

256 West 38th Street | Penn Plaza



Newly
Renovated
New
Ownership

Location

Between Seventh and
Eighth Avenues

Availability

Immediate

Term

Negotiable

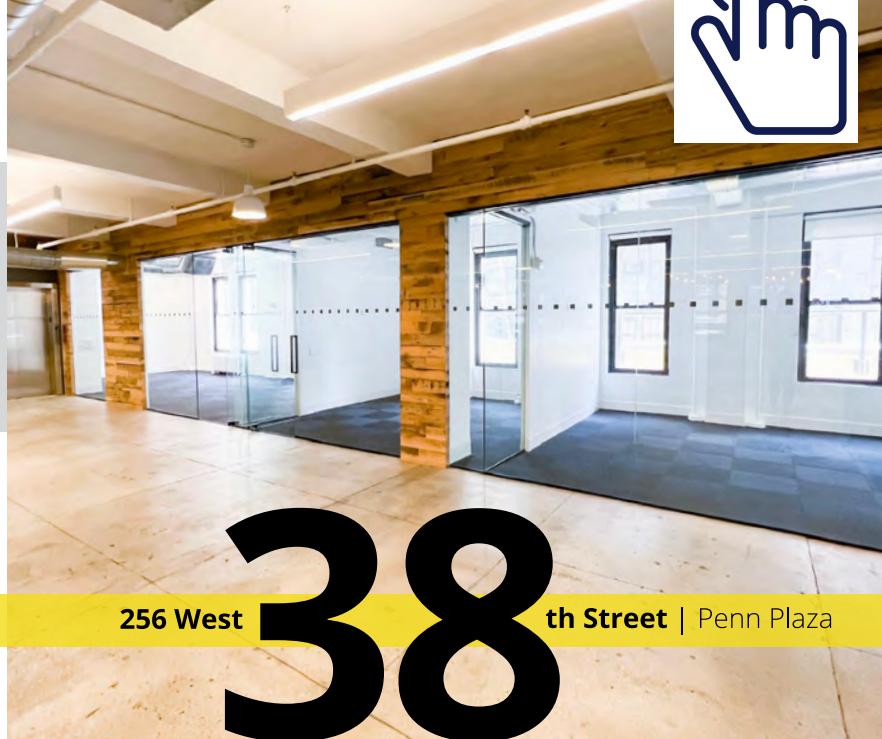
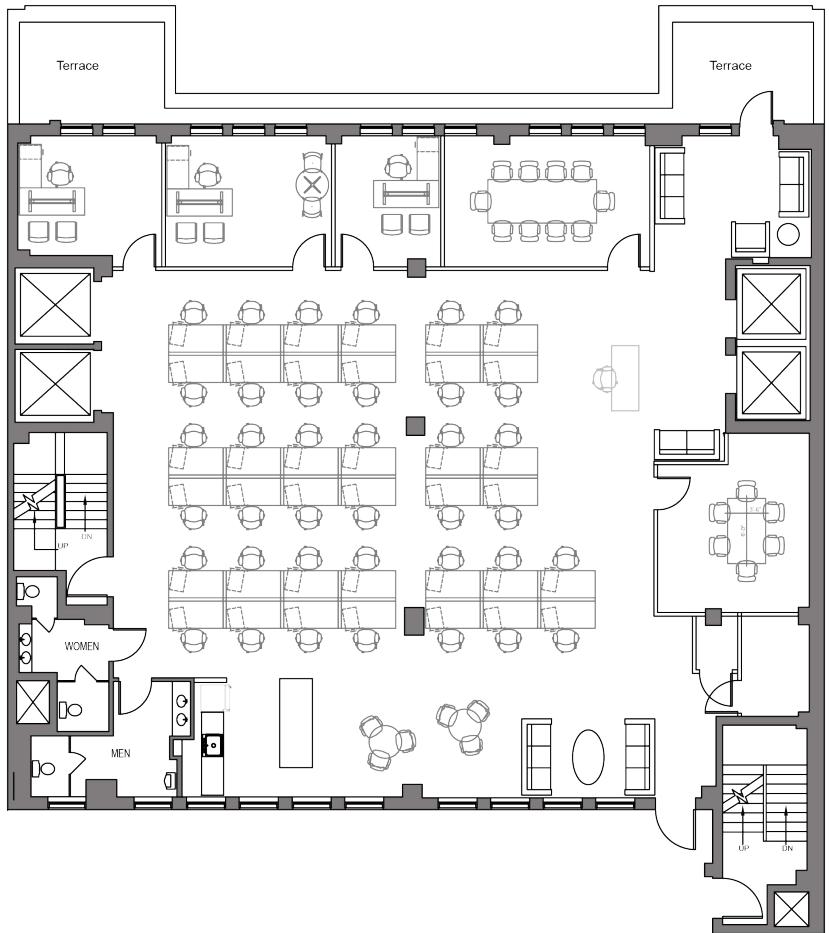
Premises

