



## 246 West 38th Street

Between 7th & 8th Avenue

**Space:** Partial 5<sup>th</sup> Floor: 1,500 RSF

**Asking Rent:** Upon Request

**Exposure:** Bright, Front-Facing Unit overlooking the Post Office

**Finishes:** Polished Concrete Floors, Exposed Ceilings, Glass Fronts

**Current Condition:** Demolished with newly refinished floors

**HVAC:** Brand New Central Air Conditioning

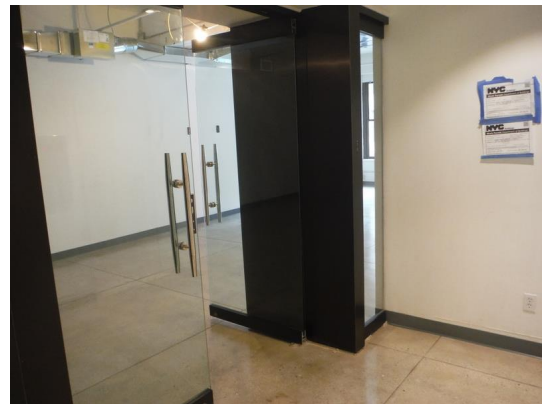
**Term:** 5-10 Years

**Elevator Presence:** Directly off the elevators with double-glass entry doors. Brand new common corridors with polished concrete floors

\*AC Room within the space to be removed to clear more windows

### Notes:

- Building is wired for TWC Fiber
- 24/7 access
- Lobby attended 8am-7pm M-F; 8am-noon Saturday
- Operable windows
- New Elevators including automatic freight
- Column Free
- Owner-occupied floor



Double Glass Entry Doors



FRONT SECTION



REVERSE VIEW