

526

SEVENTH AVENUE

CORNER OF 38TH STREET | GARMENT DISTRICT

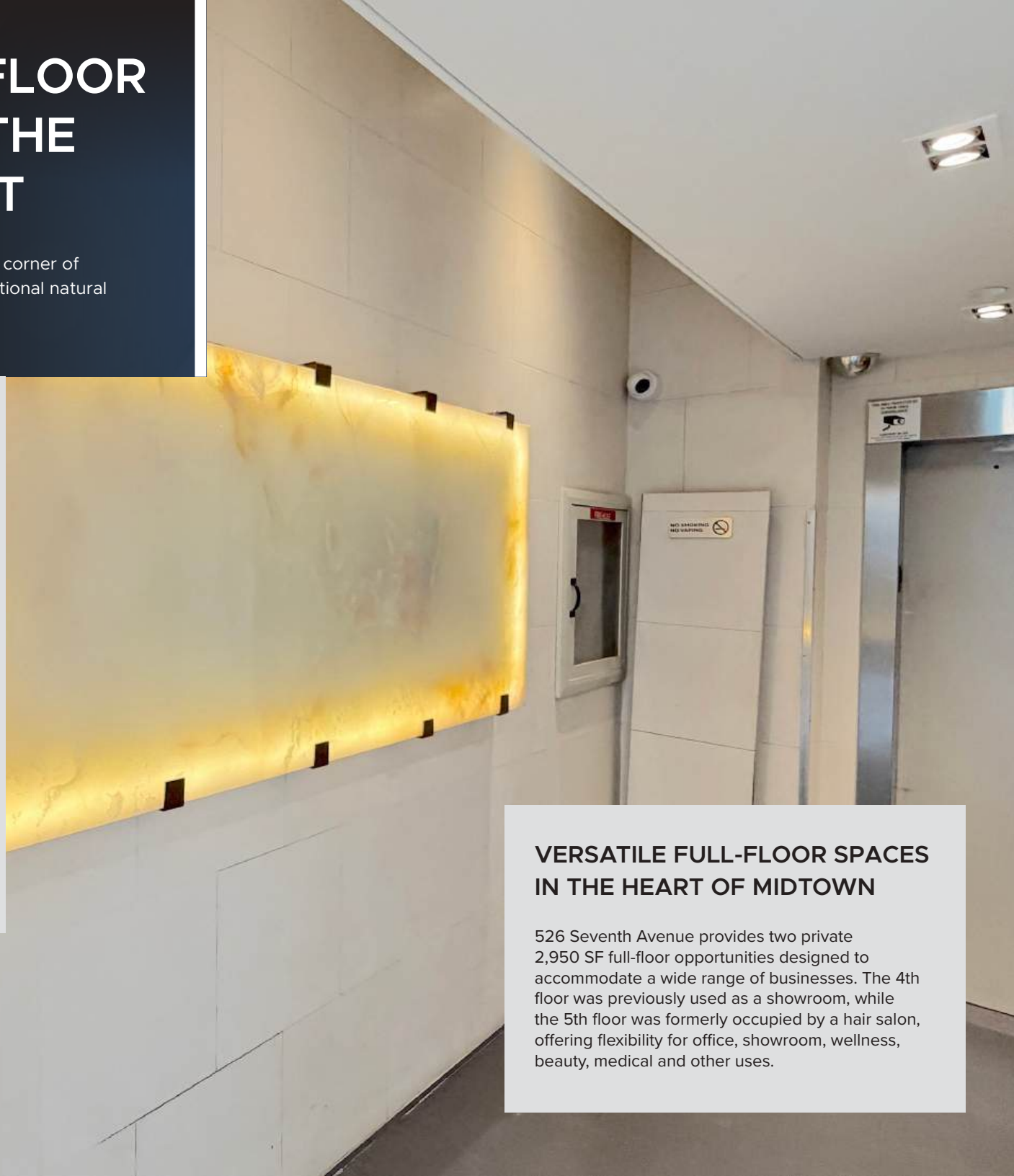


A FLEXIBLE FULL-FLOOR OPPORTUNITY IN THE GARMENT DISTRICT

526 Seventh Avenue offers two full-floor spaces at the corner of Seventh Avenue and West 38th Street, featuring exceptional natural light and flexible layouts suited for a variety of uses.

Building Highlights:

- Prime Garment District location
- Two 2,950 SF full-floor spaces
- Corner building with abundant natural light
- 10' ceiling heights
- Immediate possession
- 24/7 tenant access
- On-site management
- Ideal for office, showroom, wellness, beauty & medical
- Transit:



VERSATILE FULL-FLOOR SPACES IN THE HEART OF MIDTOWN

526 Seventh Avenue provides two private 2,950 SF full-floor opportunities designed to accommodate a wide range of businesses. The 4th floor was previously used as a showroom, while the 5th floor was formerly occupied by a hair salon, offering flexibility for office, showroom, wellness, beauty, medical and other uses.

526 SEVENTH AVENUE

NEW YORK, NY 10036 | GARMENT DISTRICT

BRIGHT, FLEXIBLE & LIGHT- FILLED

A full-floor opportunity featuring excellent natural light throughout this corner building. Previously used as a showroom, the 4th floor offers an adaptable layout well suited for office, showroom, wellness, beauty, medical, and other uses.

