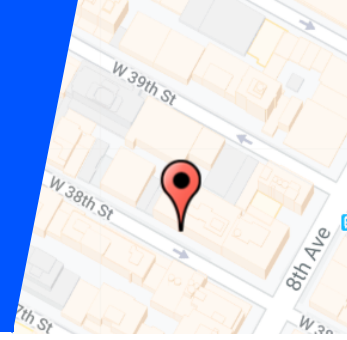


# 307 West 38th Street

OFFICE SPACE OPPORTUNITY



## FOR SUBLEASE

16,668 SF - 2ND FLOOR

20,371 SF - 3RD FLOOR

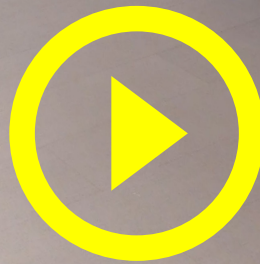
16,727 SF - 7TH FLOOR

~~16,752 SF - 8TH FLOOR (LEASED)~~

53,766 SF TOTAL AVAILABLE

- BUILDING WITHIN A BUILDING OPPORTUNITY
- PRIVATE GROUND FLOOR ENTRANCE ON 39TH
- OPEN TO REASONABLE DIVISIONS
- ALL USES CONSIDERED
- FLEXIBLE TERM AVAILABLE (3-25 YEARS)

**Virtual Tour Now!**



**Benjamin Blumenthal**

Noah & Co.

Licensed Real Estate Broker

(212) 947-7120

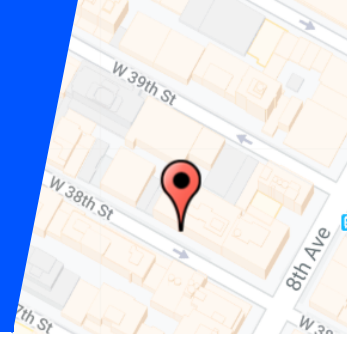
[b@noahre.com](mailto:b@noahre.com)



All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, modifications, prior sale, and withdrawal without notice.

# 307 West 38th Street

2ND FLOOR - 16,668 SF



## FLOOR PLAN



NOTE:  
FURNITURE SHOWN FOR REFERENCE ONLY.

**Benjamin Blumenthal**

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Licensed Real Estate Broker

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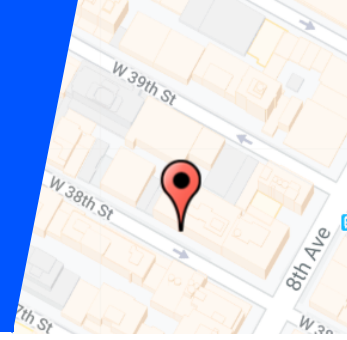
b@noahre.com



noah&co.

# 307 West 38th Street

3RD FLOOR - 20,371 SF



## FLOORPLAN



**12** Offices  
**2** Conference Rooms  
**6** Meeting Rooms  
**54** Workstations

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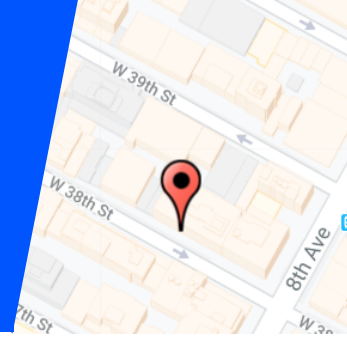


