

57  
W 38  
STREET

# Plug-and-Play Sublease Opportunity



As exclusive agent for the owner, we offer the following prime space for lease:



## Entire 11<sup>th</sup> Floor – 5,540 RSF

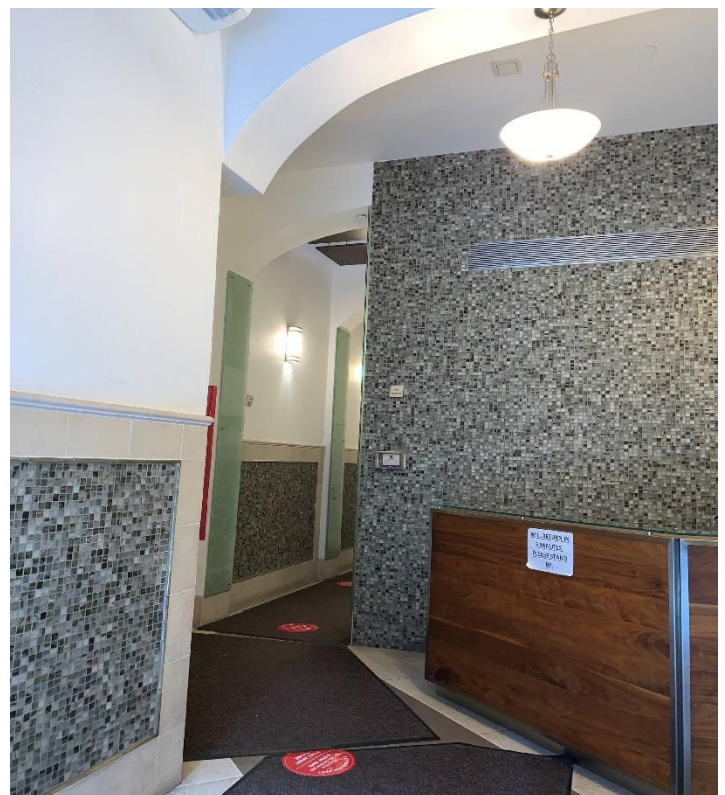
- 7 perimeter offices
- 2 phone booths
- 2 conference rooms
- Wet pantry with café style counter and seating
- 3 private bathrooms including 1 ADA
- Reception area
- IT closet
- Excellent natural light with large windows on 3 sides
- Direct extension possible

**Term:** Thru Feb 2023  
**Electric:** Direct

**Possession:** Immediate  
**Asking Rent:** Upon Request

## BUILDING FEATURES

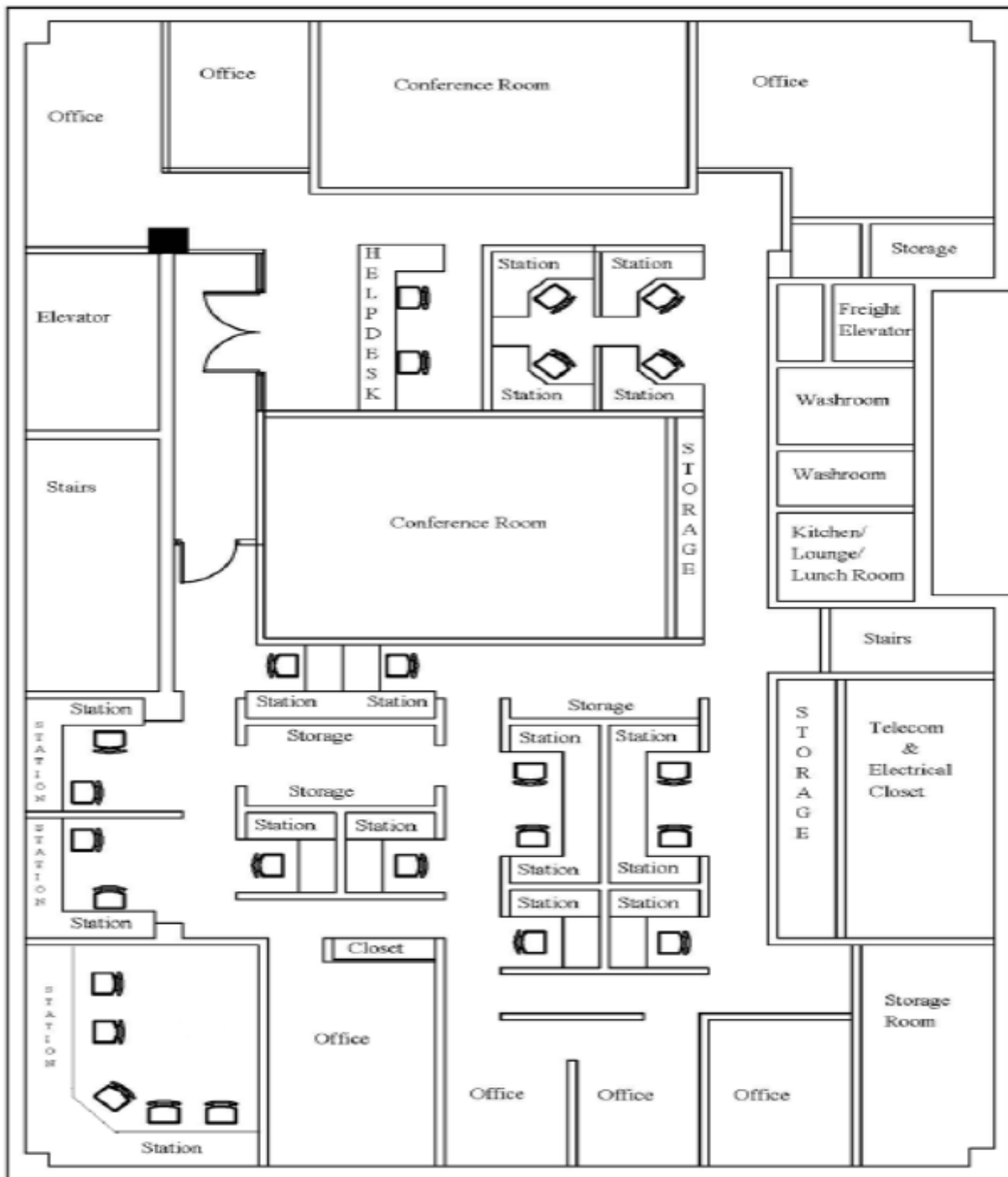
- Modern lobby with vaulted ceilings
- Contemporary renovated hallways
- Operable Thermopane windows
- Easy access to major transportation hubs including: Path, LIRR, NJ transit, Penn Station subway lines 1,2,3,A,C & E and Herald Square subway lines B,D,F,M,N,Q,R & W are just blocks away
- Conveniently located near shopping centers and an abundant variety of restaurants
- Attended lobby during business hours and 24/7 access



# SPACE PHOTOS



# AS-BUILT FLOOR PLAN



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