

256 West

38

th Street | Penn Plaza



**Newly
Renovated
New
Ownership**

Location

Between Seventh and
Eighth Avenues

Availability

Immediate

Term

Negotiable

Premises

Entire 14th Floor

6,151 RSF

Entire 11th Floor

7,487 RSF

Entire 9th Floor

8,111 RSF

Entire 7th Floor

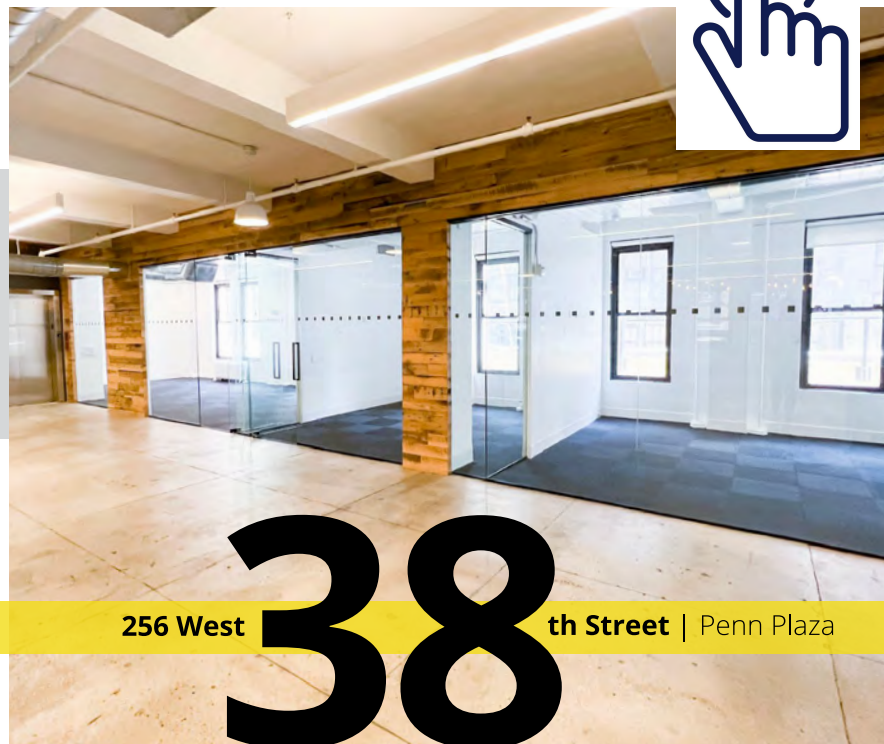
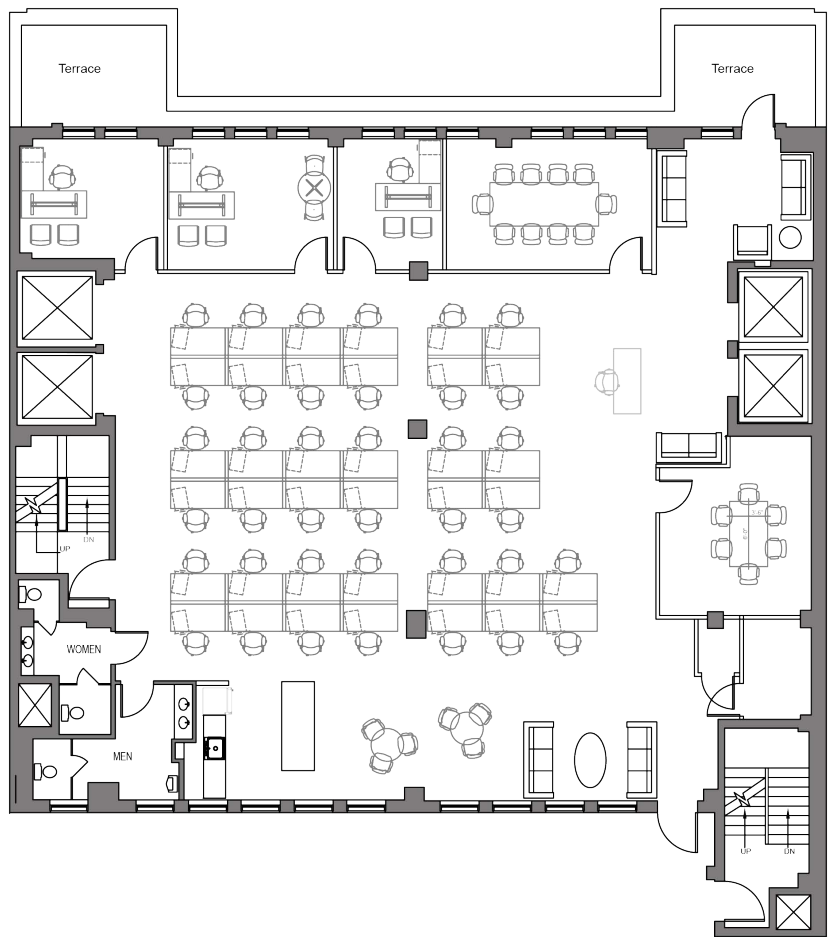
8,321 RSF