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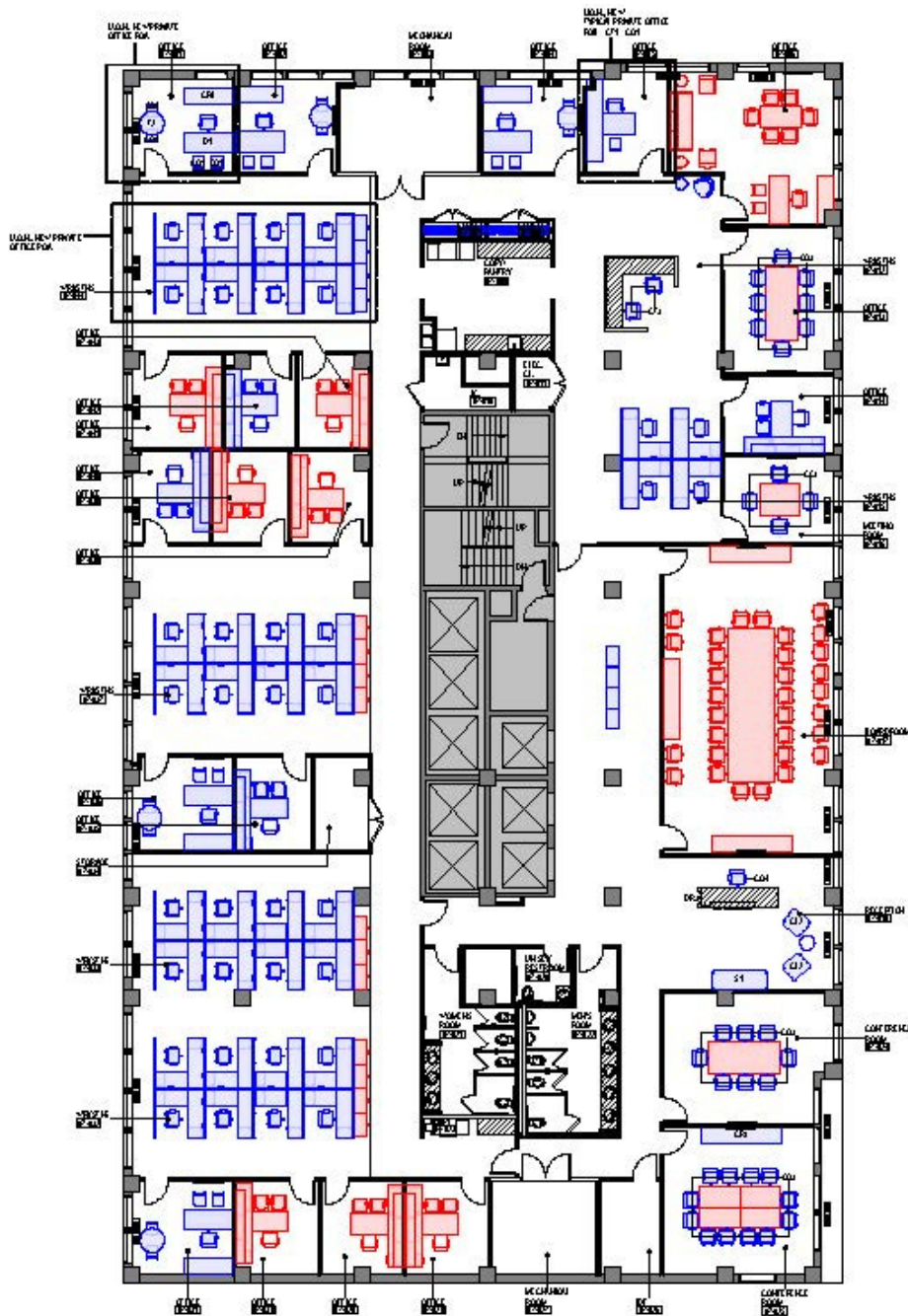
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# 307 West 38th Street

7TH FLOOR - 16,727 SF



## FLOOR PLAN



NEW FURNITURE  
(DRAWN FOR REFERENCE ONLY)

EXISTING TO REUSE  
FURNITURE, REFER TO GMHC  
INVENTORY LIST.

DEALER TO PROVIDE COMPLETE  
INVENTORY, SIZING, AND REUSE  
CONFIRMATION.

- 19 Offices
- 2 Conference Rooms
- 1 Meeting Room
- 1 Boardroom
- 38 Workstations

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