

335 West
38th Street
Floors 3 and 4

SERHANT.
COMMERCIAL



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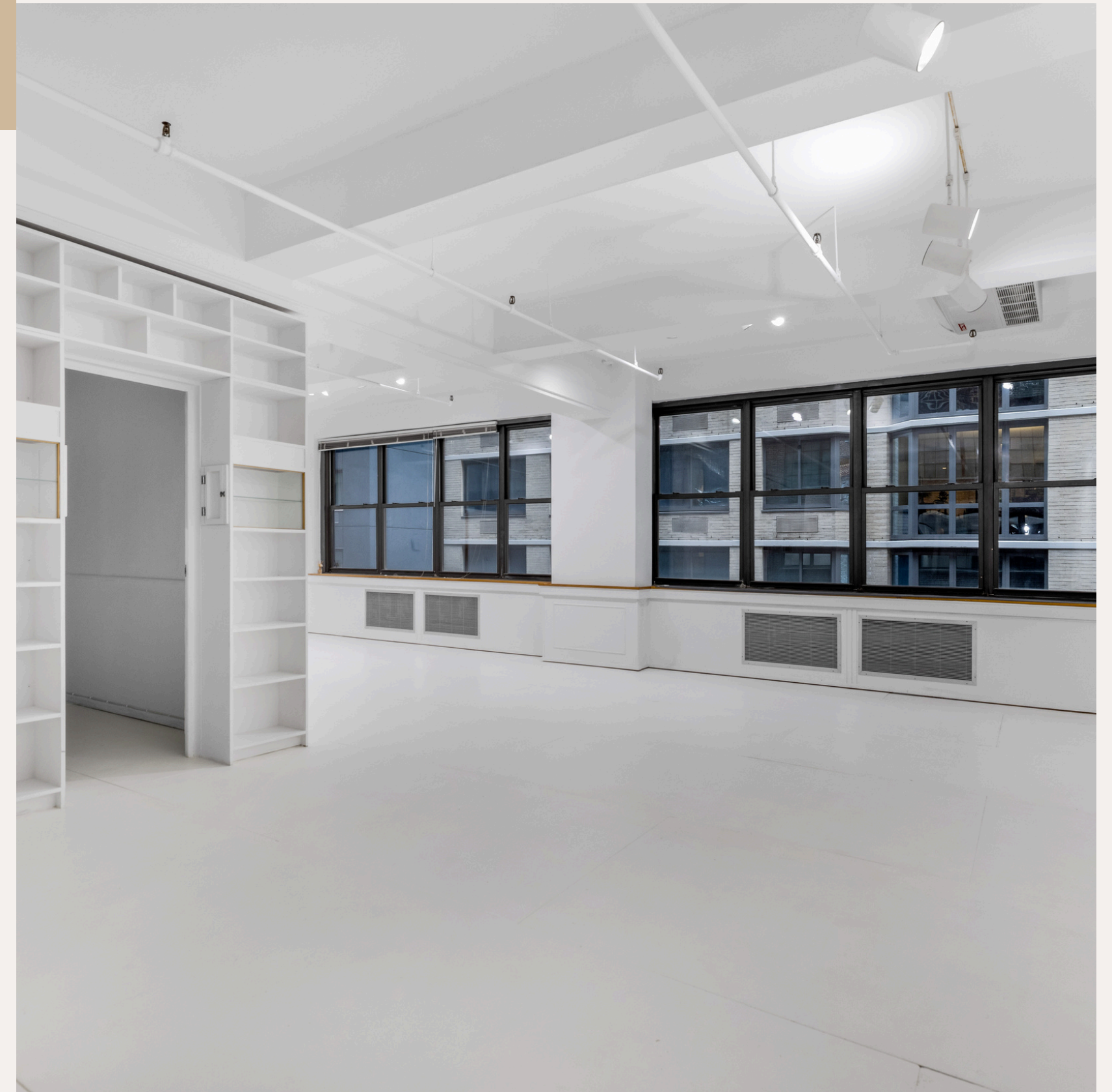
Executive Summary

Serhant LLC has been exclusively retained to sell **Floors 3 and 4 at 335 West 38th Street**, an Art Deco live/work loft cooperative located between 9th and 8th Avenues in the highly desirable Hudson Yards neighborhood. This unique opportunity offers **two expansive 4,000 sq. ft. floors**, each featuring wide-open spaces ideal for customization, making it a perfect option for those looking to blend their **work and living spaces**.