**LEE &
ASSOCIATES**



14th floor | 6,151 RSF

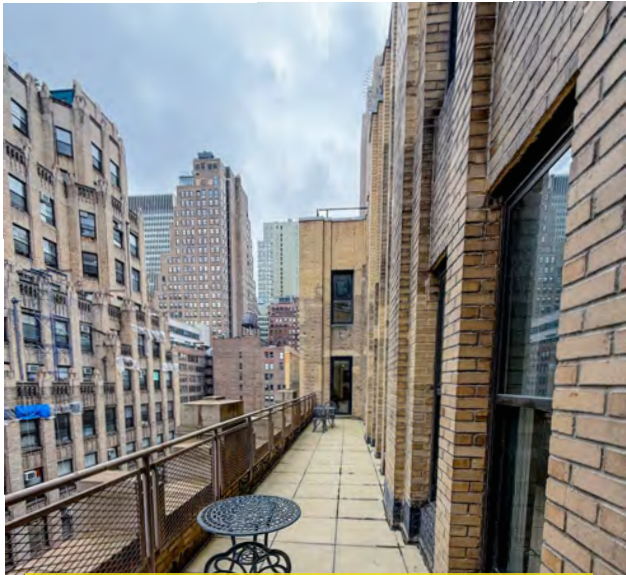
- 1 conference room
- 3-4 private offices
- Open area for 36-40
- Café-style pantry
- Dedicated reception area
- New LED lighting
- Exposed ceilings and concrete floors
- New ADA compliant restrooms
- Upgraded finishes
- **Furnished**
- Outdoor terrace (under design)



256 West

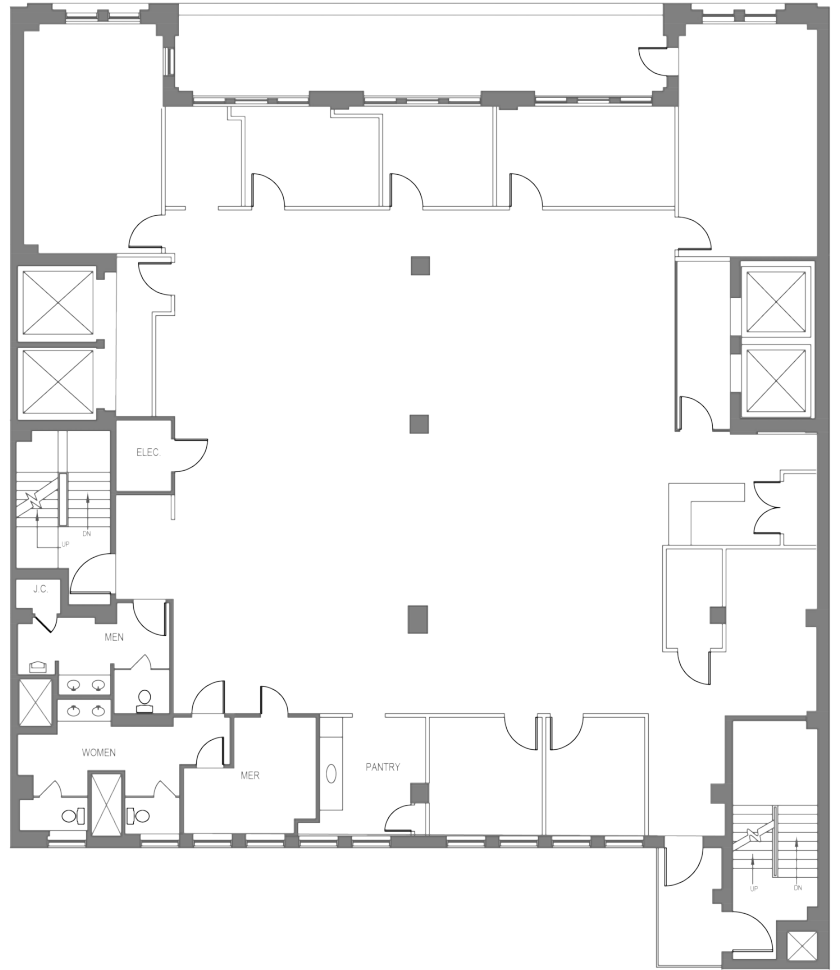
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11th floor | 7,487 RSF

