

247 WEST 38TH STREET

(Between 7th Avenue & 8th Avenue)

OFFICE OPPORTUNITY IN GARMENT DISTRICT

WITH A **SPECTACULAR ROOFTOP**



247

WEST 38TH STREET

DETAILS

ADDRESS

247 West 38th Street
(Between 7th Avenue & 8th Avenue)

UNITS AVAILABLE

Entire 17th Floor (Penthouse)

SIZE

4,200 SQFT
+500 SQFT ROOFTOP

DIMENSIONS

85' x 50'

CEILING HEIGHT

12'

TRANSPORTATION

N Q R W B D F M 1 2 3

NEIGHBORHOOD

Garment District

POSSESSION

ASAP

ELECTRIC

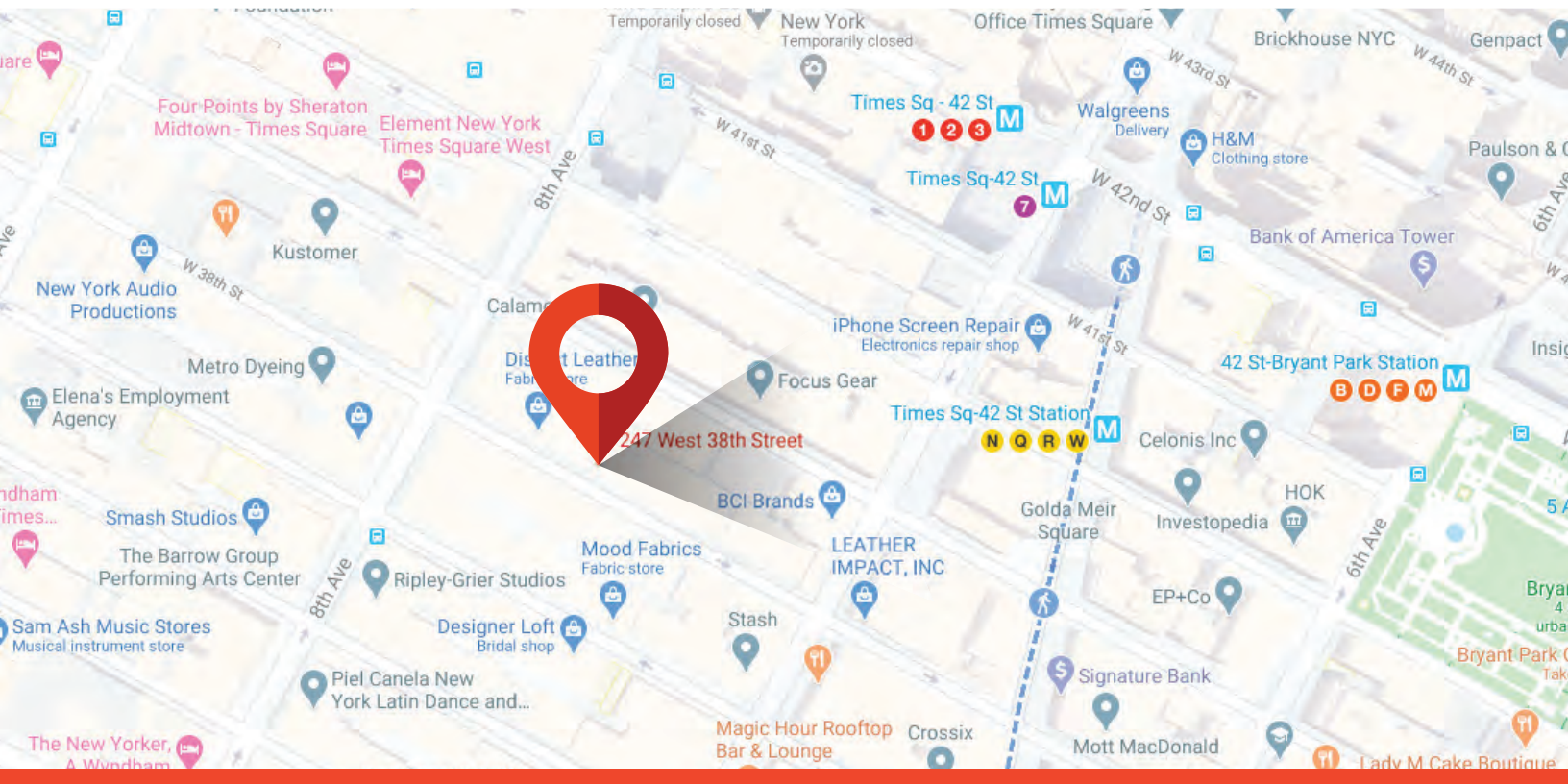
Sub-meter

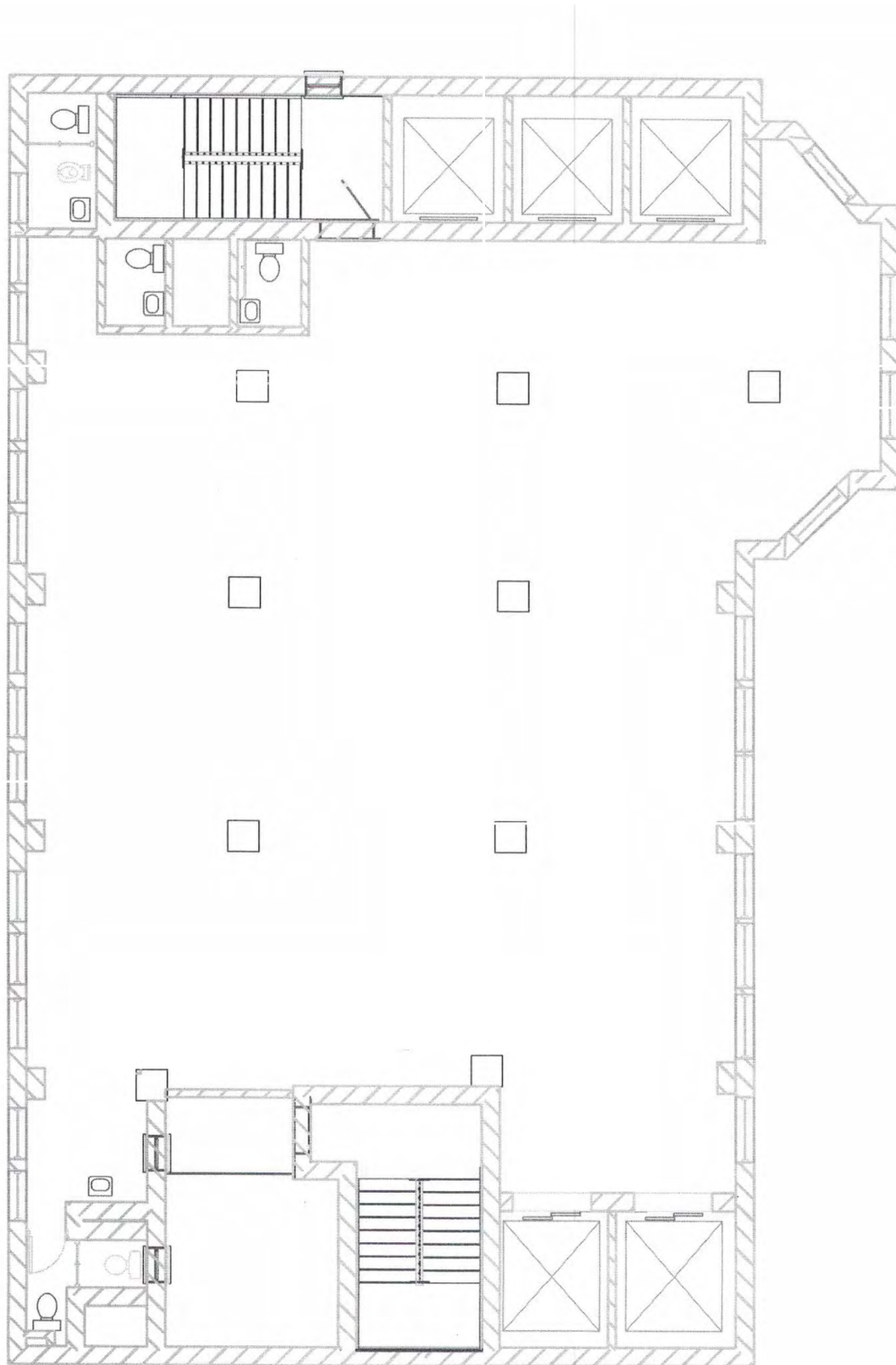
TERM

Negotiable

NOTES

- Motivated Landlord
- Tons of natural light
- 2 sides of windows with unobstructed views
- Rooftop
- 365° views of NYC skyline
- Landlord will modify for qualified tenant
- Low loss factor
- Central HVAC
- Priced to lease





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PHOTOS



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