

REQCESM

203 - 205 W 38th St

Retail Space for Lease | Midtown South

This 22,500 SF full-building opportunity at 203 - 205 W 38th St features prime office and retail spaces for rent, just off the corner of 7th Avenue (Fashion Avenue) in the bustling Penn Plaza/Garment Center District. The property consists of brand new shell spaces in two adjoining buildings. Key features include brand new building development with modern infrastructure, brand new elevators, ADA compliant bathrooms, and high-visibility corner office and retail spaces. Additionally, there is an outdoor roof deck accessible from the fifth floor. With four floors dedicated to office space and one ground floor for retail, including an additional 1,500 sq ft lower level, this property is ideal for businesses looking to establish a significant presence in one of New York City's most dynamic commercial areas



Full Building | 22,500 SF



1st Floor | 2,500 SF

TERM	RENTAL RATE	SPACE USE	AVAILABILITY
Negotiable	\$20,000 / MO	Retail	Immediate

2nd Floor | 5,000 SF

TERM	RENTAL RATE	SPACE USE	AVAILABILITY
Negotiable	\$16,500 / MO	Office / Retail	Immediate

3rd Floor | 5,000 SF

TERM	RENTAL RATE	SPACE USE	AVAILABILITY
Negotiable	\$16,500 / MO	Office / Retail	Immediate

4th Floor | 5,000 SF

TERM	RENTAL RATE	SPACE USE	AVAILABILITY
Negotiable	\$16,500 / MO	Office / Retail	Immediate

5th Floor | 5,000 SF

TERM	RENTAL RATE	SPACE USE	AVAILABILITY
Negotiable	\$16,500 / MO	Office / Retail	Immediate

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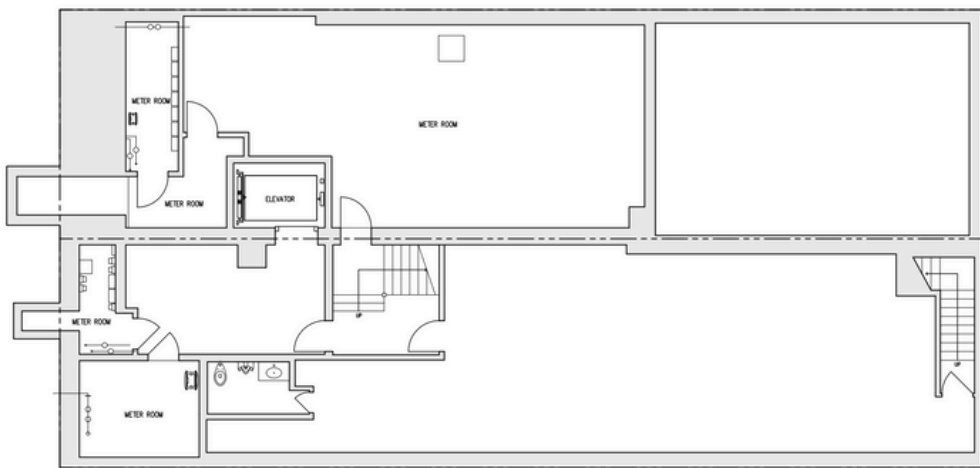
[See Listing](#)



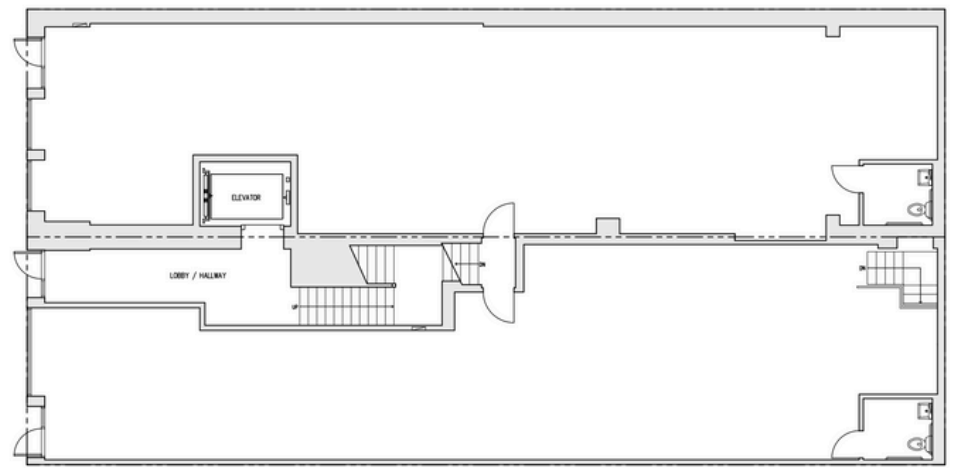
Floor Plans

203 - 205 W 38th | Full Building Opportunity

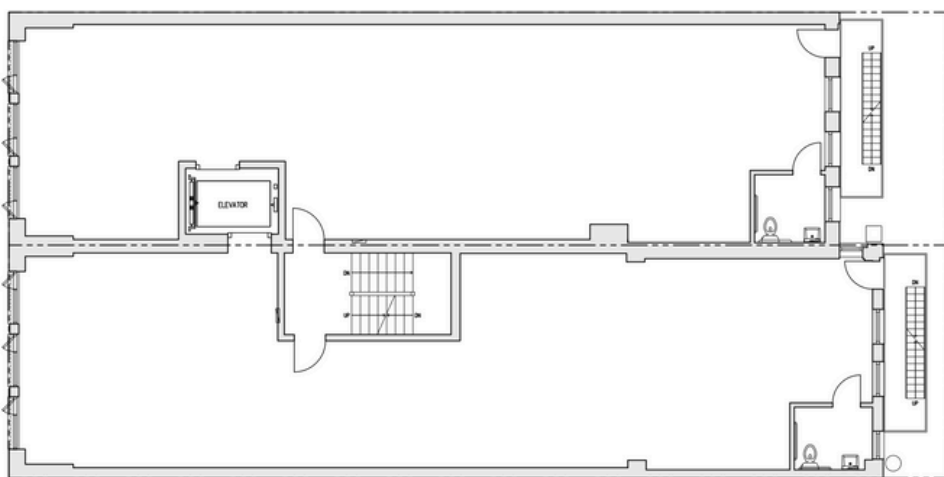
Lower Level | Layout Plan



Ground Floor | Layout Plan



2nd - 5th Floor | Layout Plan



Rooftop Level | Layout Plan

