

12A Floor - Furniture shown for layout concept only

49 West 38th Street

Between 5th & 6th Avenues

Full Floor Identity - 2,800 RSF

Built Space - Flexible Open Plan Layout

Great Transit Access - One Block from Bryant Park



Newly Updated Lobby



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

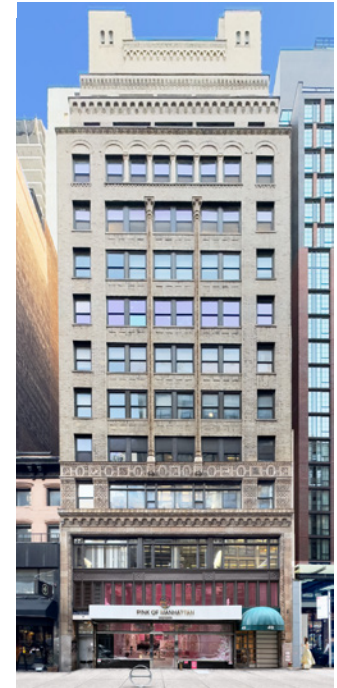
Only Floor Remaining

Unit	Size	Possession	Rent
Entire 12A Fl:	2,800 rsf	April 1, 2026	\$45 psf
	<ul style="list-style-type: none">- Built space with hardwood floors throughout, exposed ceiling, and tenant-controlled A/C- Flexible open-plan layout with (1) office, wet pantry, and (2) private restrooms- 3-sides of oversized operable windows provide good natural light and south exposure offers Empire State Building views		

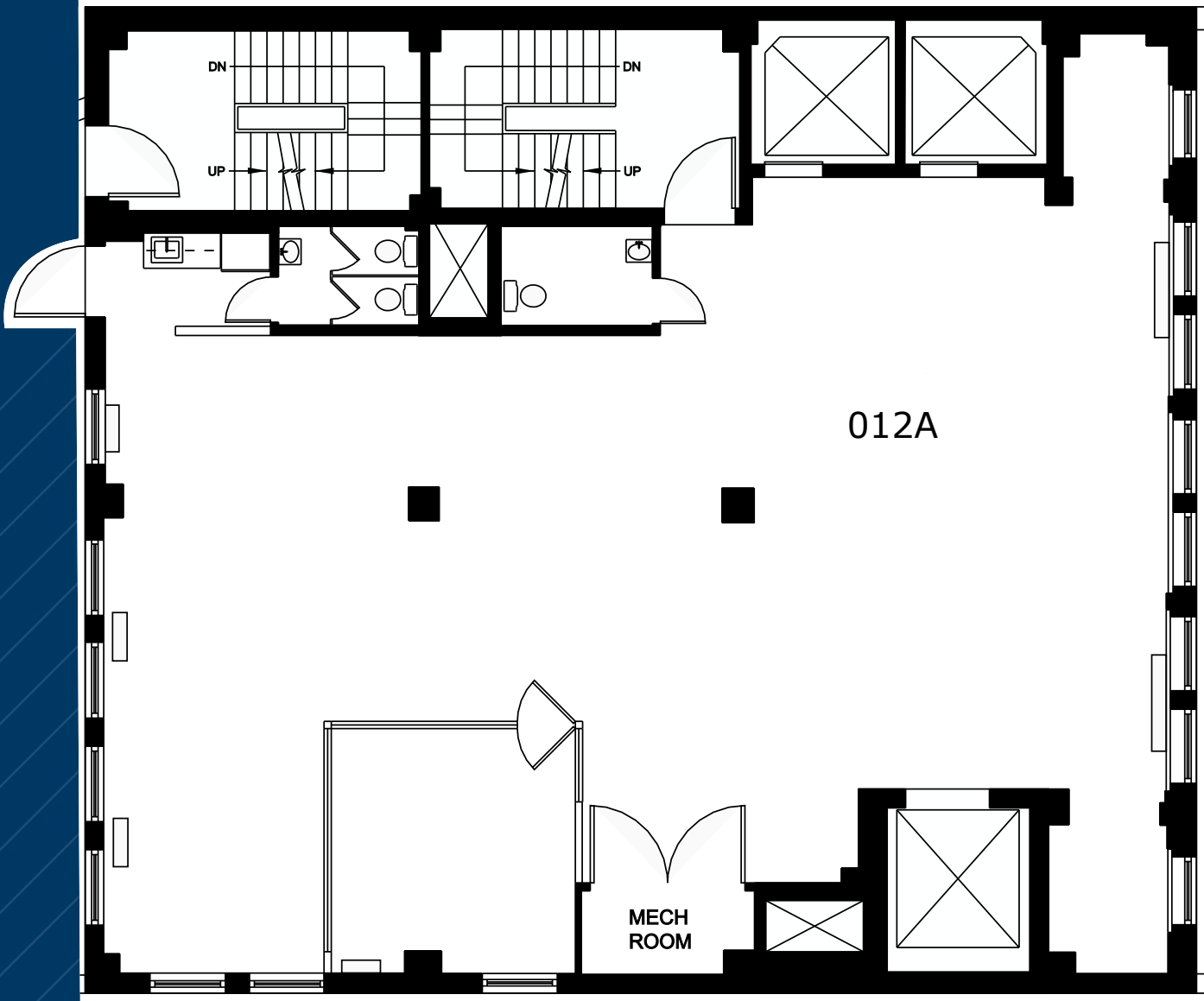
Lobby Updates & Renovations recently completed including A/C, New Lighting, and New Lobby Desk

Comments:

- Accessible via Times Square and Herald Square subway hubs providing express and local **7 B D F M N Q R W** trains
- One block from the green space and seasonal programming at Bryant Park



ENTIRE 12A FLOOR - 2,800 RSF
(AS-BUILT)



West 38th Street

(Floor plan for descriptive purposes only; not to scale)

ENTIRE 12A FLOOR - 2,800 RSF
(EXISTING CONDITIONS)



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