

## 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](mailto:jnissani@jsnproperties.com)

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