



11th Floor - Existing Conditions



14th Floor - Existing Conditions

49 West 38th Street

Between 5th & 6th Avenues

Full Floor Identity - up to 4,600 RSF

Built or White Box Options

Great Transportation Access

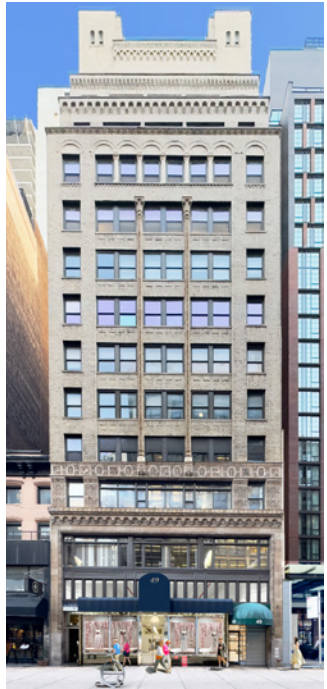


Newly Updated Lobby



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

Unit	Size	Possession	Rent
Entire 14th Fl:	2,800 rsf	June 1, 2025	Upon Request
	<ul style="list-style-type: none"> - Very bright top floor space featuring oversized operable windows - North, south, and west exposures offering abundant natural light and city views - (2) Windowed private offices and conference/collaboration room, large open area, - Wet pantry, (2) phone rooms, private restroom 		
Entire 11th Fl:	3,750 rsf	Immediate	\$38 psf
	<ul style="list-style-type: none"> - Currently white boxed with hardwood floors throughout and tenant-controlled A/C - 4-sides of oversized operable windows provide good natural light and south exposure offers Empire State Building views - Landlord will build-to-suit 		
Entire 7th Fl:	4,600 rsf	Immediate	Upon Request
	<ul style="list-style-type: none"> - Currently white boxed with polished concrete floor and oversized operable windows on all 4-sides offering good natural light - Landlord will build-to-suit and provide new central A/C unit, Direct electric 		



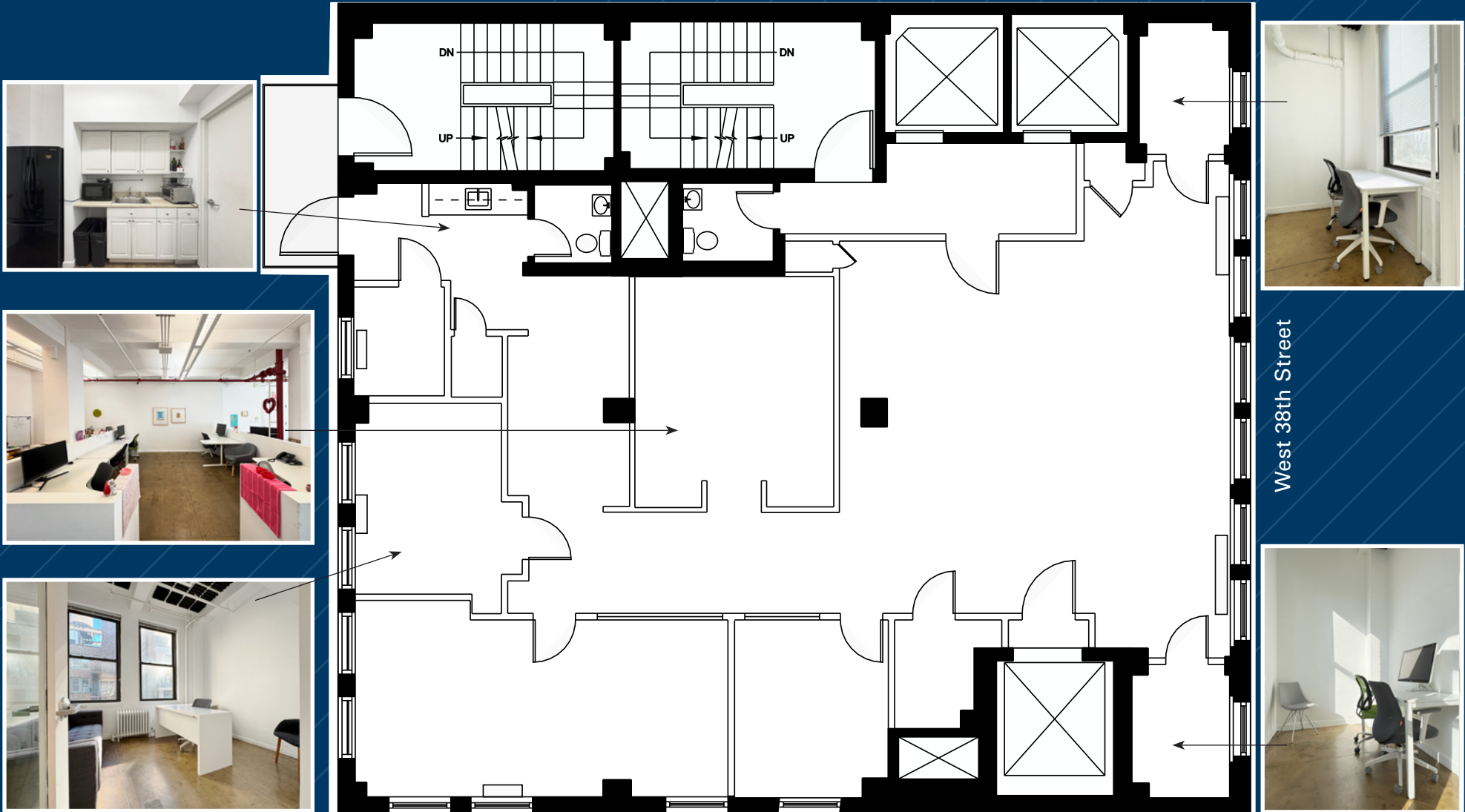
Lobby Updates & Renovations recently completed including A/C, New Lighting, and New Lobby Desk