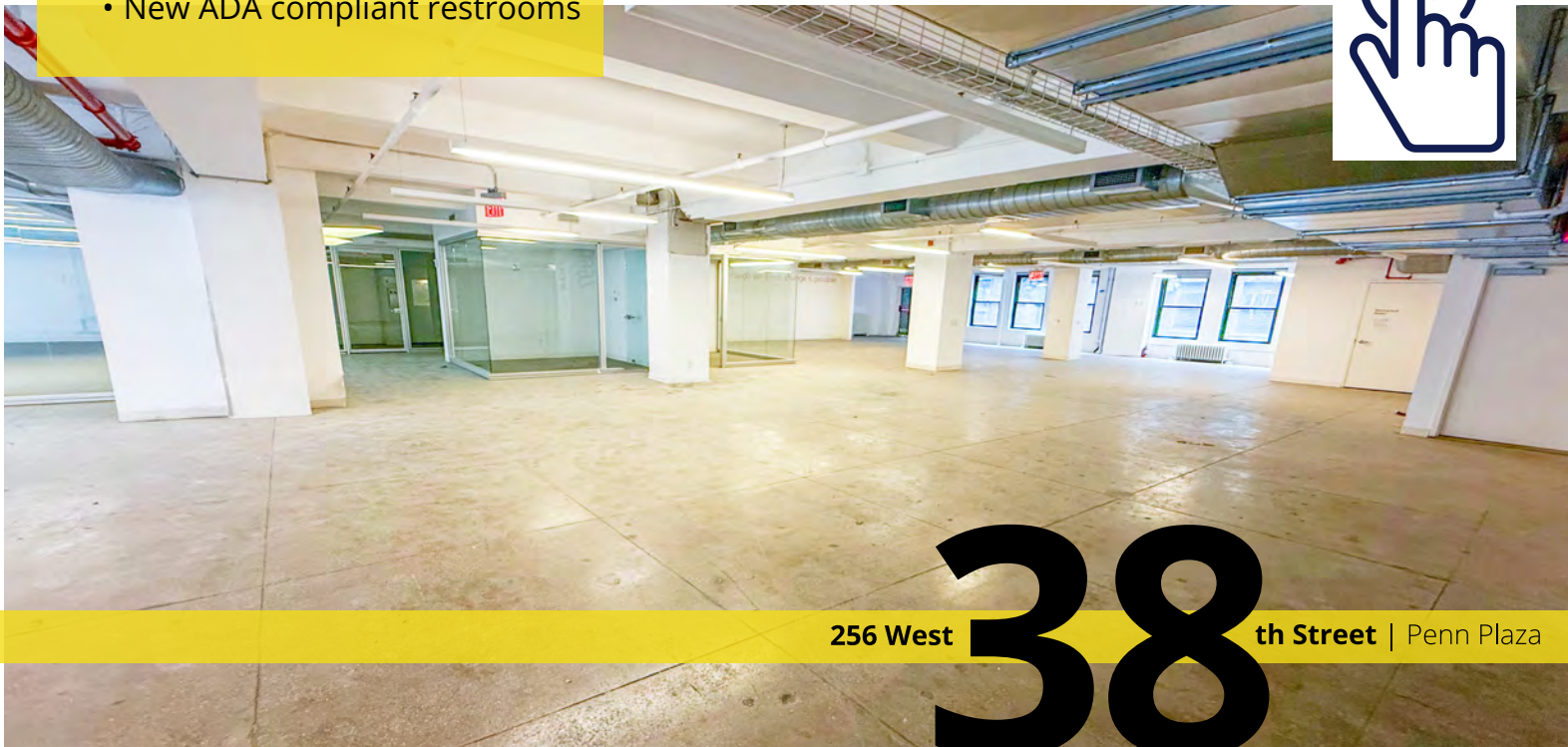
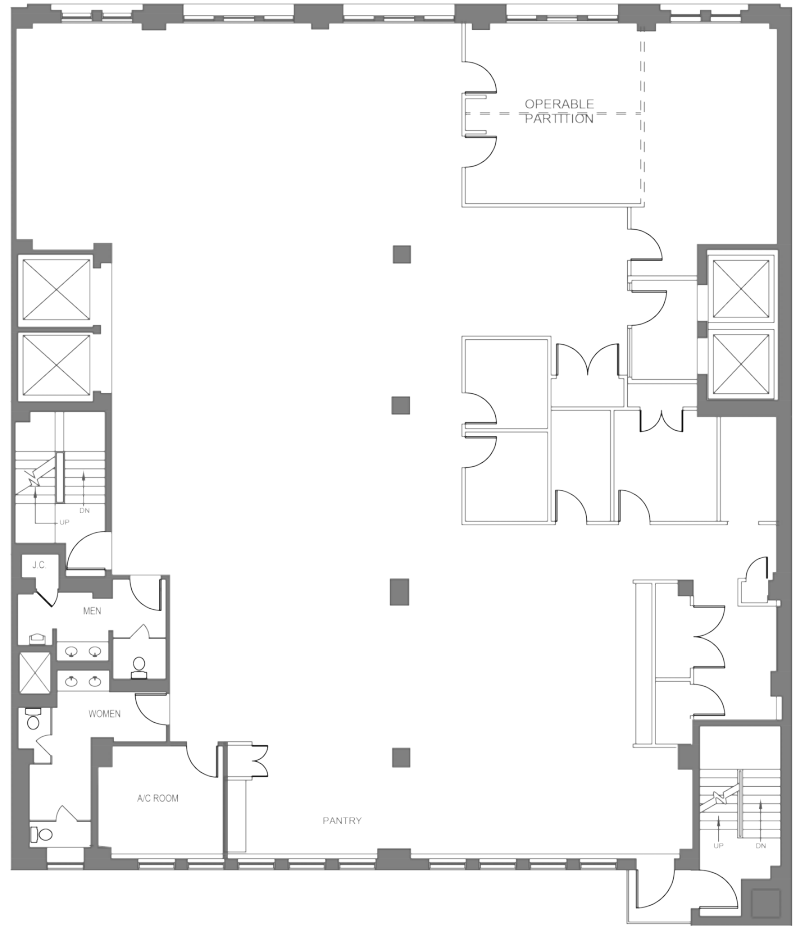
- 2 large conference rooms
- 6 offices/meeting rooms
- Exposed ceilings
- LED lighting
- New eat-in pantry w/ dishwasher
- New ADA compliant restrooms
- Outdoor terrace





