

# 246 WEST 38<sup>TH</sup> STREET

Office / Loft Availabilities

**RESOLUTION**  
REAL ESTATE PARTNERS  
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## SPACE FEATURES

- Floor: Partial 12th
- Size: 1,350 RSF
- Rent: \$29.00 PSF
- Lease Term: 1 – 5 Years

## HIGHLIGHTS

- Newly renovated
- Loft installation – Plug 'n Go
- Concrete floors
- Great light
- High exposed ceilings
- Renovated lobby & new elevators
- Near Port Authority / Penn Station (B, D, M, N, Q, R, & Path Trains)
- Steps from Herald Square shopping and restaurants

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## SUITE 1203

- All open space
- Good natural light
- Glass entry door
- Exposed ceilings with painted concrete floor
- Owner would partition for 5 year term

## SUITE 1205

- Great light
- Exposed high ceiling with sink for pantry



## SUITE 1204

- Open space
- Glass entry door
- Exposed high ceilings
- Painted concrete floors

## SUITE 1207

- All open space
- Good natural light
- Glass entry door
- Exposed ceilings with painted concrete floor
- Owner would partition for 5 year term





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## SUITE 1203



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