Floor 3: Enter this **move-in-ready 4,000 sq. ft. live/work loft** through a **private elevator** that opens directly into the unit. With **11 ft. ceilings** and **double-insulated windows**, the space offers exceptional quiet despite its central location. A massive **U-shaped Chef's Kitchen** is a focal point, equipped with top-of-the-line appliances, including a **GE Monogram Refrigerator/Freezer, Thermador ovens and range, Miele dishwasher, and wine cooler**, all surrounding a large island for dining and entertaining. The open floor plan includes a double living room, formal dining area, and **potential for up to five bedrooms or offices**, alongside **three full bathrooms**. The primary bath features **dual showers, a jacuzzi tub, and a bidet**. Additional features include a laundry room with a full-size **washer and dryer, central air**, abundant storage throughout, and a private locked storage space in the basement.

Floor 4: This versatile **live/work loft** offers a rare opportunity to operate a business from the comfort of your home. **Spanning 4,000 sq. ft.**, this open-concept space is perfectly suited for both residential living and running a business with multiple employees. The **expansive layout allows for maximum flexibility**, offering a truly unique New York City lifestyle that caters to professionals seeking a seamless work-life balance.

With the combination of these two floors, **335 West 38th Street offers 8,000 sq. ft.** of exceptional **live/work** space, perfect for those seeking flexibility, privacy, and modern conveniences in the heart of Manhattan.



Investment Opportunity

335 West 38th Street presents a unique opportunity to acquire **two expansive live/work lofts** in the heart of **Hudson Yards**, one of Manhattan's fastest-growing and most sought-after neighborhoods. **Floors 3 and 4, each spanning 4,000 square feet**, offer a **combined 8,000 square feet** of flexible, open space. This property is ideal for investors or end-users looking to capitalize on the growing demand for live/work environments in a neighborhood known for its modern amenities and connectivity.

- **Investment Opportunity:** These live/work lofts cater to the increasing number of professionals and entrepreneurs seeking spaces that accommodate both residential living and business operations. The flexibility of these spaces, coupled with Hudson Yards' appeal as a commercial and residential hub, ensures strong demand and potential for rental income or long-term value appreciation.
- **Customization Potential:** With wide-open floor plans and minimal columns, both units provide a blank canvas for customization, allowing investors to configure the spaces according to tenant or buyer preferences. The ability to tailor the layout for either a single residence, multiple office spaces, or a combination of both creates a diverse range of possibilities for future use.
- **Prime Location:** Positioned in the heart of Hudson Yards, these units benefit from proximity to high-end shopping, dining, cultural landmarks, and major transportation hubs. The neighborhood's continued development, including its world-class infrastructure and luxury residences, adds to the property's long-term value proposition.
- **Live/Work Flexibility:** The legal live/work designation provides significant flexibility for professionals and business owners who need to combine their workspaces with their living environments, a growing trend in New York City's evolving real estate landscape. This rare feature makes the property even more attractive to modern urban dwellers looking to reduce commuting time while increasing productivity and convenience.



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Location Overview

- **Neighborhood:** Hudson Yards, Midtown West
- Located in the vibrant **Hudson Yards district**, **335 West 38th Street** offers a prime **live/work** opportunity in one of Manhattan's most dynamic and rapidly developing neighborhoods. This Art Deco building is perfectly situated amidst a mix of cultural landmarks, green spaces, and world-class shopping and dining destinations.
- **Hudson Yards Development:** Just blocks away, the Hudson Yards complex boasts cutting-edge architecture, including the iconic Vessel and the Edge, the highest outdoor sky deck in the Western Hemisphere. The area is also home to luxury residential towers, high-end retail at The Shops at Hudson Yards, and a growing art scene at The Shed.
- **Cultural Attractions:** In addition to Hudson Yards, the surrounding Midtown West area offers proximity to renowned venues such as the High Line, a unique elevated park that stretches along the West Side, and Broadway, New York City's historic theater district.
- **Shopping and Dining:** From upscale restaurants to chic boutiques, Hudson Yards and the nearby Hell's Kitchen area offer an eclectic mix of culinary and shopping experiences, making it a destination for both residents and visitors. Additionally, the popular Chelsea Market and the vibrant food scene along 9th Avenue are only a short walk away.
- **Public Transportation:** The neighborhood is exceptionally well-connected, with nearby access to the 1, 2, 3, A, C, E subway lines, and the 7 train, which takes you directly to Hudson Yards. Penn Station, offering Amtrak, LIRR, and NJ Transit services, is also within walking distance, providing unmatched convenience for commuters.
- **Parks and Recreation:** With the High Line and the new Hudson River Park close by, the area offers plenty of green space for recreation and relaxation, providing a perfect balance between urban living and outdoor leisure.