9th floor | 8,111 RSF

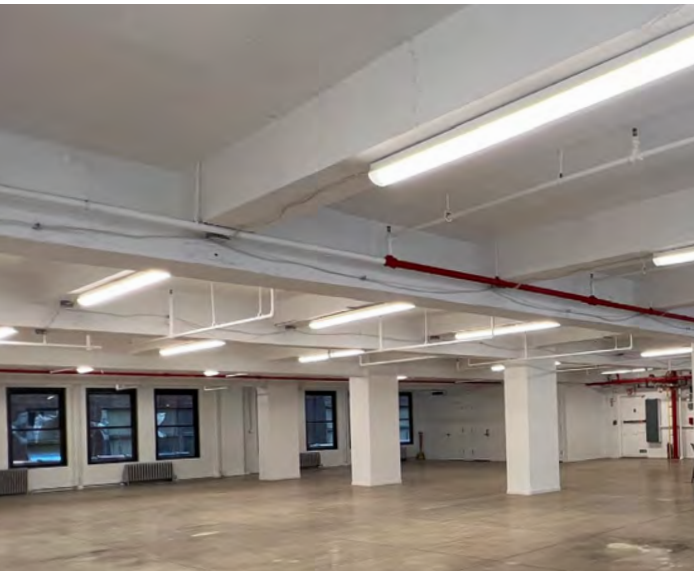
- 3 multipurpose conference rooms with moveable dividers
- 3 glass front offices
- Phone room
- Wet pantry
- Copier area
- New LED Lighting
- IT Closet
- New ADA compliant restrooms



