

PRICE REDUCTION

MIDTOWN WEST OFFICE COOPERATIVE  
FOR SALE

246 W 38

BETWEEN SEVENTH AND EIGHTH AVENUES  
NEW YORK, NY



Rudder  
Property Group



# MIDTOWN WEST OFFICE COOPERATIVE FOR SALE

# 246W38

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NEW YORK, NY



## AVAILABLE:

**Entire 5th Floor:**  
8,803 RSF

## Reduced Price:

~~\$4,500,000 (\$511/RSF)~~  
**\$3,521,200 (\$400/RSF)**

## Annual Maintenance Charges

(inclusive of real estate taxes):  
\$113,076 (\$12.85/RSF)

## Possession:

Immediate

## Highlights:

- Creative loft space in the heart of the Penn Plaza submarket
- The floor can be delivered vacant or with a tenant in place
- Very low maintenance charges
- Attended lobby with two recently renovated passenger elevators
- Separate freight entrance and elevator
- Close proximity to Hudson Yards, Penn Station, Grand Central, Port Authority, nearly every subway line and the PATH train

[WWW.RUDDERPG.COM/246W38](http://WWW.RUDDERPG.COM/246W38)

## Michael Rudder

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## Justin Harris

Office: (212) 966-5638  
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High ceilings, concrete floors and large windows overlooking 38th Street





Computer rendering

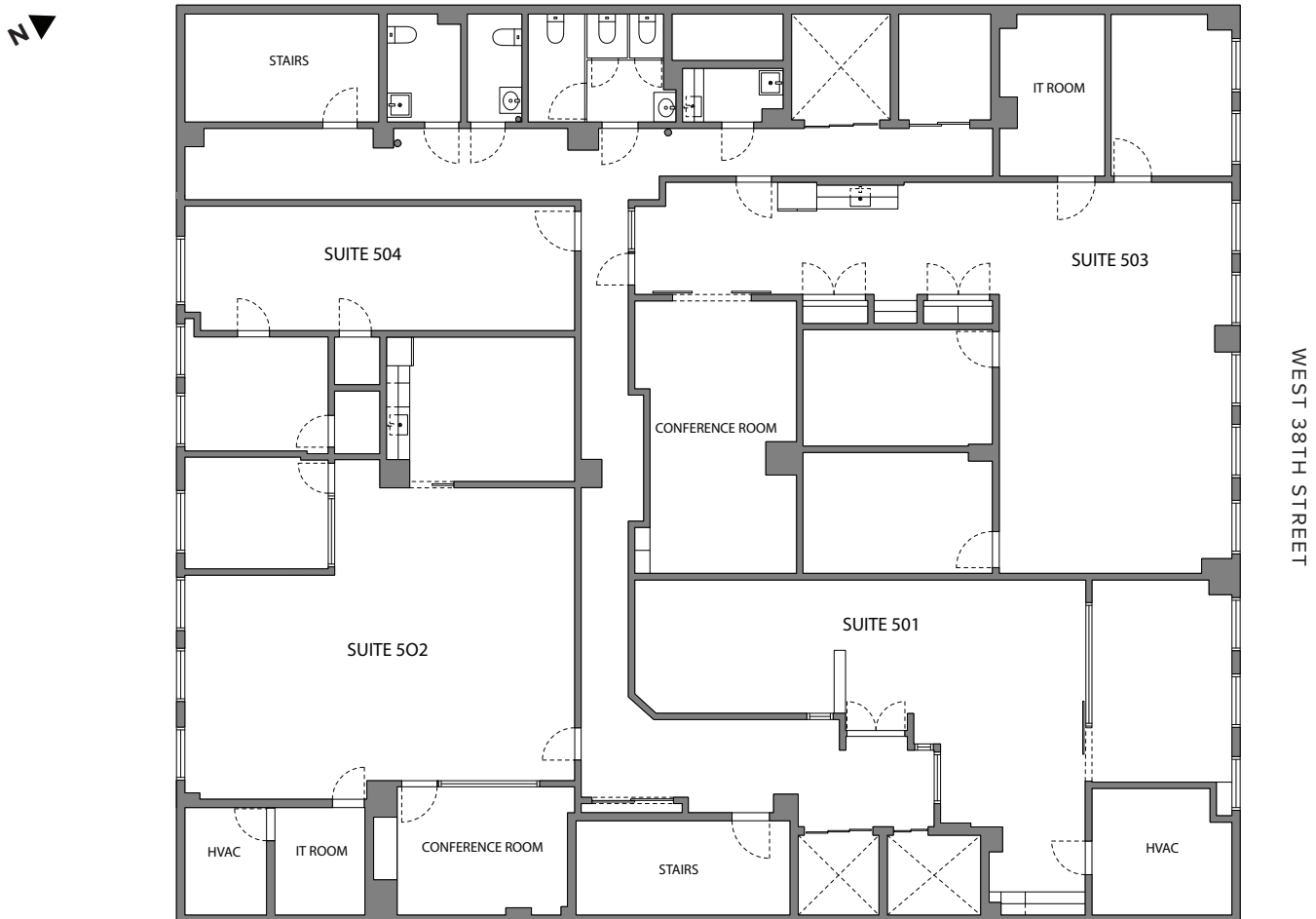


Lobby

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**Test Fit - Entire 5th Floor:**  
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Hudson Yards



Computer Rendering of the New Penn Station

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