



12th Floor - Current Conditions

29 | **W · 38TH**
STREET

Full Floor Sublease – 7,150 RSF
Newly Renovated Attended Lobby
Located in Midtown’s ‘Transit Triangle’





ABS Partners Real Estate, as the exclusive agent is pleased to offer the following opportunity for sublease:

Entire 12h Fl: 7,150 rsf

- Upper floor space with 4-sides of oversized operable windows providing good natural light
- Conference room, (6) offices/meeting rooms, (2) two-person offices, reception area
- Kitchen with seating space, private men's and women's restrooms, large open area
- Furniture may be available

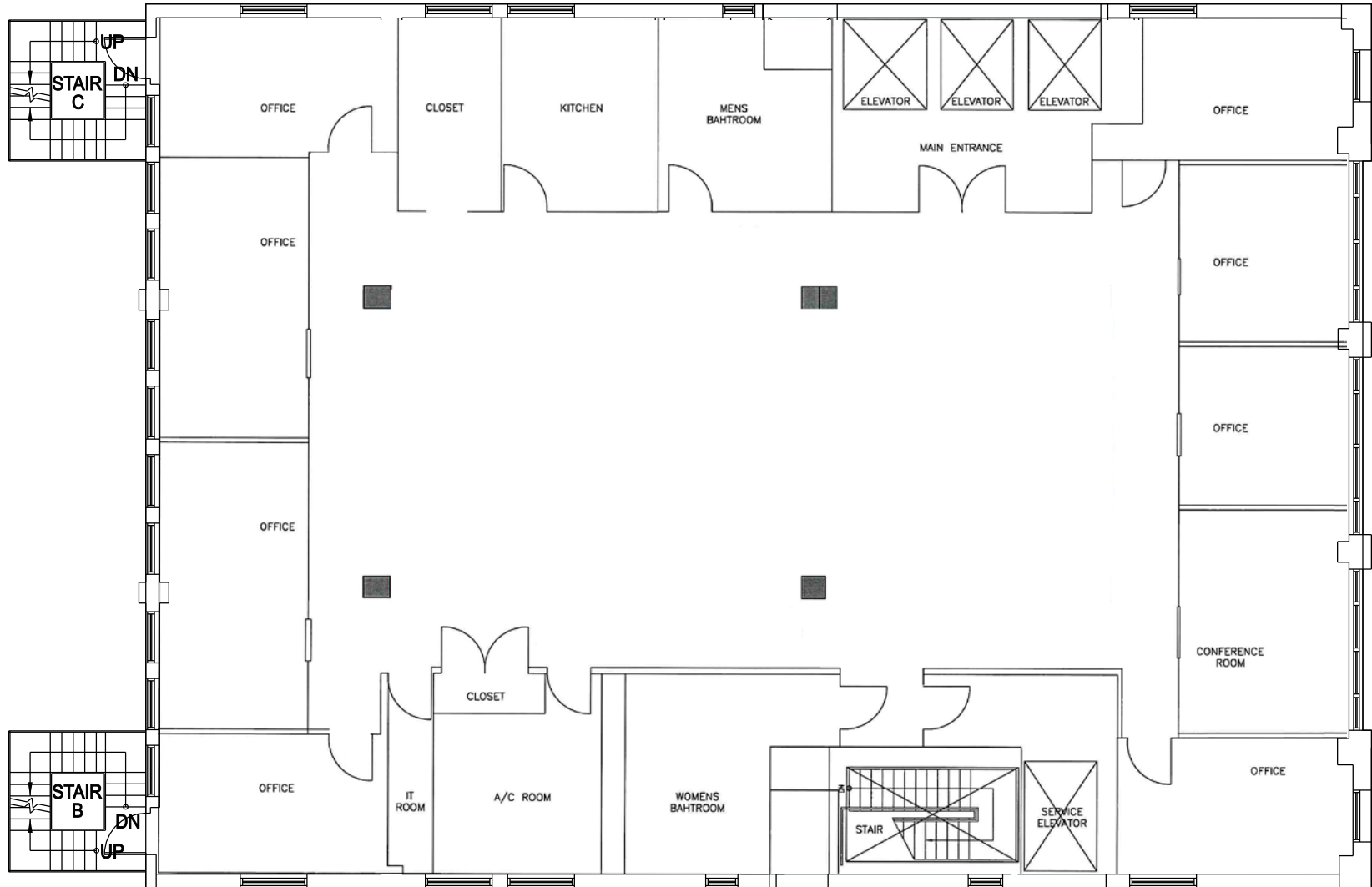
Sublease Term: Through September 30, 2030 - direct extension possible for qualified tenant