256 West

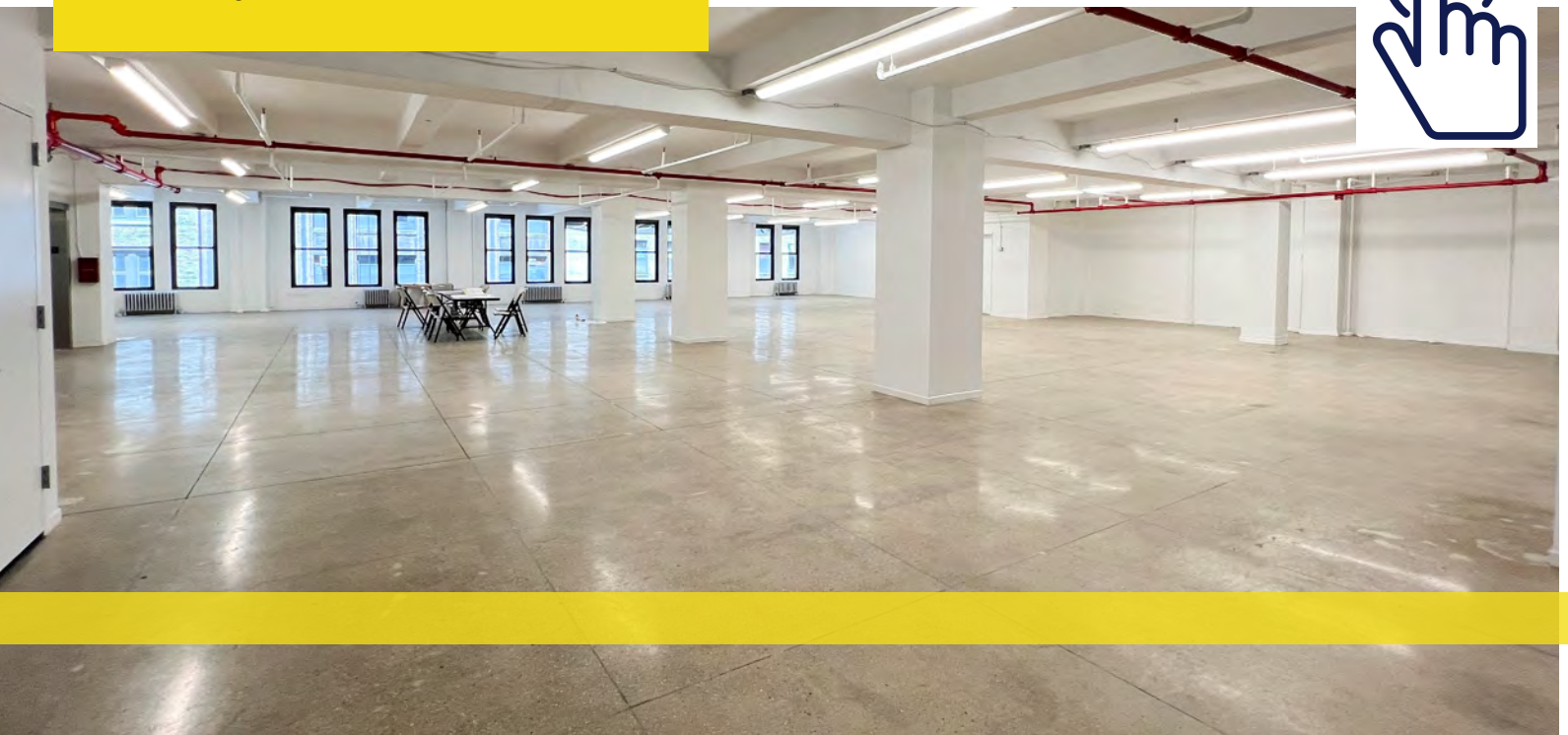
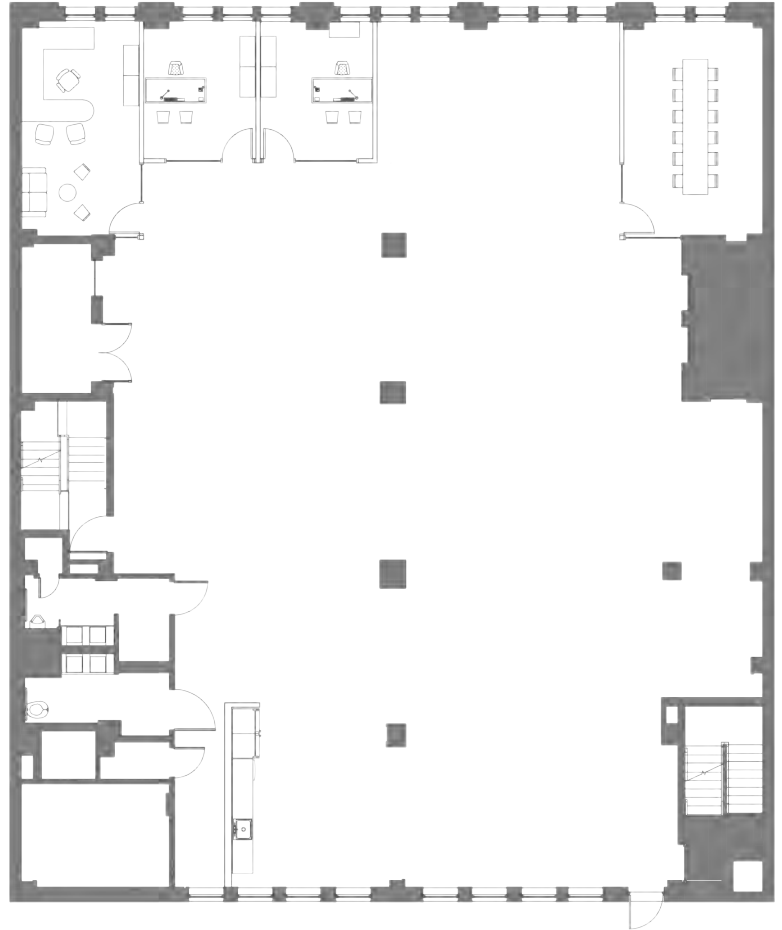
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7th floor | 8,321 RSF

- New pre-built
- Polished concrete floors
- Exposed ceilings
- High-end new prebuilt includes:
 - 3 Glass offices
 - 12-16 person conference room
 - New, wet pantry
 - New LED lighting
- New ADA compliant restrooms
- Landlord can modify configuration
- **Partially Furnished**



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Neighborhood highlights

- Centrally located between Penn Station and Port Authority
- Steps from the following:

