

252 W 38th St

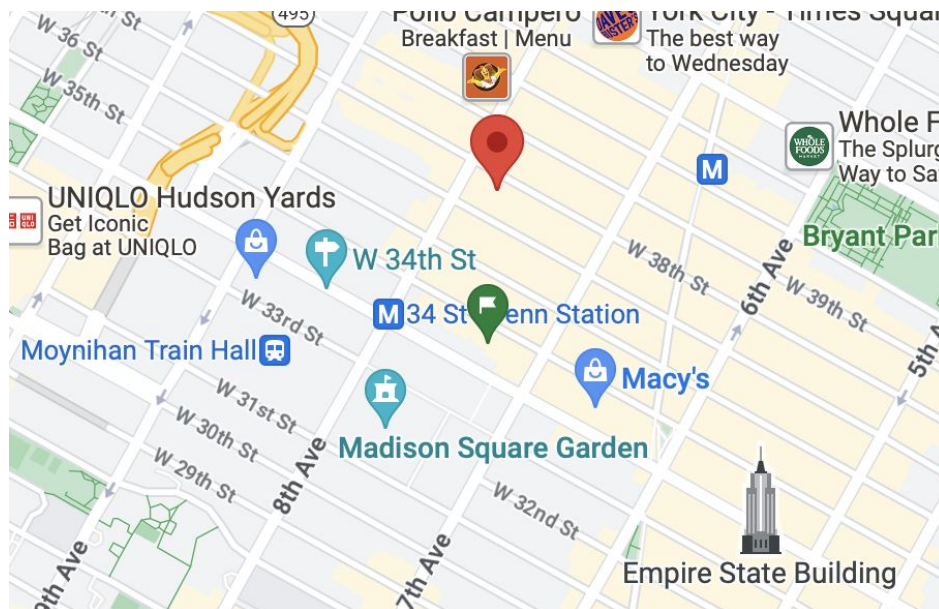
As exclusive agents we are pleased to present



BUILDING FEATURES

- Attended lobby & CCTV Security
- Upgraded lobby and hallways
- 24/7 access with OpenPath technology
- 2 passenger & 1 automated freight elevator
- High ceilings, big windows & great light
- Short & Long term lease options
- Ability to expand within 167,000 RSF portfolio
- Renovated & furnished "Turnkey" spaces
- Hi-Speed internet options including Verizon FIOS
- Located close to all major transportation hubs

252 West 38th welcomes all types of office uses including Fashion, Tech, Creative and Business Services



Transportation:

- Port Authority,
- Penn Station,
- PATH

Subway:

A, C, E, 1, 2, 3, N, Q, R, S

Nearby:

- USPS
- District Social
- Dunkin Donuts
- Shake Shack
- Black Iron Burger
- Skylark



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WAY2WIN Management LLC

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Any property offered for sale or lease may be withdrawn without notice.

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AVAILABILITIES

Suite	RSF	Base Rent	PSF
1506	855	\$2,494	\$35
506	872	\$2,398	\$33
306	876	\$2,409	\$33
902	900	\$2,475	\$33
505	903	\$2,483	\$33
1006	909	\$2,424	\$32
305	912	\$2,356	\$31
1206 (R)	918	\$2,448	\$32
606 (R)	928	\$2,320	\$30
305-306	1,863	\$5,123	\$33
702(F)	1,906	\$5,083	\$32
1102	2,484	\$6,624	\$32
<i>Entire 8th FL</i>	5,083	\$14,825	\$35



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