Comments:

- Accessible via Times Square and Herald Square subway hubs providing express and local **7 B D F M N Q R W** trains

ENTIRE 14TH FLOOR - 2,800 RSF
(AS-BUILT)

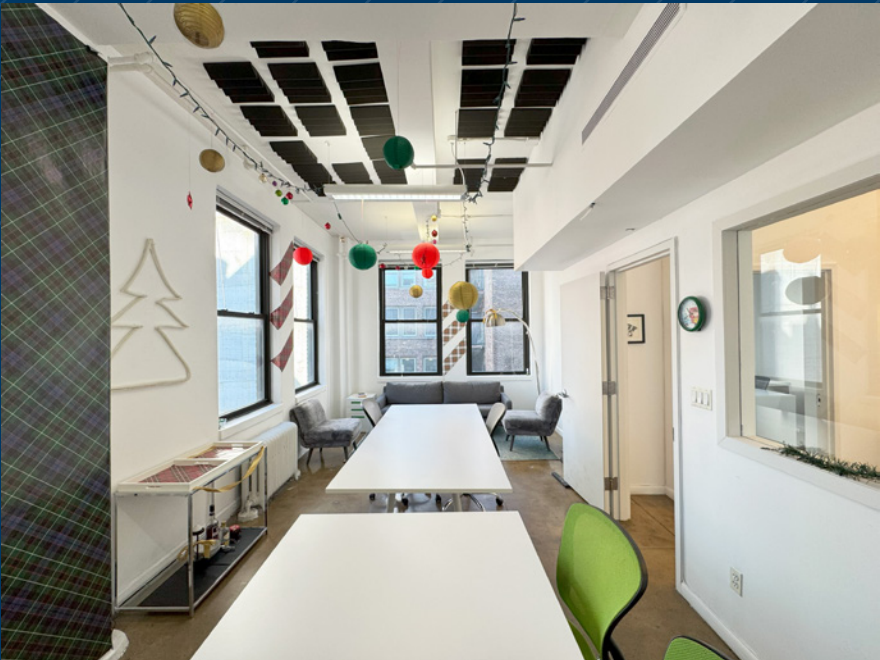
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West 38th Street