Entire 14th Floor	6,151 RSF
Entire 11th Floor	7,487 RSF
Entire 9th Floor	8,111 RSF
Entire 7th Floor	8,321 RSF



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)



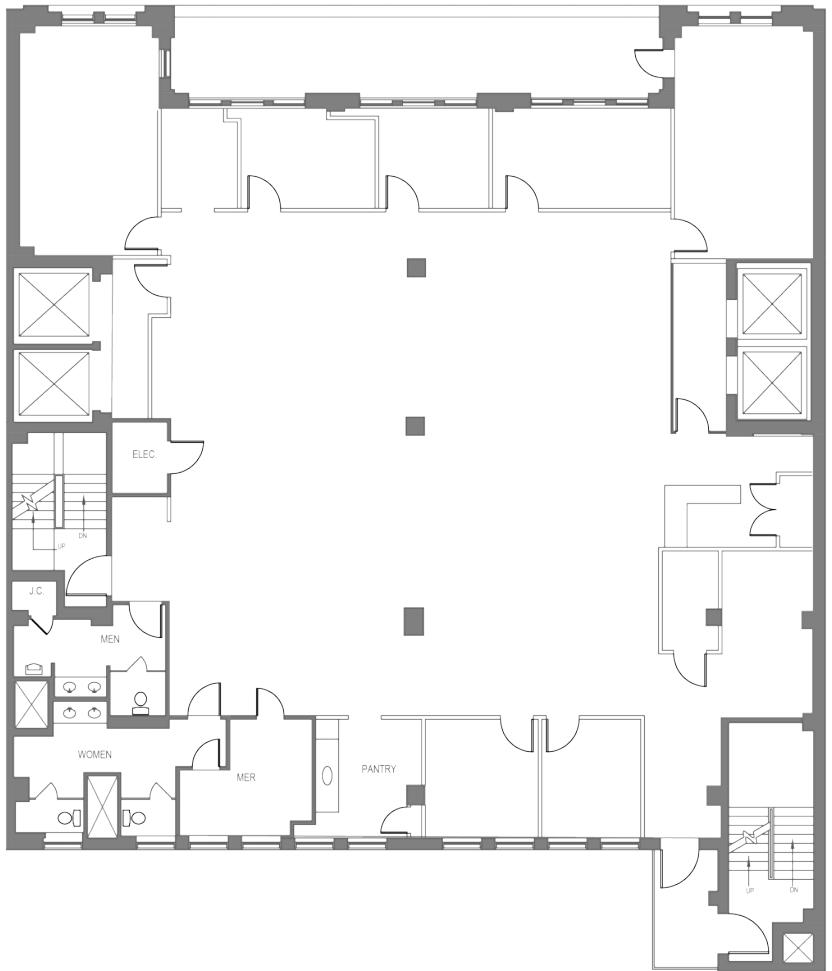
256 West 38th Street | Penn Plaza

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11th floor | 7,487 RSF