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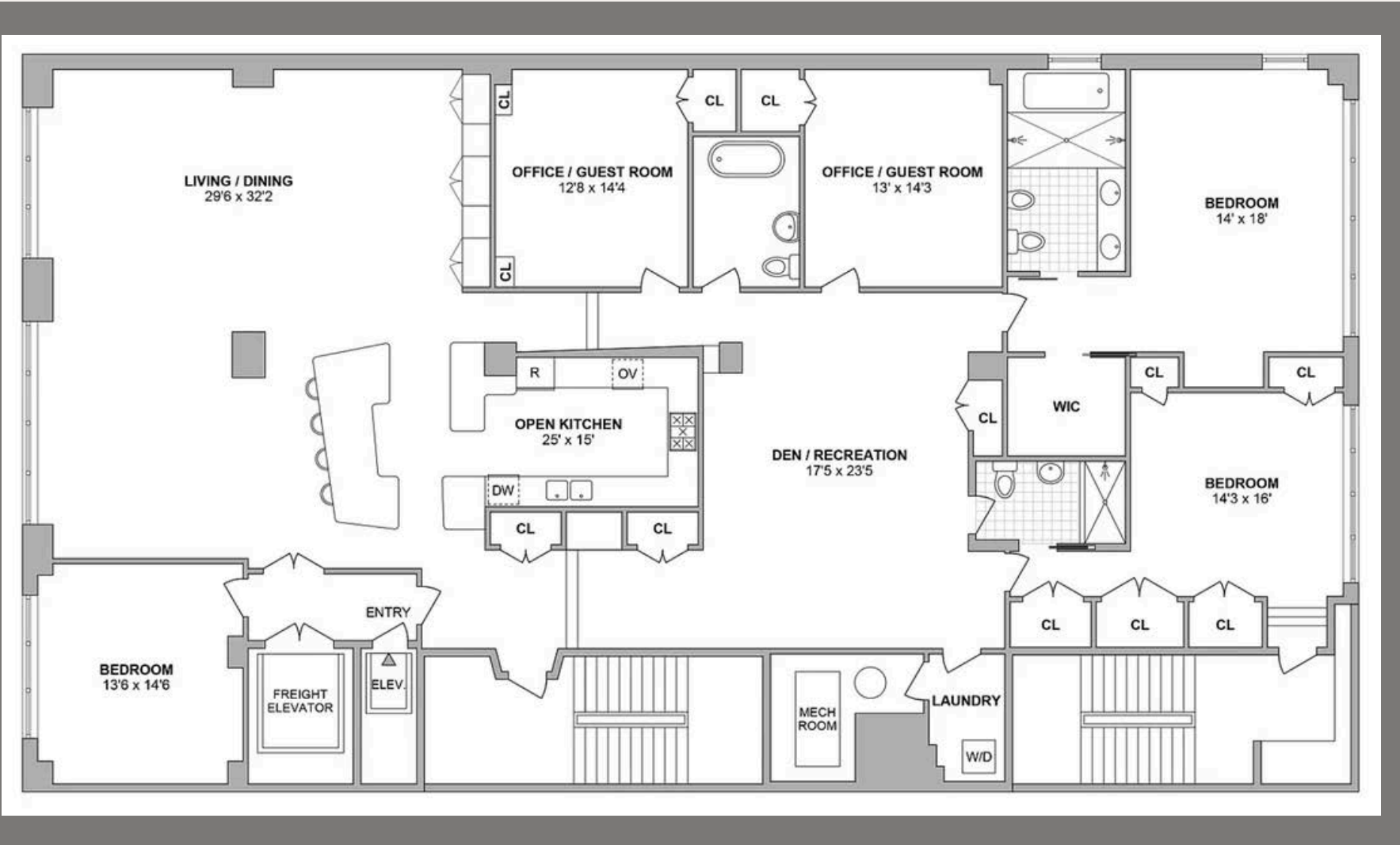
Property Details



