



 OKADA & CO.

8W38

THE ASTOR TOWER



MODERN LUXURY
IN THE WORKSPACE
AT

8W38

FURNISHED TURN-KEY
OFFICE SPACES
AVAILABLE.



FEATURES

8W38

AVAILABLE SPACES

LOWER LEVEL 01	490 SF
LOWER LEVEL 02	1,772 SF
LOWER LEVEL 07	594 SF
SUITE 802	2,100 SF
SUITE 1100	3,500 SF (AVAILABLE 9/1/2026)

AMENITIES

- 24/7 ACCESS
- 24/7 ATTENDED LOBBY
- CONFERENCE ROOMS
- HOT-SPOTS
- LOUNGES
- BIO-METRIC ACCESS
- FURNISHED SPACES
- TURN-KEY
- RESTAURANT
- ROOF TOP

TRANSIT

GRAND CENTRAL	4 5 6 7 S
HERALD SQUARE	N Q R W
BRYANT PARK	B D F M



SUITE 802

MOCHA OAK HARDWOOD FLOORS | 2 OFFICES | OPEN CONCEPT
WET PANTRY | FURNISHED | NATURAL LIGHT | HVAC

2,100 SF | ASKING PSF: \$45/SF



SUITE 1100

MOCHA OAK HARDWOOD FLOORS | 3 OFFICES | 2 CONFERENCE ROOMS
WET PANTRY | STREET FACING UNIT | NATURAL LIGHT | HVAC

3,321 SF | ASKING PSF: \$50/SF

WHERE LEGENDS MEET



LEGEND INSPIRED & FULLY EQUIPPED
CONFERENCE ROOMS DESIGNED TO POWER
YOUR MEETINGS WITH STYLE & PURPOSE





RECHARGE

MY
CONFERENCE

THE MIDTOWN ROOFTOP

AT

8W38

ACCESSIBLE TO ALL TENANTS

WEEKDAYS

8:00 AM - 5:00 PM

THE NEIGHBORHOOD



Neighboring Amazon Headquarters and other global leaders, 8 W 38th Street sits at the crossroads of economic influence and innovation.



KEN LERNER
Senior VP
Ken@okadaco.com
M: (516) 647-8526
O: (212) 244-4240 Ext. 309



ALEX FLEISCHMAN
Associate Director
Alex@okadaco.com
M: (917) 414-0157
O: (212) 244-4240 Ext. 398



LAZARO RABANALES
Associate
Laz@okadaco.com
M: (914) 575-8380
O: (212) 244-4240 Ext. 314



135 W 36th Street, 14th Floor, New York, NY 10018