Tenants benefit from immediate possession, 24/7 access, and on-site management in a highly accessible Midtown location.

APPROXIMATE SIZE

2,950 SF

4TH FLOOR



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526 SEVENTH AVENUE

NEW YORK, NY 10036 | GARMENT DISTRICT

VERSATILE, BRIGHT & MOVE-IN READY

A full-floor opportunity with abundant natural light throughout this prominent corner building. Formerly occupied by a hair salon, the 5th floor offers a flexible layout that lends itself well to beauty, wellness, medical, showroom, office, and other uses.

The space is available for immediate possession and includes 24/7 tenant access with on-site management.

APPROXIMATE SIZE

2,950 SF

5TH FLOOR

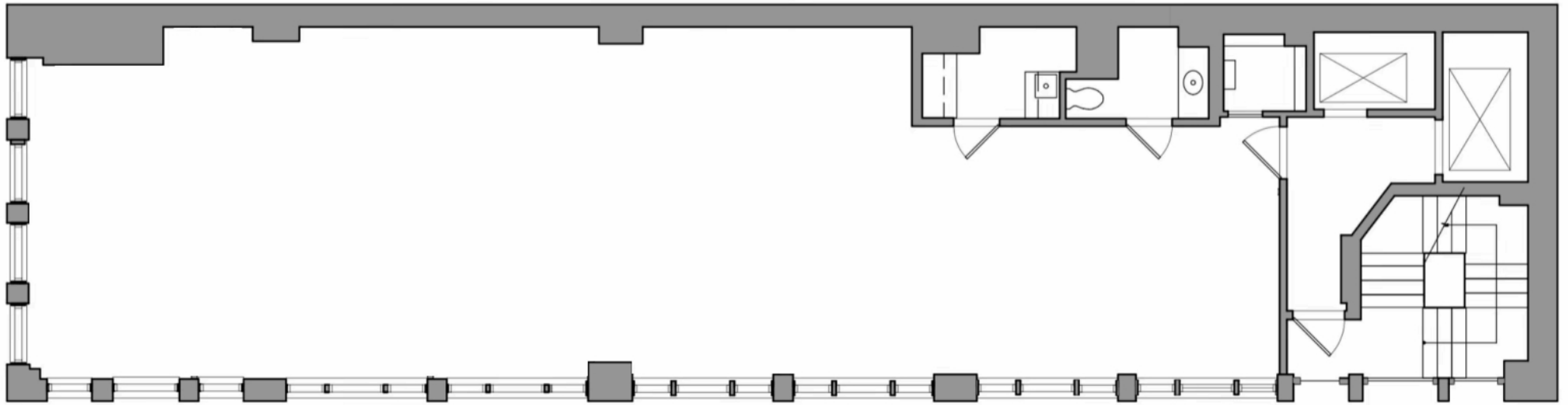


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FLOOR PLANS



4TH & 5TH FLOORS

The 4th and 5th floors at 526 Seventh Avenue each offer approximately 2,950 SF of full-floor space, providing tenants with privacy, flexibility, and an efficient layout in the heart of the Garment District. Both floors share the same open configuration, with strong natural light throughout and a layout that can accommodate a wide variety of business concepts.

The expansive floor plates are well suited for office, showroom, wellness, beauty, medical, and other creative uses, with ample room for private offices, treatment rooms, conference areas, reception, collaborative workspace, or open showroom space. The straightforward layout allows tenants to easily tailor each floor to their operational needs while maintaining a spacious, functional environment.

The 4th floor was previously used as a showroom, while the 5th floor was formerly occupied by a hair salon, demonstrating the versatility of the space for both traditional office and customer-facing uses. Tenants also benefit from 10' ceilings, 24/7 building access, on-site management, and immediate possession.

4TH FLOOR

2,950 SF

5TH FLOOR

2,950 SF

CEILING HEIGHTS

10'

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Ideally positioned at Seventh Avenue and West 38th Street, 526 Seventh Avenue sits in the heart of Manhattan's Garment District—one of Midtown's most established creative, fashion, and business destinations. The property is within easy walking distance of Bryant Park, Times Square, Herald Square, Penn Station, Moynihan Train Hall, and the New York Public Library, providing exceptional access to Midtown's major commercial and transportation hubs. The Garment District itself remains a major employment center, with roughly 6,500 businesses and 75,000 employees across the neighborhood.

The surrounding area offers an extensive mix of restaurants, cafés, hotels, fitness concepts, shopping, and everyday conveniences. Nearby destinations include Macy's Herald Square, Whole Foods Market, Refinery Rooftop, Keens Steakhouse, Bryant Park Grill, Arno Ristorante, Times Square, and the shops and dining of the Penn District. With Penn Station approximately 0.3 miles away and Times Square—42nd Street approximately 0.2 miles away, the property provides excellent connectivity for employees, clients, and visitors.

SURROUNDED BY LEADING COMPANIES & INSTITUTIONS



sweetgreen®

DEMOGRAPHICS

227,000+
POPULATION
1 mi radius

\$135,000+
MEDIAN HH INCOME
1 mi radius

125,000+
HOUSEHOLDS
1 mi radius

\$950,000+
MEDIAN HOME VALUE
1 mi radius

GARMENT DISTRICT LOCATION



526

SEVENTH AVENUE

CORNER OF 38TH STREET | GARMENT DISTRICT

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