

11th Floor - Existing Conditions

# 49 West 38th Street

Between 5th & 6th Avenues

Full Floor Identity - up to 4,600 RSF

Built or White Box Options

Great Transportation Access



Newly Updated Lobby



## Only Two Floors Remaining

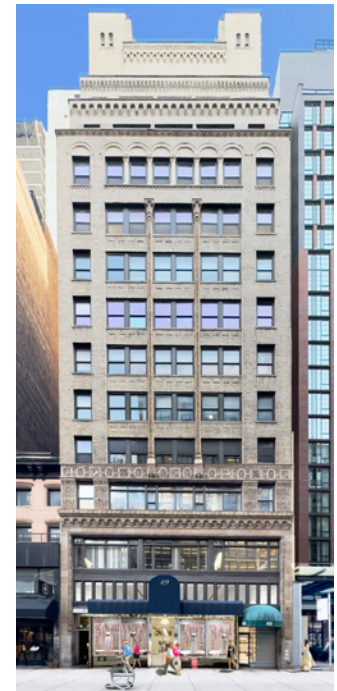
ABS Partners Real Estate, as the exclusive agent is pleased to offer the following opportunity for lease:

| Unit            | Size   | Possession | Rent     |
|-----------------|--|------------|----------|
| Entire 11th Fl: | 3,750 rsf  | Immediate  | \$38 psf |
|                 | <ul style="list-style-type: none"><li>- Currently white boxed with hardwood floors throughout and tenant-controlled A/C</li><li>- 4-sides of oversized operable windows provide good natural light and south exposure offers Empire State Building views</li><li>- Landlord will build-to-suit</li></ul> |            |          |
| Entire 7th Fl:  | 4,600 rsf  | Immediate  | \$38 psf |
|                 | <ul style="list-style-type: none"><li>- Currently white boxed with polished concrete floor and oversized operable windows on all 4-sides offering good natural light</li><li>- Landlord will build-to-suit and provide new central A/C unit</li><li>- Direct electric</li></ul>                          |            |          |

**Lobby Updates & Renovations recently completed including A/C, New Lighting, and New Lobby Desk**

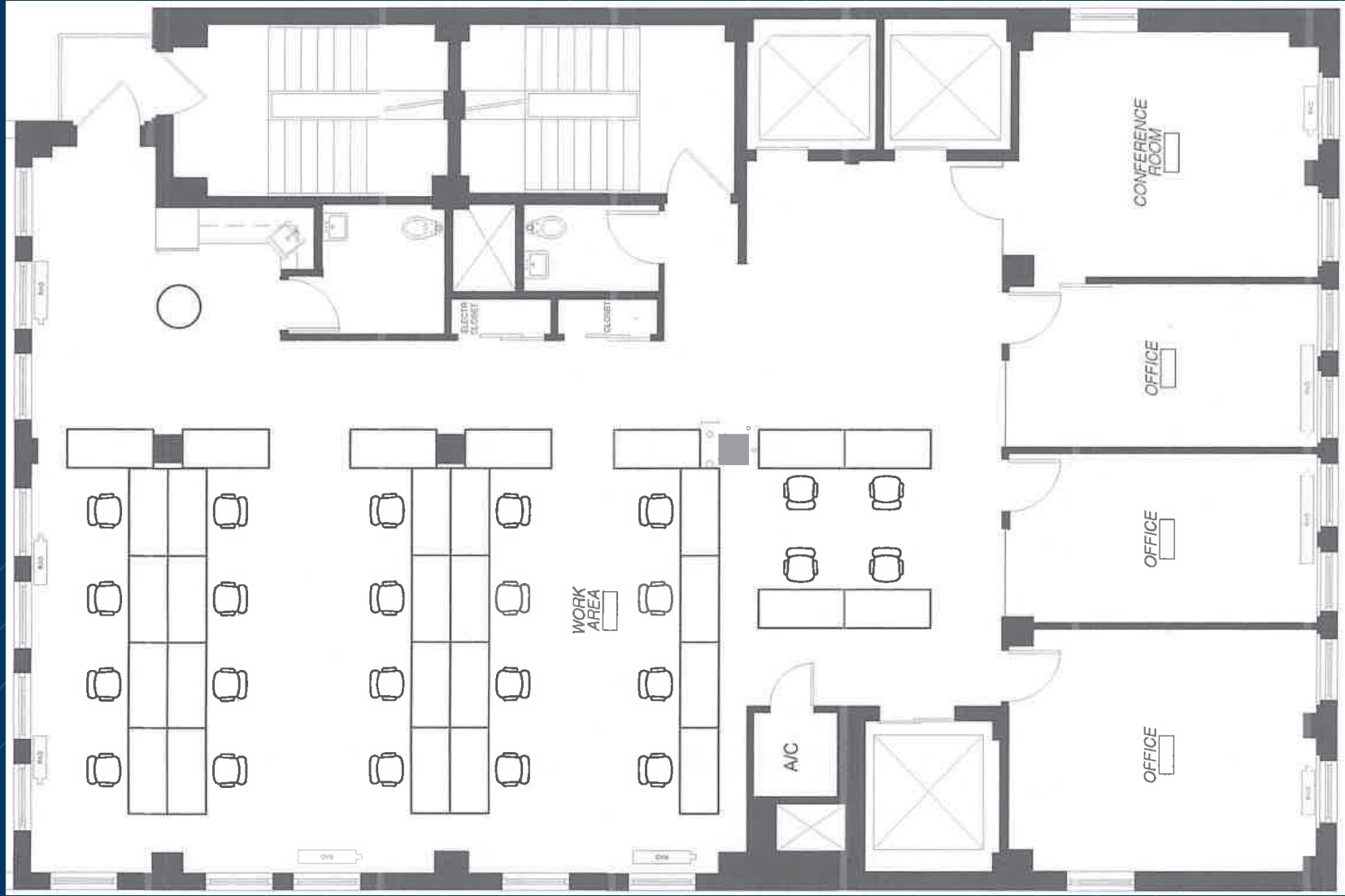
### Comments:

