE LEASED SEPARATELY OR TOGETHER TO CREATE 7,939 RSF  
(AS-BUILT PLAN)

- 3,604 RSF - FURNISHED
- 4,335 RSF



(for descriptive purposes only; not to scale.)

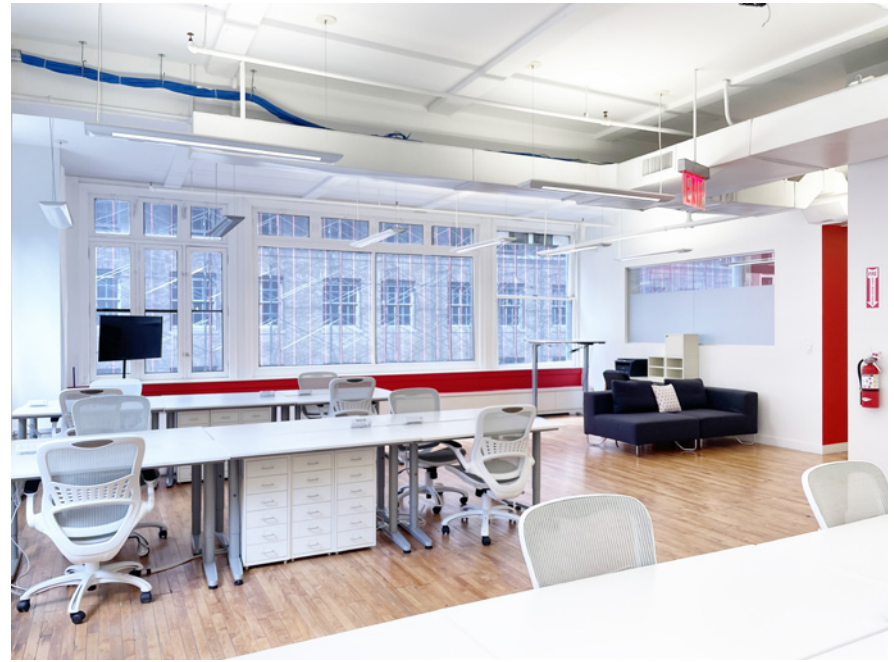
PARTIAL 9TH FLOOR - 3,604 RSF  
(EXISTING CONDITIONS)



Open Area



Conference Room





PARTIAL 9TH FLOOR - 3,604 RSF  
(EXISTING CONDITIONS)



Meeting Rooms



Wet Pantry