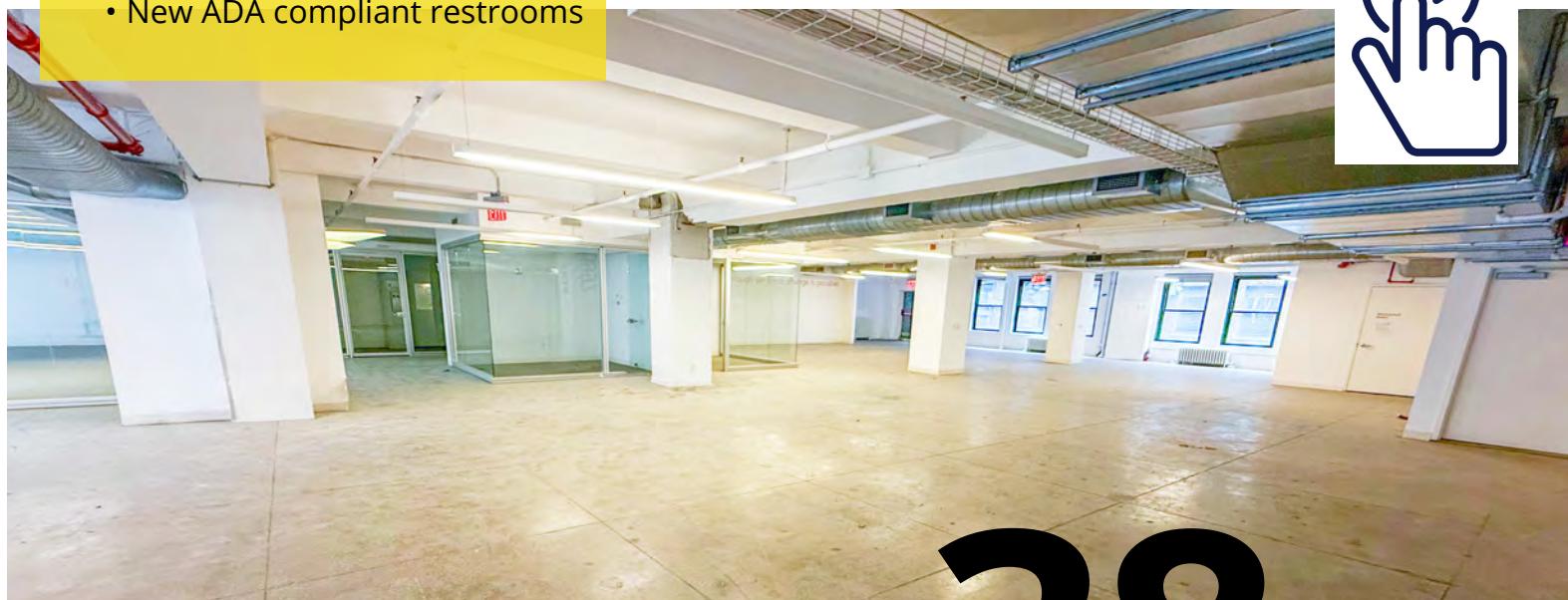
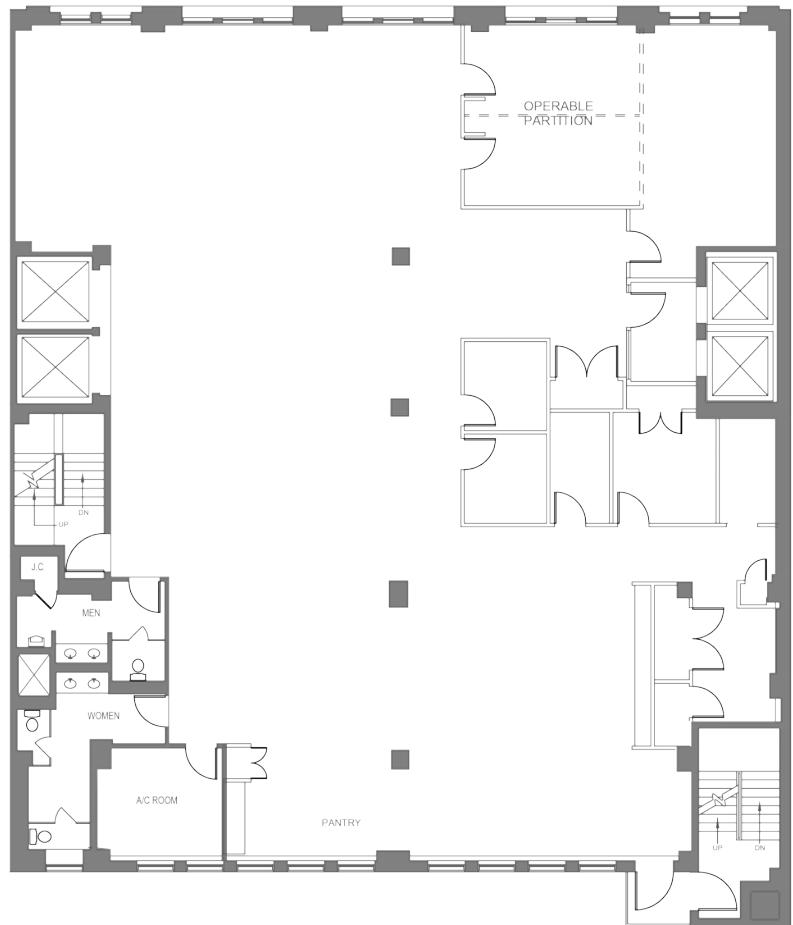
- 2 large conference rooms
- 6 offices/meeting rooms
- Exposed ceilings
- LED lighting
- New eat-in pantry w/ dishwasher
- New ADA compliant restrooms
- Outdoor terrace