- Accessible via Times Square and Herald Square subway hubs providing express and local **7 B D F M N Q R W** trains



ENTIRE 11TH FLOOR - 3,750 RSF  
(TESTFIT PLAN)

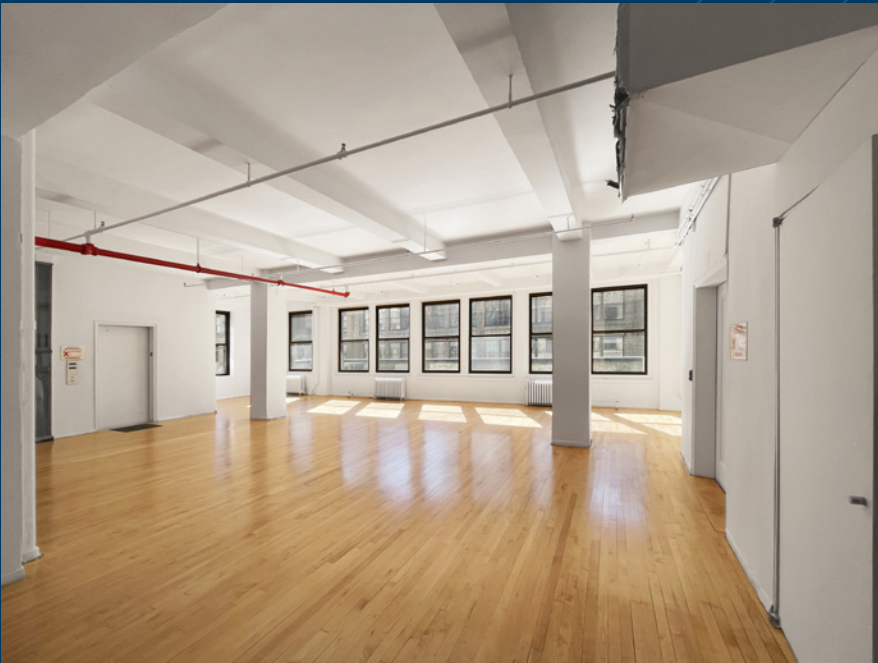
[Click to View Virtual Tour](#)



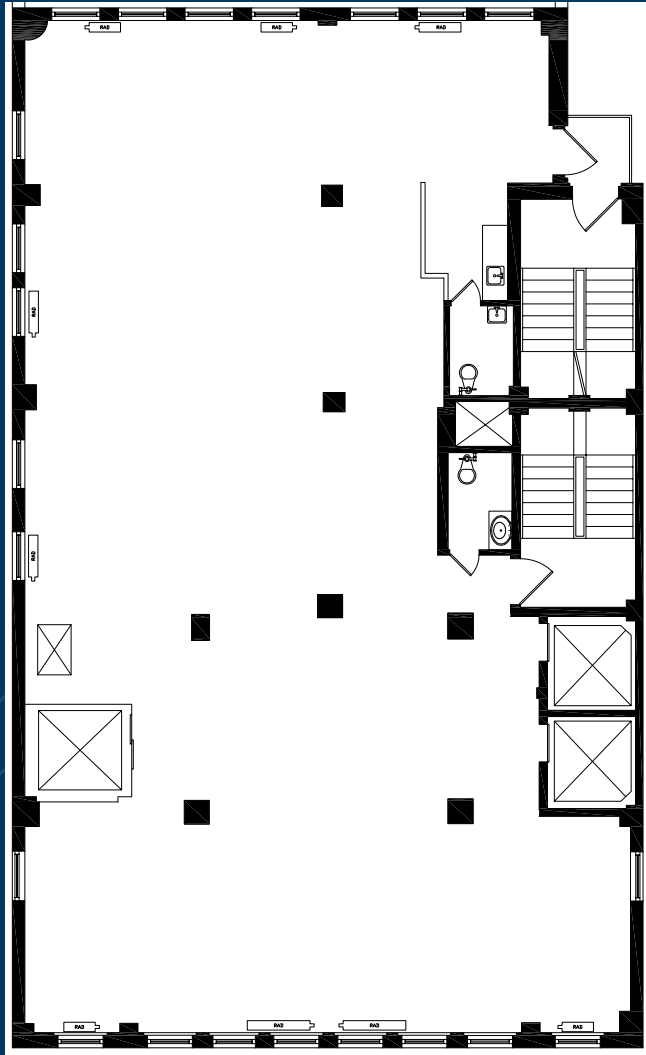
West 38th Street

*(for descriptive purposes only; not to scale. Furniture shown for layout concept only)*