Possession: Arranged

Rent: Call or email for details

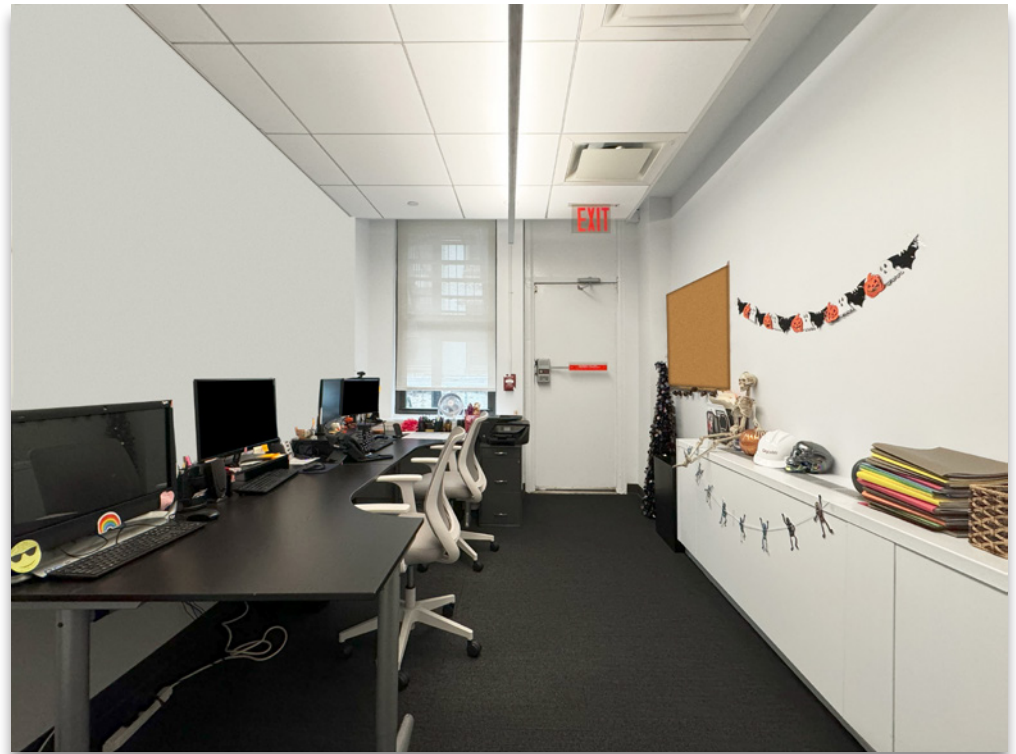
- Central location, walk to Bryant Park, Times Square, Herald Square, Madison Square Garden, and transportation hubs at Penn Station/ Moynihan Train Hall, Grand Central Madison LIRR concourse, and Grand Central Terminal **B D F M 4 5 6 7 N Q R W S**
- New attended lobby, 24/7/365 access, tenant-controlled A/C

