



 OKADA & CO.

8W38

THE ASTOR TOWER

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MODERN LUXURY
IN THE WORKSPACE
AT

8W38

FURNISHED TURN-KEY
OFFICE SPACES
AVAILABLE.



FEATURES

8W38

AVAILABLE SPACES

LL-04	1,011	SF	\$45
SUITE 202	3,850	SF	\$59
SUITE 501	3,082	SF	\$60
FLOOR 7	12,106	SF	\$55
SUITE 801	2,220	SF	\$60

HIGHLIGHTS

- 24/7 ACCESS
- 24/7 ATTENDED LOBBY
- CONFERENCE ROOMS
- HOT-SPOTS
- LOUNGES
- BIO-METRIC ACCESS
- FURNISHED SPACES
- TURN-KEY
- RESTAURANT
- ROOF TOP

TRANSIT

GRAND CENTRAL	4	5	6	7	S
HERALD SQUARE	N	Q	R	W	
BRYANT PARK	B	D	F	M	

A wide-angle photograph of a modern, empty interior space. The room features a ceiling with recessed track lighting and a long, cylindrical light fixture mounted on the wall. The walls are a light, neutral color, and the floor is covered in vinyl hardwood planks. A white baseboard runs along the bottom of the walls. In the background, a white air conditioning unit is mounted on the wall. The overall atmosphere is clean and minimalist.

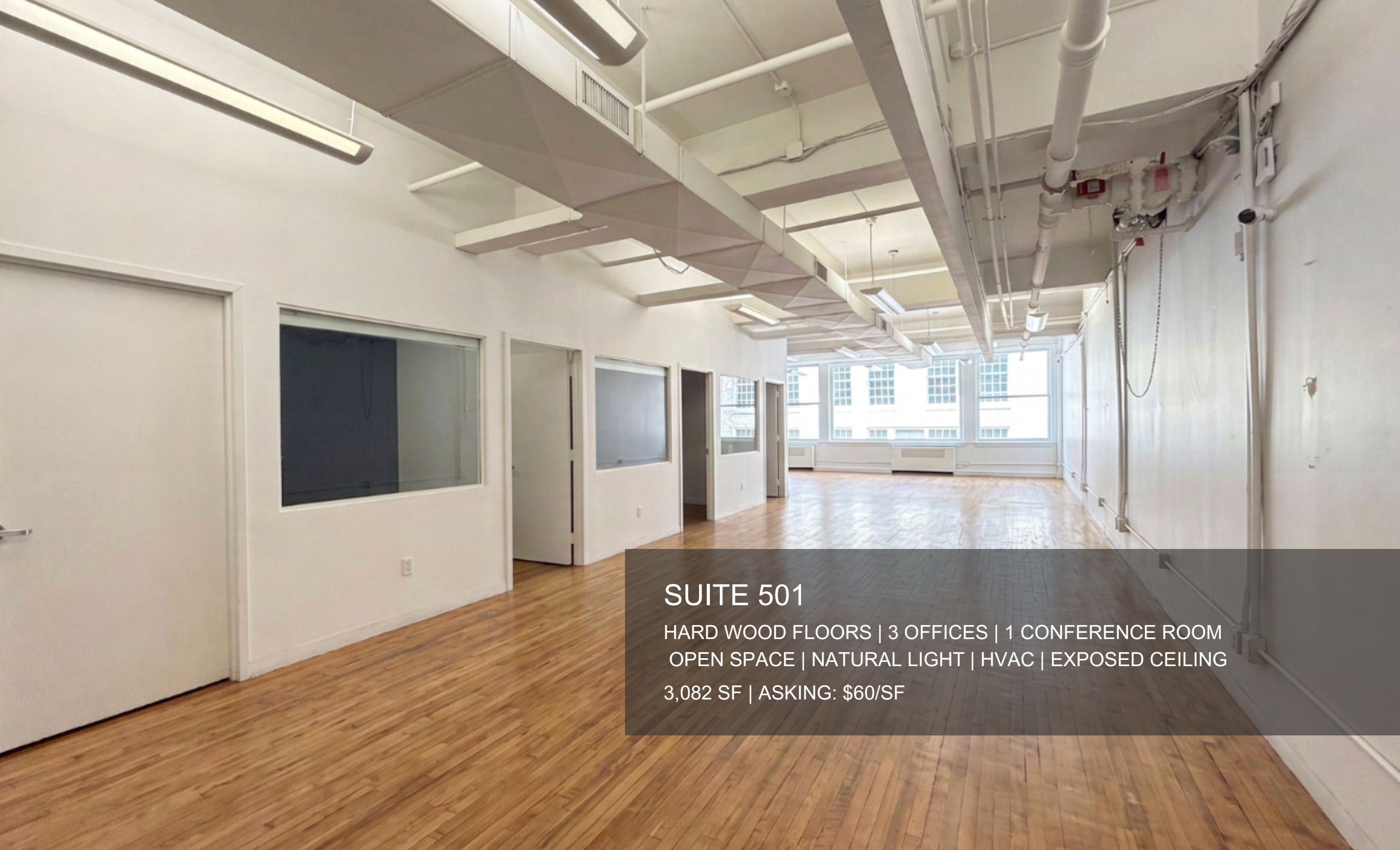
LL-04

VINYL HARDWOOD FLOORS | OPEN AREA
WET PANTRY | TRACK LIGHTING | ACCESS TO ROOFTOP
1,011 SF | ASKING: \$50/SF

A wide-angle photograph of a modern office suite. The room features glass walls on three sides, providing a view into an adjacent open-plan office area with long wooden tables and black chairs. The suite itself has a dark wood floor and white walls. A small dark wood table stands against the back wall. To the right, a glass-walled office contains a desk and a black office chair. A doorway in the center background leads to another room. The ceiling is white with recessed fluorescent lighting and a circular ventilation grille.

SUITE 202

VINYL WOOD FLOORS | 5 OFFICES | 1 CONFERENCE ROOM
WET PANTRY | OPEN SPACE | NATURAL LIGHT | HVAC
3,850 SF | ASKING: \$59/SF



SUITE 501

HARD WOOD FLOORS | 3 OFFICES | 1 CONFERENCE ROOM
OPEN SPACE | NATURAL LIGHT | HVAC | EXPOSED CEILING
3,082 SF | ASKING: \$60/SF





7TH FLOOR

PRIVATE OFFICES | CONFERENCE ROOMS | TRACK LIGHTING
OPEN AREAS | NATURAL LIGHT | HVAC | EXPOSED CEILING

12,106 SF | ASKING: \$60/SF

WHERE LEGENDS MEET



Legend inspired & fully equipped conference rooms
designed to power your meetings with style &
purpose.





RECHARGE

MY
CONFERENCE



JAY
CONFERENCE

THE MIDTOWN ROOFTOP

AT

8W38

ACCESSIBLE TO ALL TENANTS

WEEKDAYS

8:00 AM - 5:00 PM

THE NEIGHBORHOOD



8 W 38

amazon

girl scouts

Neighboring Amazon Headquarters and other global leaders, 8 W 38th Street sits at the crossroads of economic influence and innovation.



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