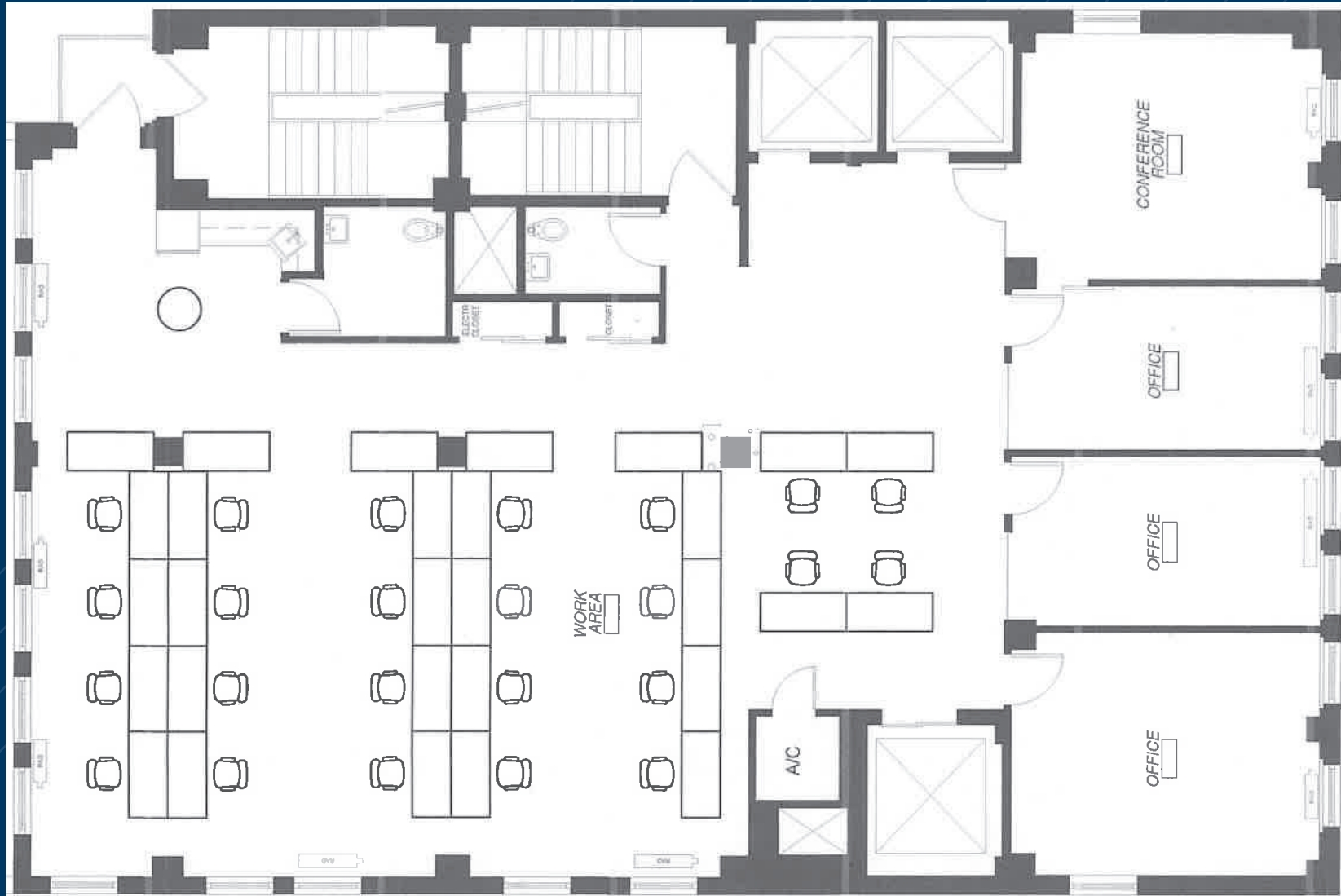
(for descriptive purposes only; not to scale. Furniture shown for layout concept only)

ENTIRE 14TH FLOOR - 2,800 RSF
(EXISTING CONDITIONS - FURNITURE SHOWN FOR LAYOUT CONCEPT ONLY)



ENTIRE 11TH FLOOR - 3,750 RSF
(TESTFIT PLAN)