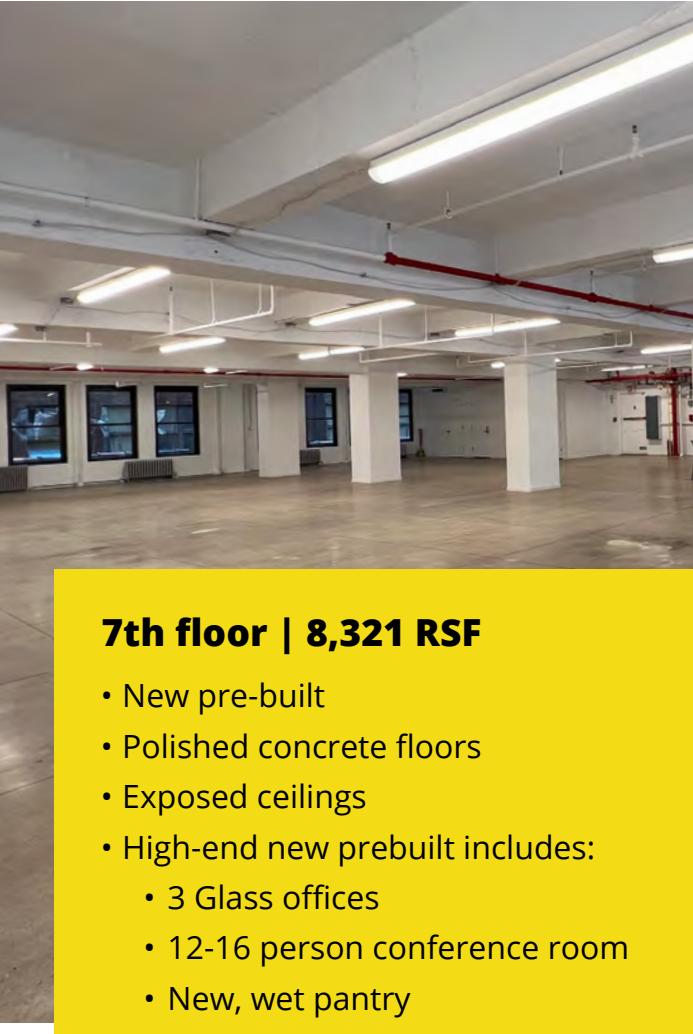


9th floor | 8,111 RSF

- 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

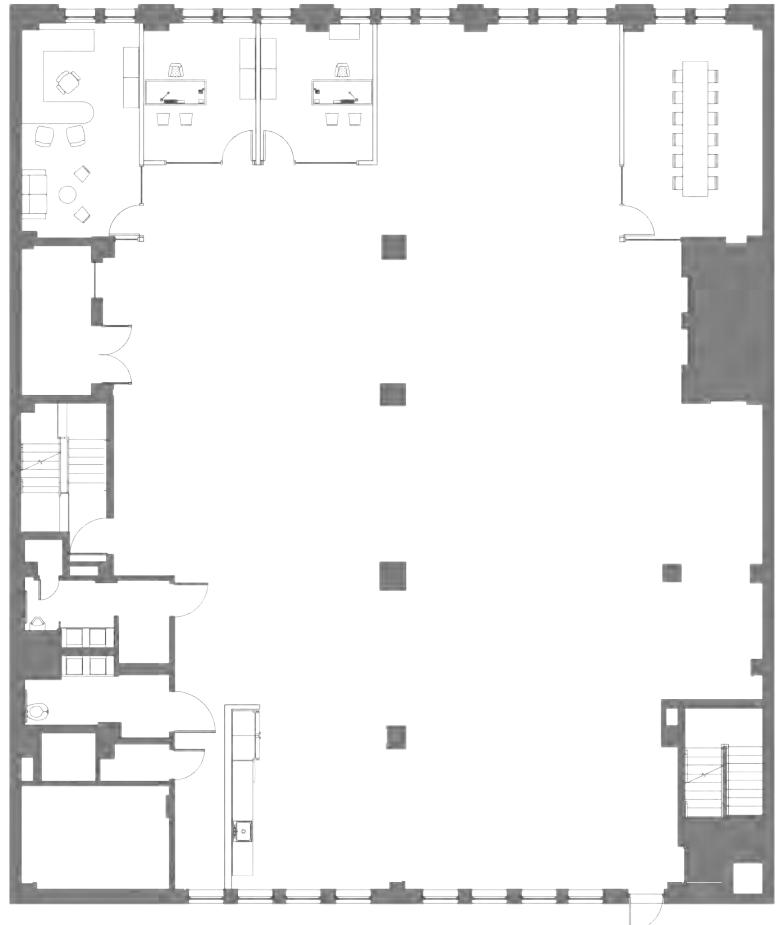


256 West 38th Street | Penn Plaza



