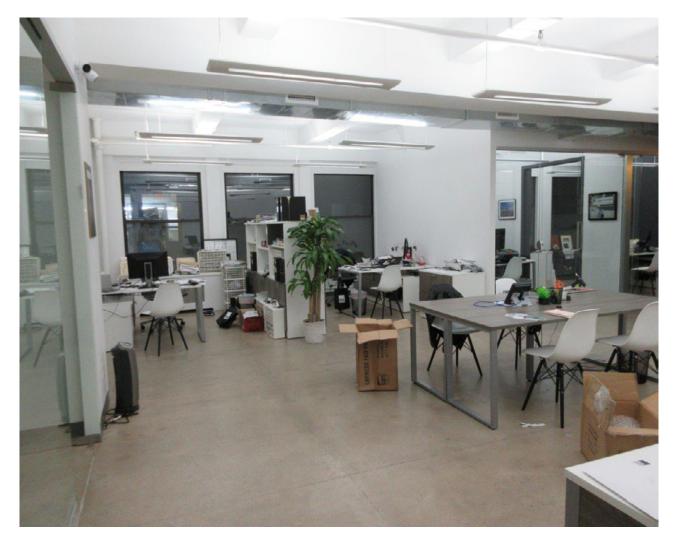
JS N PROPERTIES

# **246 WEST 38TH STREET MULTI-TENANTED OFFICE COOP FOR SALE** BETWEEN SEVENTH AND EIGHTH AVENUES



AS EXCLUSIVE AGENTS WE ARE PLEASED TO OFFER THE FOLLOWING OFFICE UNIT FOR SALE:

APPROXIMATE SIZE 7950 Rentable Square Feet

# PREMISES

**Entire 5th Floor** 

ASKING PRICE \$7,800,000

COMMON CHARGES \$7,546 Per Month

### **COMMENTS:**

## 3000-4000 RSF Occupied by Seller (available for possession)

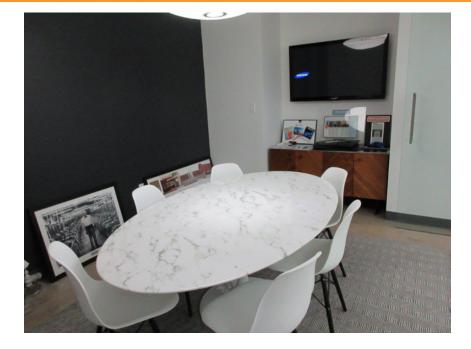
- Multitenanted Office Coop
- Gut Renovated Beautiful Floor
- Shock Blasted Concrete Floors
- High End Glass Installations
- Ultra high ceilings
- Tons of Windows
- Full Floor Identity

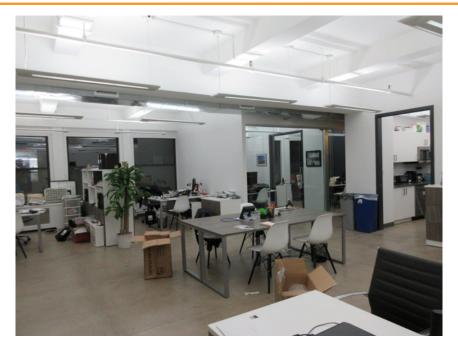
#### JEFF NISSANI Broker/Owner 212.929.8390 jnissani@jsnproperties.com

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

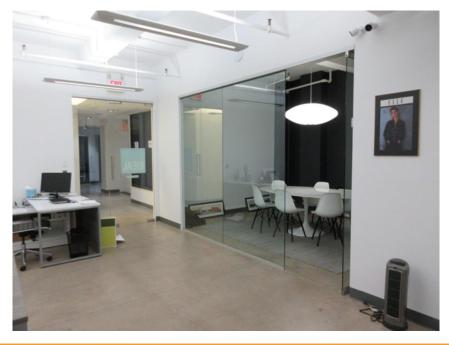


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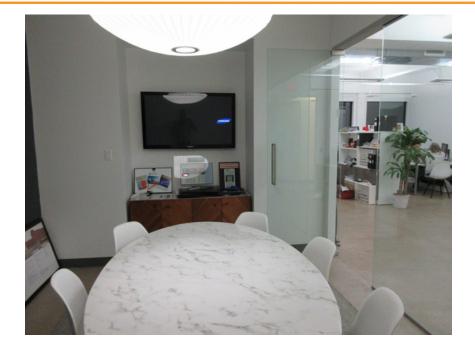


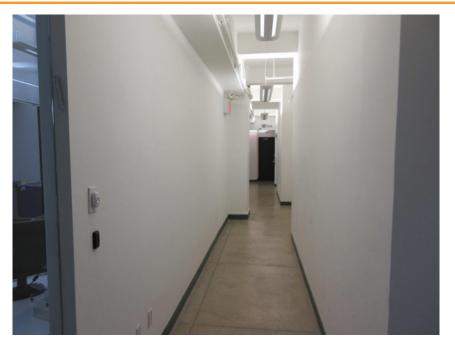


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