1 2 3 7 A C E B D F M

N Q R W



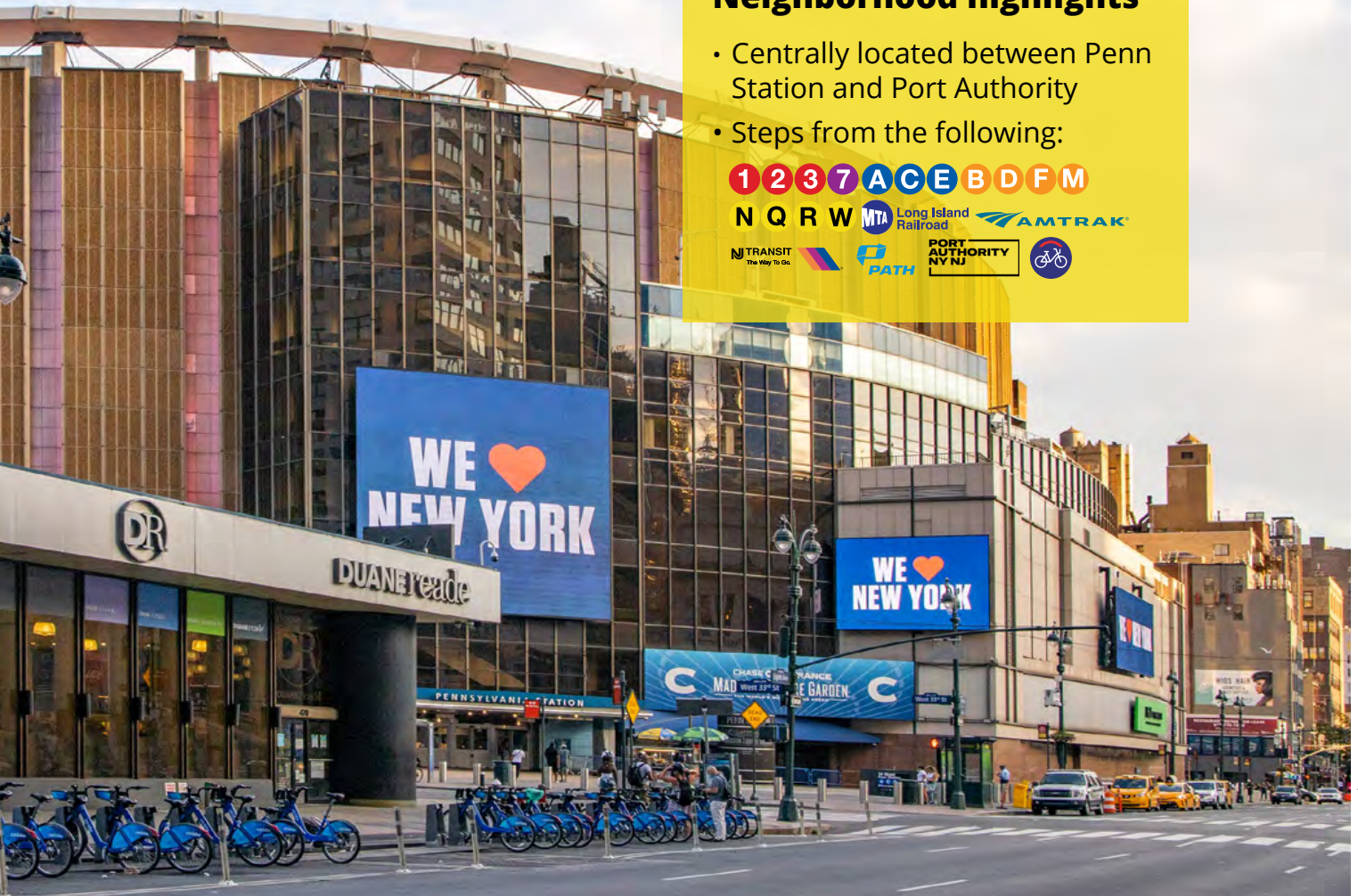
Long Island Railroad

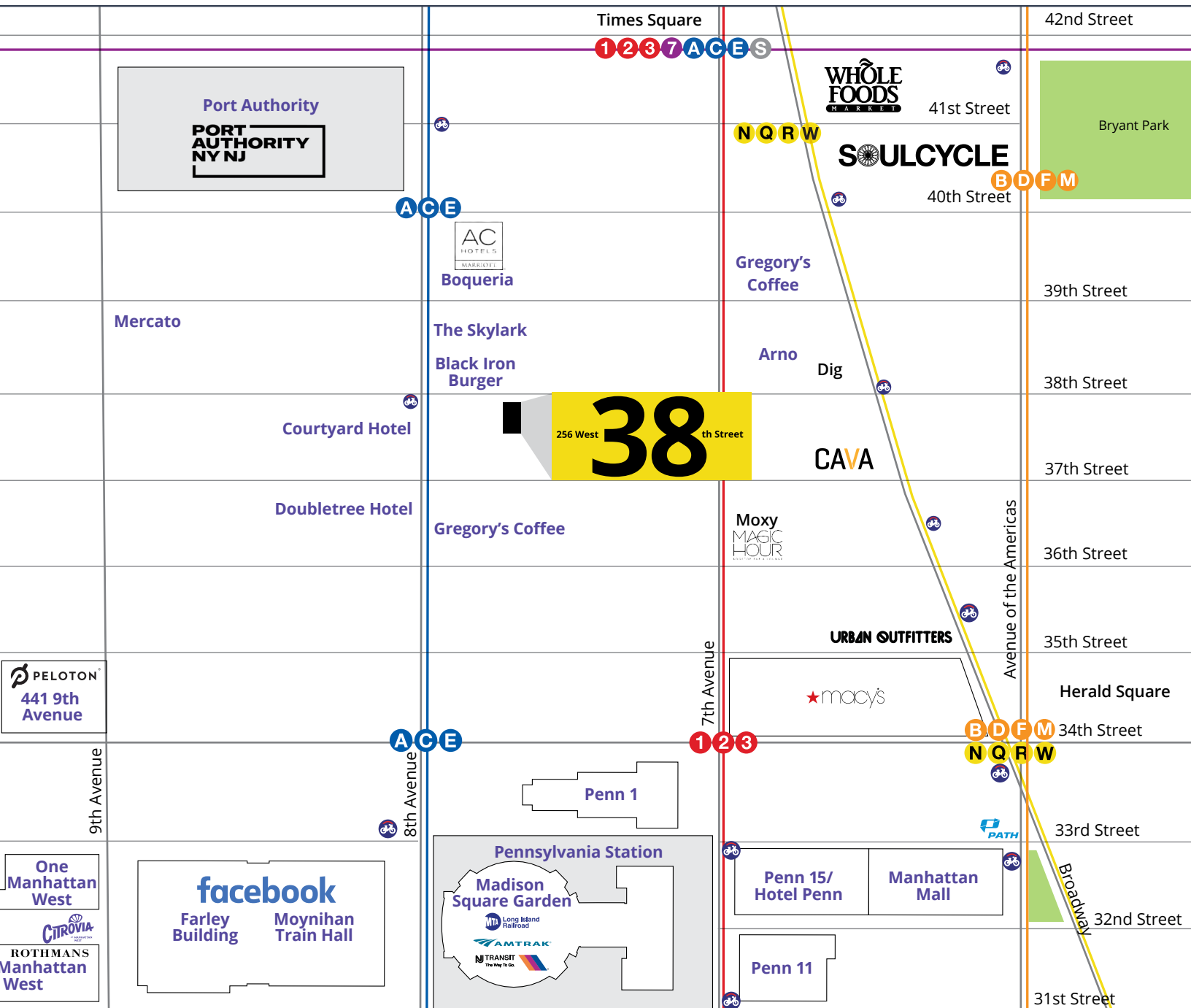


NJ TRANSIT
The Way To Go



PORT AUTHORITY
NY NJ





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Building highlights

- Newly renovated entry and lobby with 24-hour access
- Upgraded elevator cabs and bathrooms on all floors
- Full-floor presence with operable windows
- New ownership will modify all floors
- Tenant controlled AC

Furniture can be made available upon request

For more information, please contact:

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