ENTIRE 11TH FLOOR - 3,750 RSF  
(EXISTING CONDITIONS)

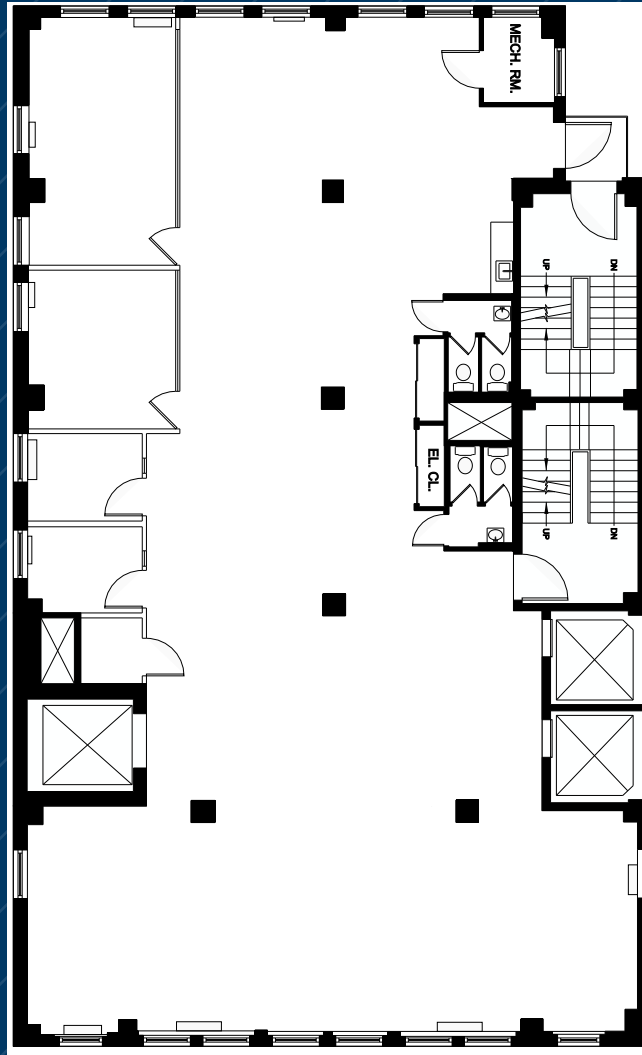


CURRENT CONDITIONS

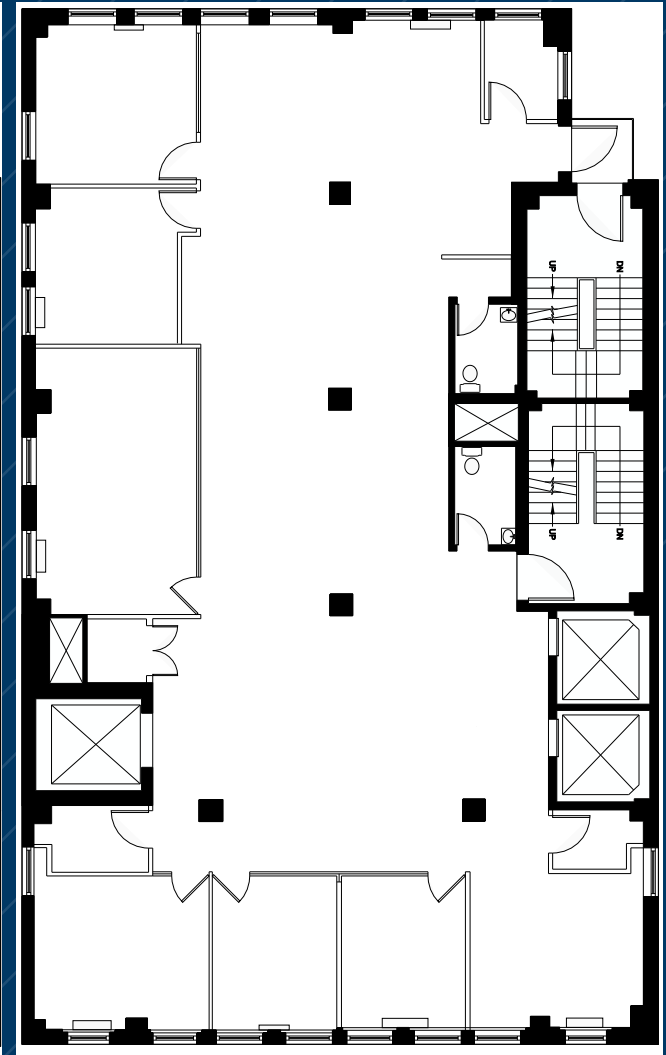


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POSSIBLE PREBUILT OPTIONS



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*(for descriptive purposes only; not to scale.)*



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