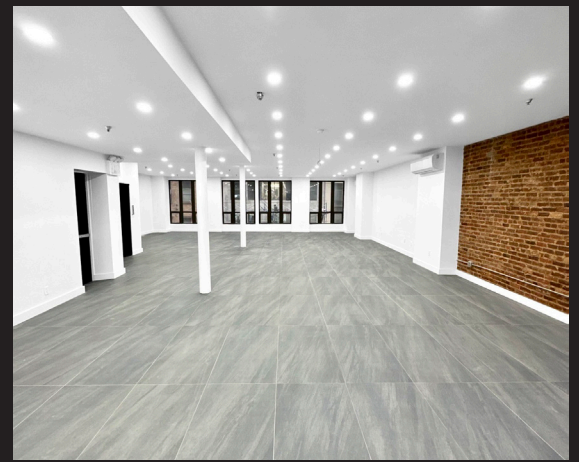


221 West 37th Street
GARMENT DISTRICT · NYC



HIGHLIGHTS

THE HEART OF NYC FASHION - 221 WEST 37TH STREET



6
STORIES



NEWLY
RENOVATED



GREAT
NATURAL LIGHT



ACCESS TO
MAJOR PUBLIC
TRANSPORTATION



COLUMN
FREE

SPECIFICATIONS

SPACE:
3RD FLOOR | 4,472 SQUARE FEET

ASKING RENT:
\$28/FT

ACCESS:
24/7

POSSESSION:
IMMEDIATE

DETAILS:

- LARGE WINDOWS
- PRIVATE BATHROOM
- PERFECT FOR MOST USES
- OPEN LAYOUT
- PANTRY
- CENTRAL HVAC



LOCATION

GARMENT DISTRICT: WHERE CREATIVITY MEETS COMMERCE

Step into the vibrant energy of Manhattan's Garment District. Join a thriving community of designers, innovators, and industry leaders.

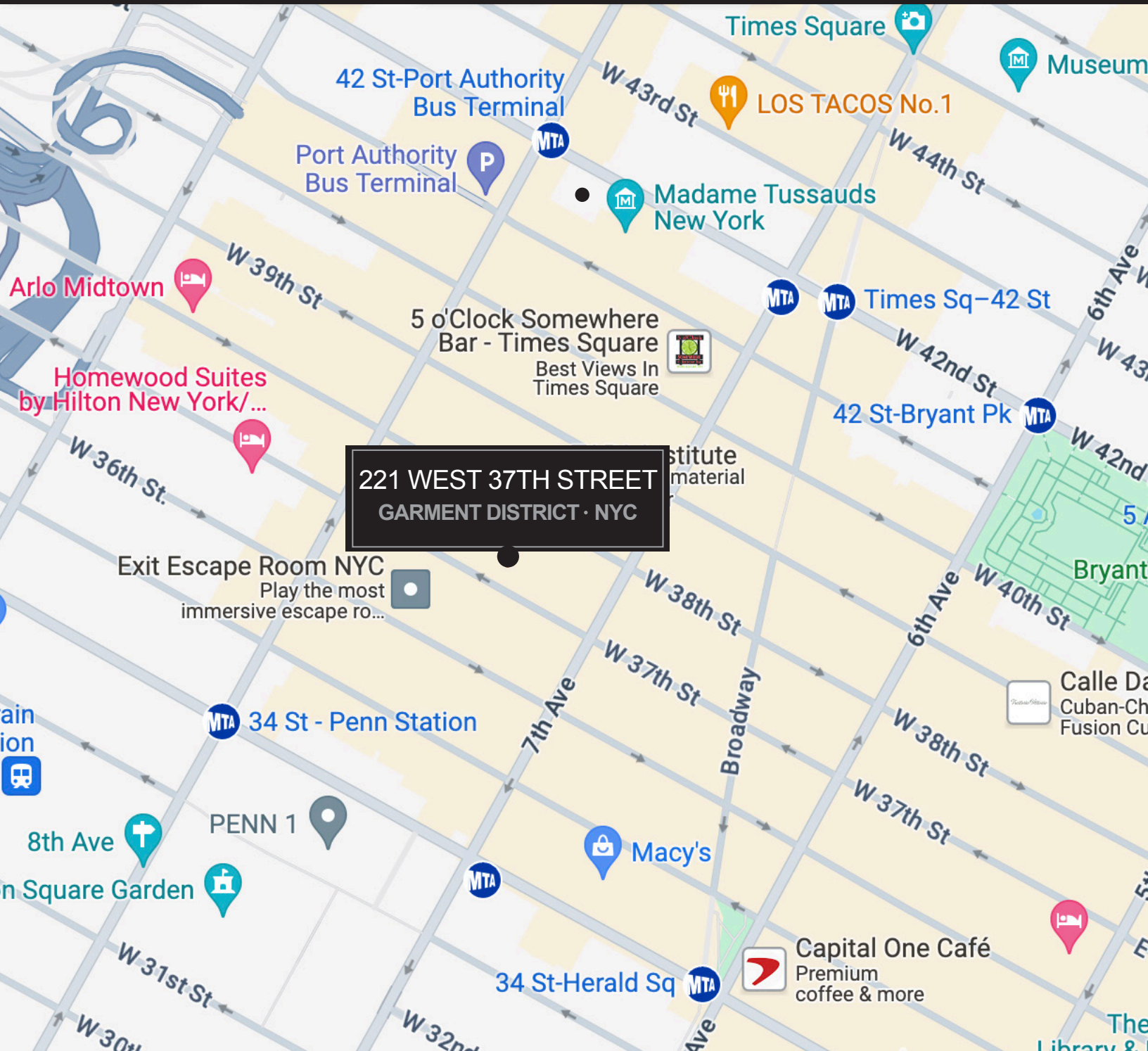
Be Part of the Fabric: Connect with a wide range of fashion houses, showrooms, galleries and textile vendors right on your doorstep!

A Fashionable Address: Impress clients and attract top talent with this prestigious neighborhood

Midtown Convenience: Enjoy unbeatable access to transportation, with subway lines and bus stops just steps away.

Lunchtime Options: Explore a great amount of culinary options, from trendy cafes to Michelin-starred restaurants.

Vibrant After Dark: Catch a Broadway show, cheer on the Knicks at MSG, or unwind at a rooftop bar – the energy of Midtown is at your fingertips!



OKADA & CO.

Founded by CEO Chris Okada in 2006, Okada & Co. is a privately held New York City-based commercial real estate development and advisory company offering a modern, tech-enabled approach to property development and management, landlord and tenant representation, and investment sales. With a portfolio of 4.2 million square

feet of Midtown property owned and represented and a history of more than \$4B in sales and leasing, Okada & Co. continually seeks opportunities to increase the value of the real estate experience for landlords, tenants, and investors.



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