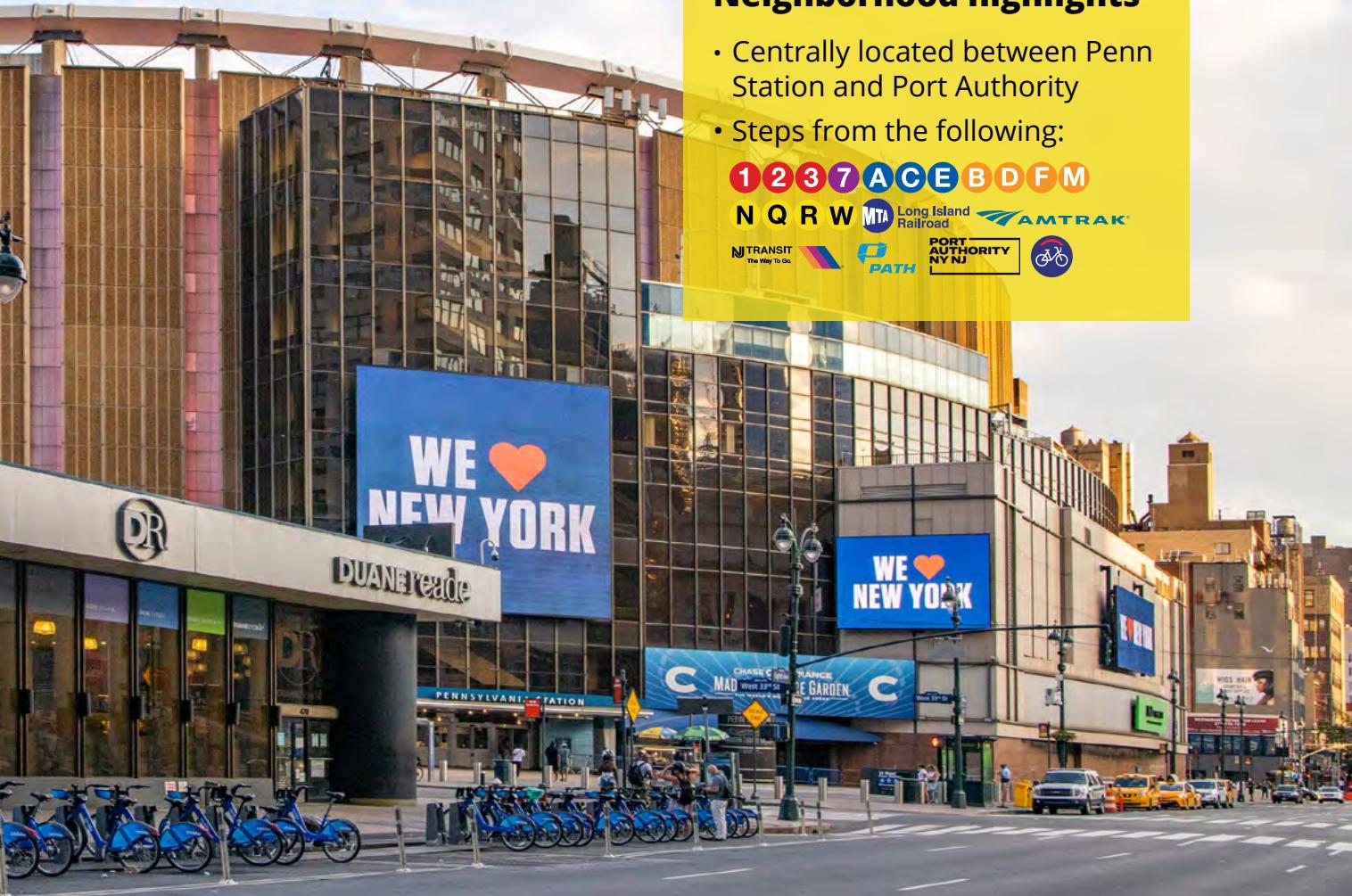
7th floor | 8,321 RSF

- 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**



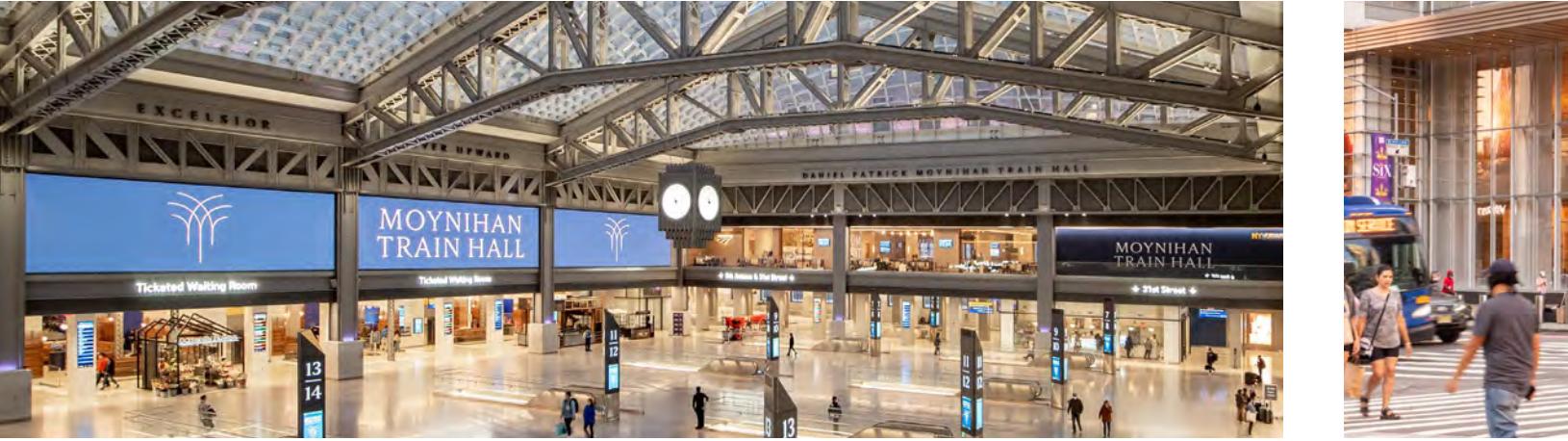