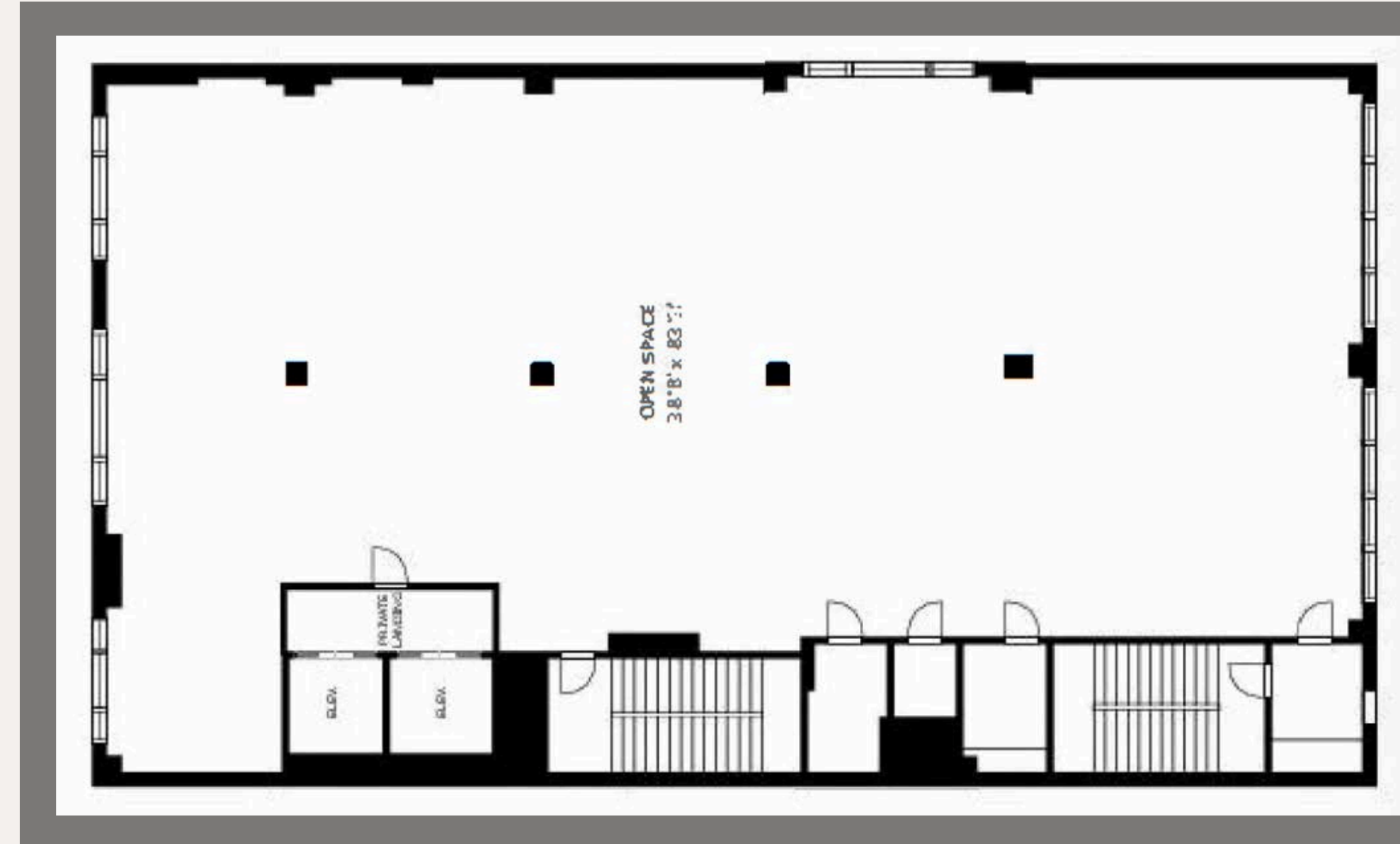
Address	335 West 38th Street, Floor 3 & 4
Neighborhood	Hudson Yards
Block & Lot	762 / 14
Year Built, Year Altered	1926, 1975
Zoning District	C6-4
Floor 3	4,000 SF
Floor 4	4,000 SF
Maintenance - Floor 3	4,805.78
Maintenance - Floor 4	4,805.78