ENTIRE 12TH FLOOR - 7,150 RSF



LAUNCH VIRTUAL TOUR

Not to scale, for display purposes only





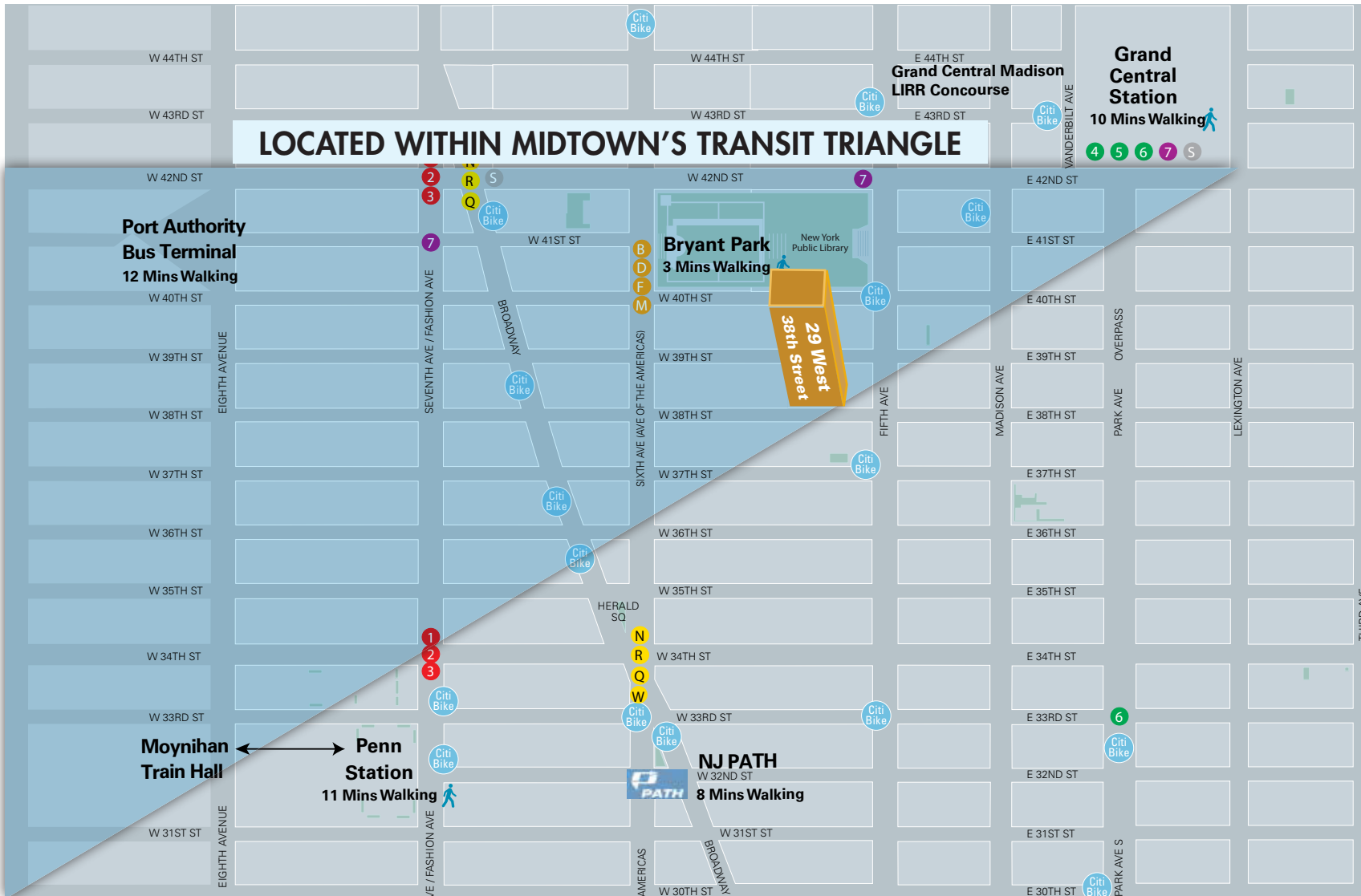


Walk, Bike, Drive, Ride + Live Work & Play

Centrally located in the Transportation Triangle, the surrounding upscale dining and hospitality options are perfect for entertaining clients.

29 West 38th, adjacent to Amazon's new headquarters, is the obvious choice for a convenient location where employees love to be.





For further information and/or inspection, please contact:

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