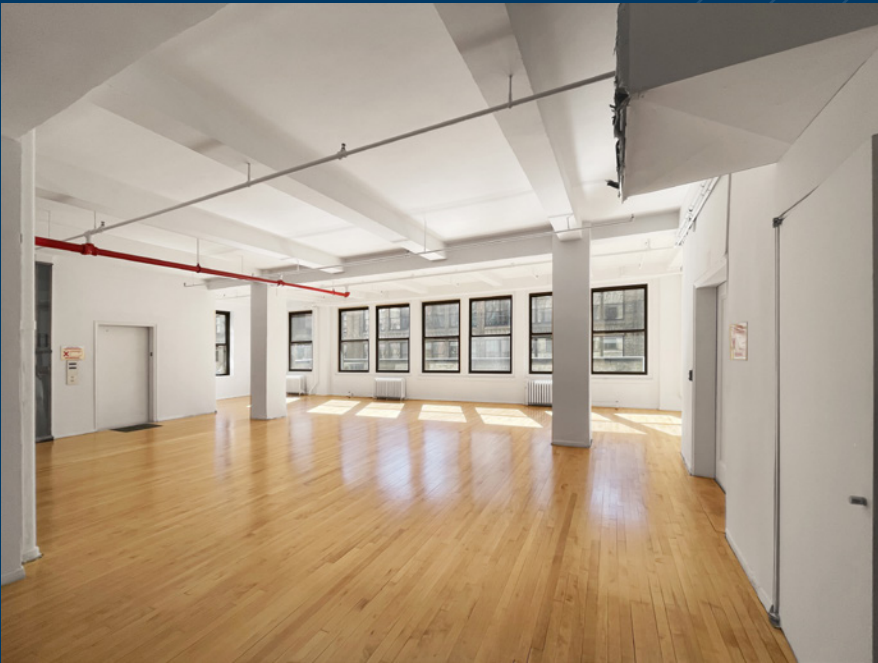
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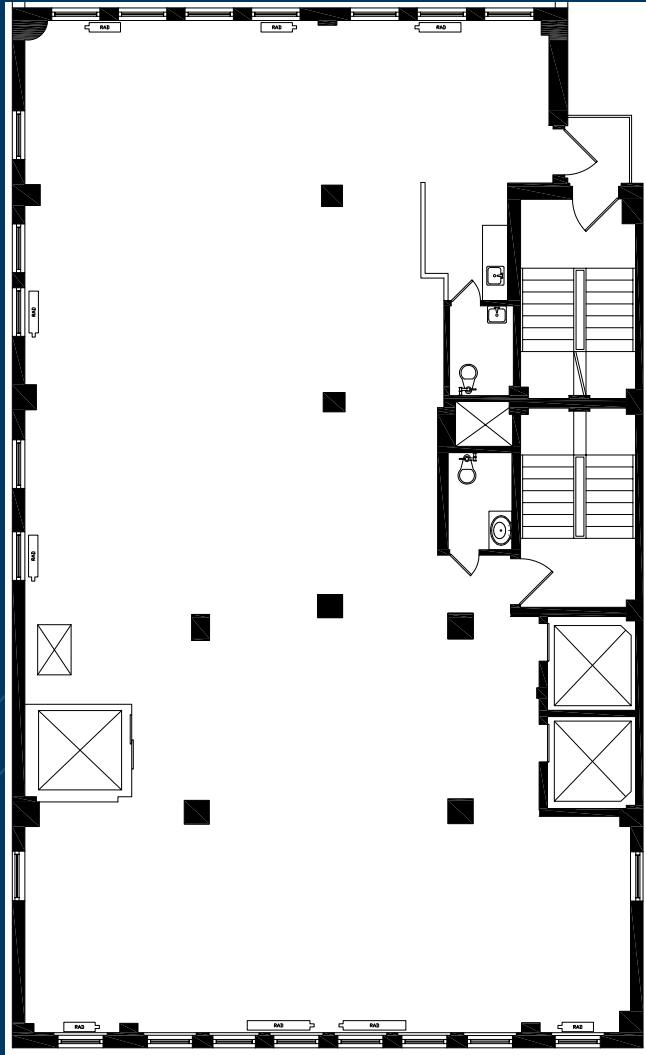
West 38th Street

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ENTIRE 11TH FLOOR - 3,750 RSF
(EXISTING CONDITIONS)