Floor Plans

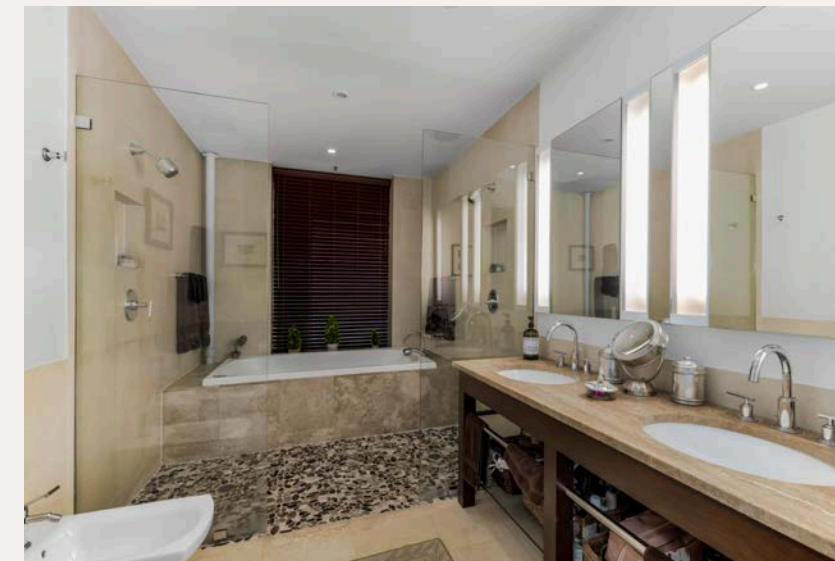
Floor 3



Floor 4



Floor Three



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Floor Three

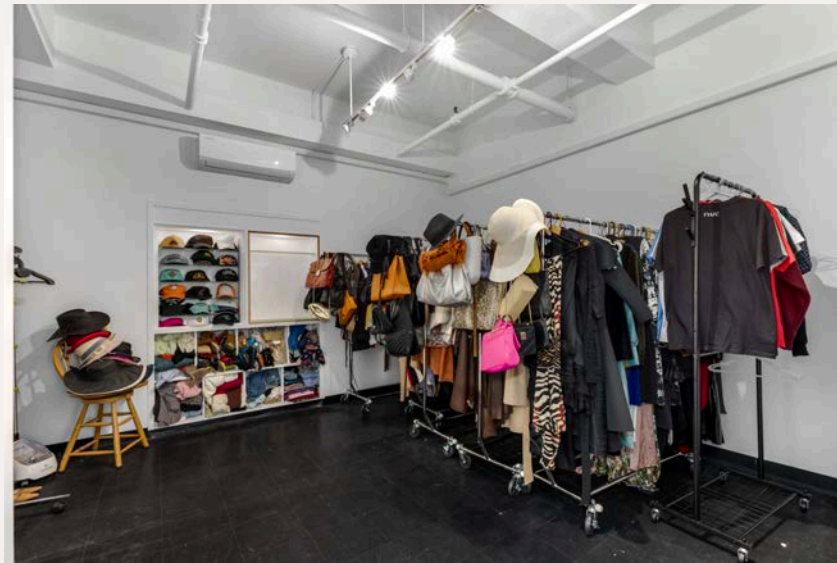


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Floor Four