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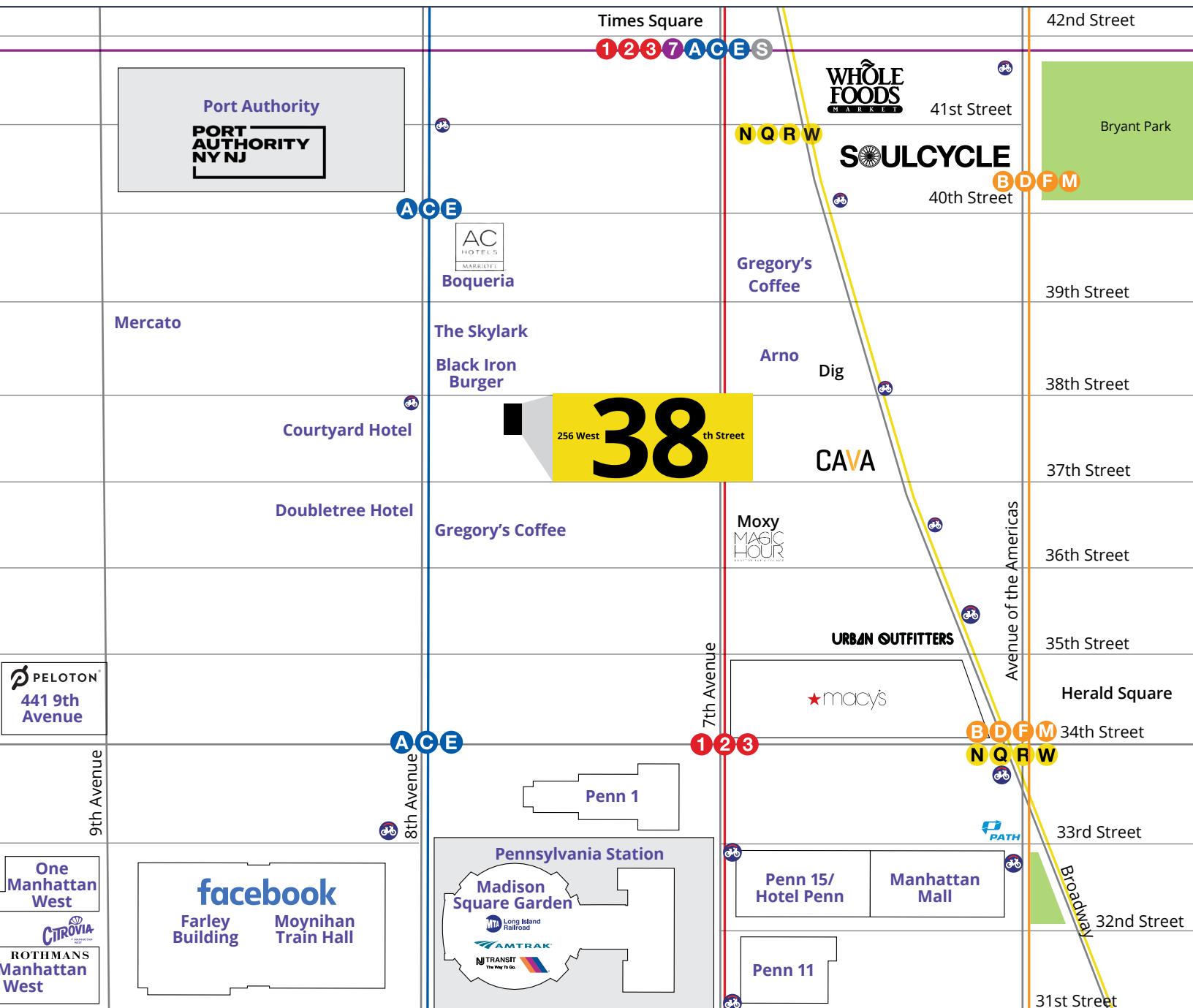
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Neighborhood highlights

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





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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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