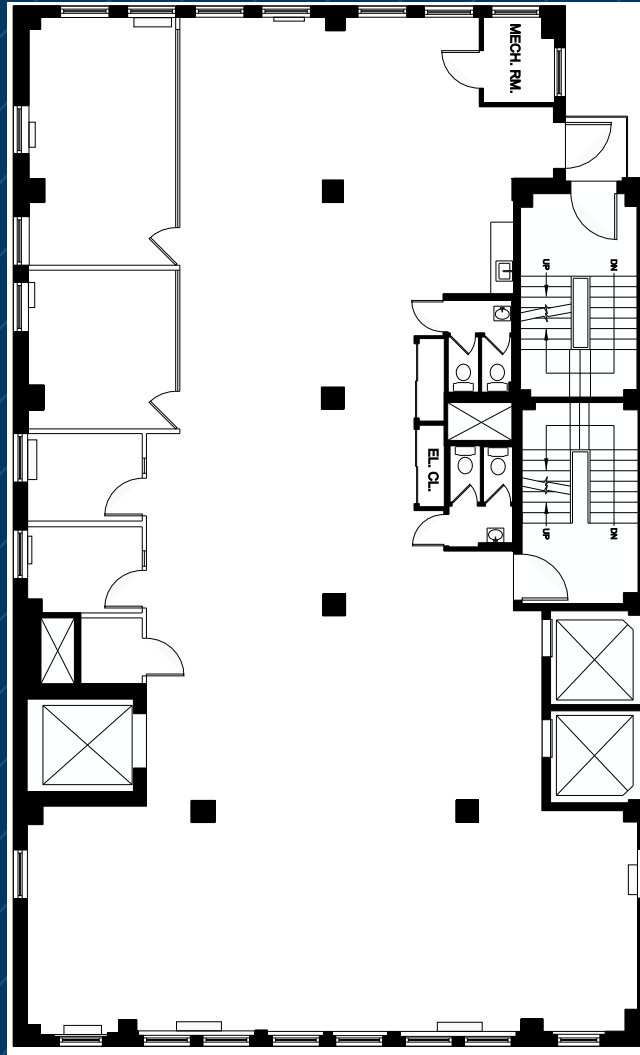


CURRENT CONDITIONS

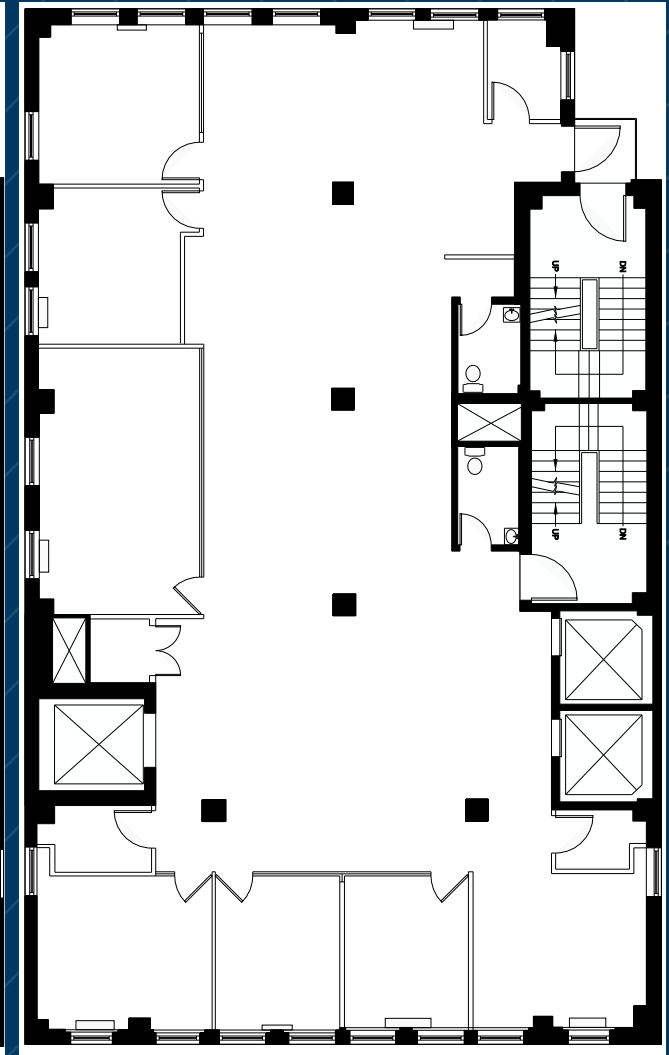


West 38th Street

POSSIBLE PREBUILT OPTIONS



West 38th Street



West 38th Street

(for descriptive purposes only; not to scale.)



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