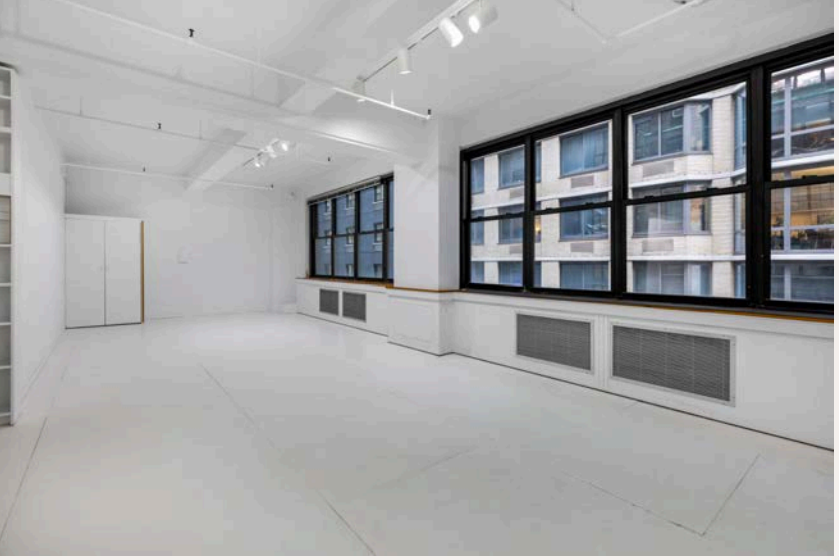


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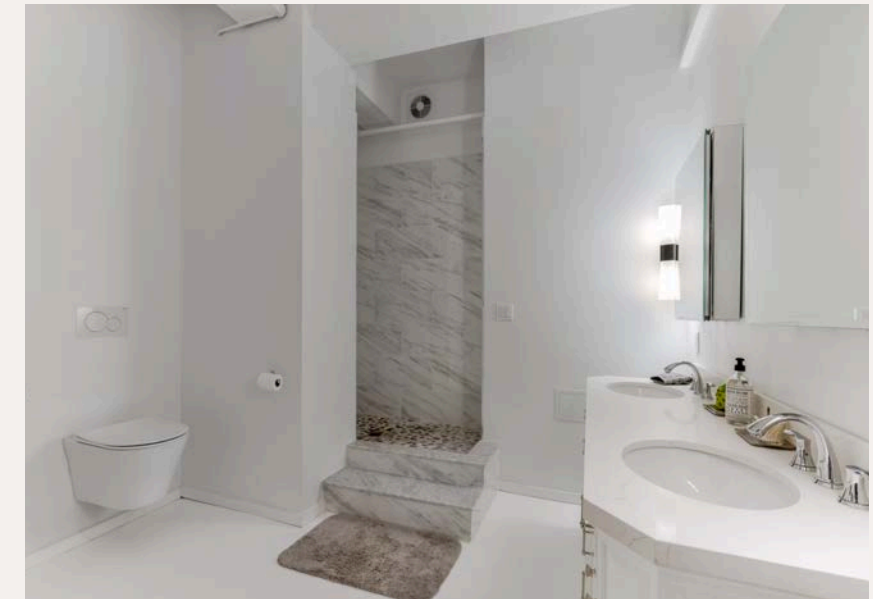
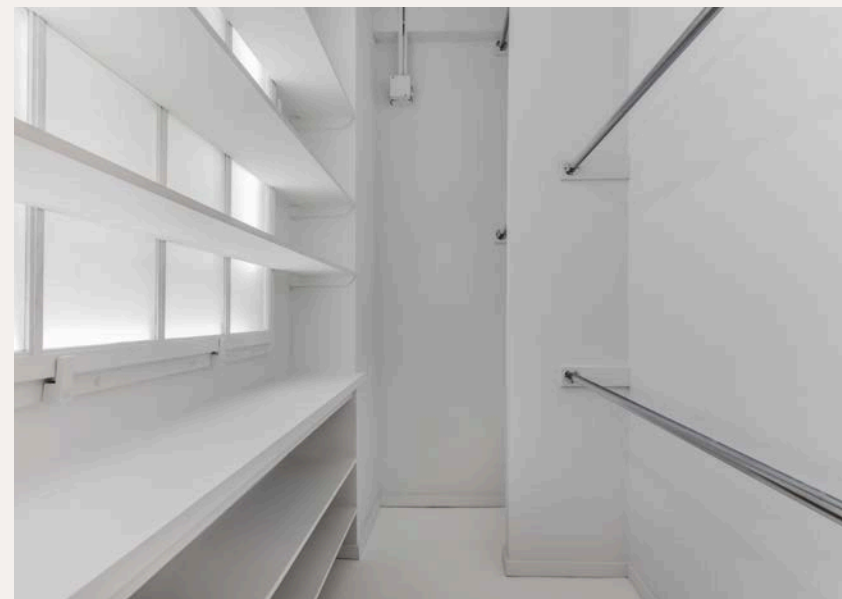


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