



# 14 E 38

BUILDING WITHIN A BUILDING / GROUND - 6TH FLOOR / EDUCATION



## 14 E 38

<b>FLOORS / AREA</b>	Ground / 4,058 RSF Mezzanine / 2,637 RSF 2nd / 5,362 RSF 3rd / 5,362 RSF 4th / 5,362 RSF 5th / 5,362 RSF 6th / 5,362 RSF <hr/> Total / 33,505 RSF
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**POSSESSION** Immediate

**TERM** Negotiable

- COMMENTS**
- Dedicated lobby
  - Branding opportunity at storefront
  - Expansive glass facade in harmony with the art deco architecture
  - Dedicated stairs & elevator connecting to the floors above, creating a building-within-a-building opportunity

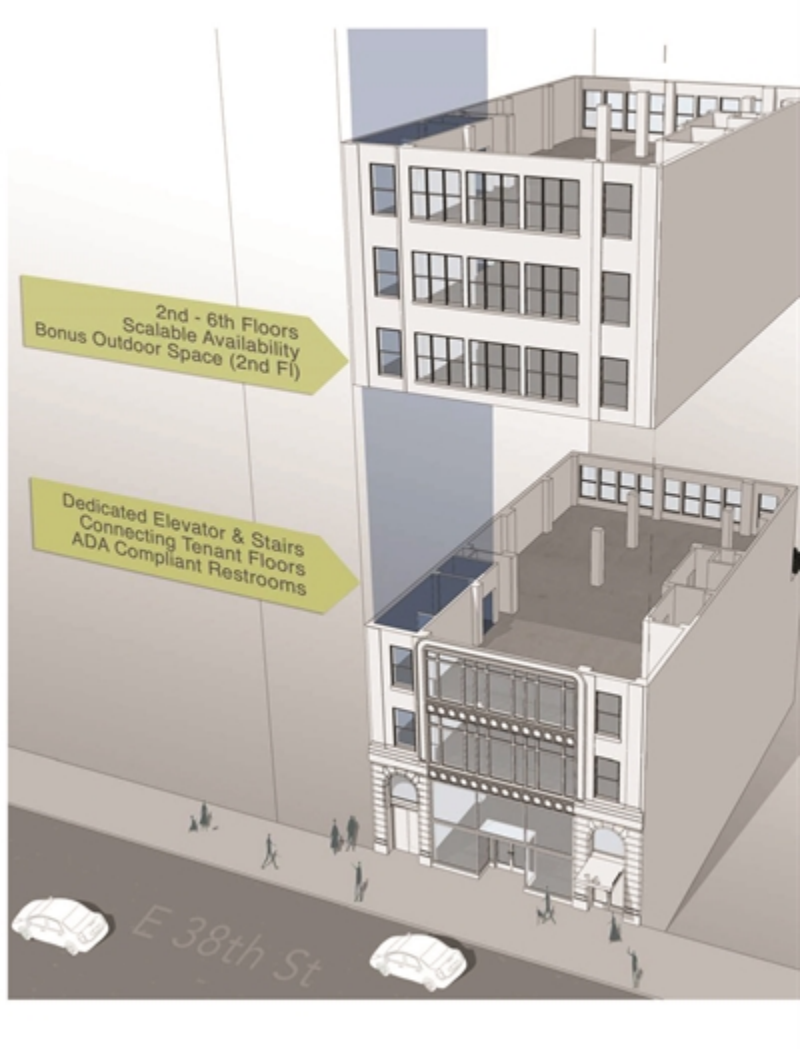
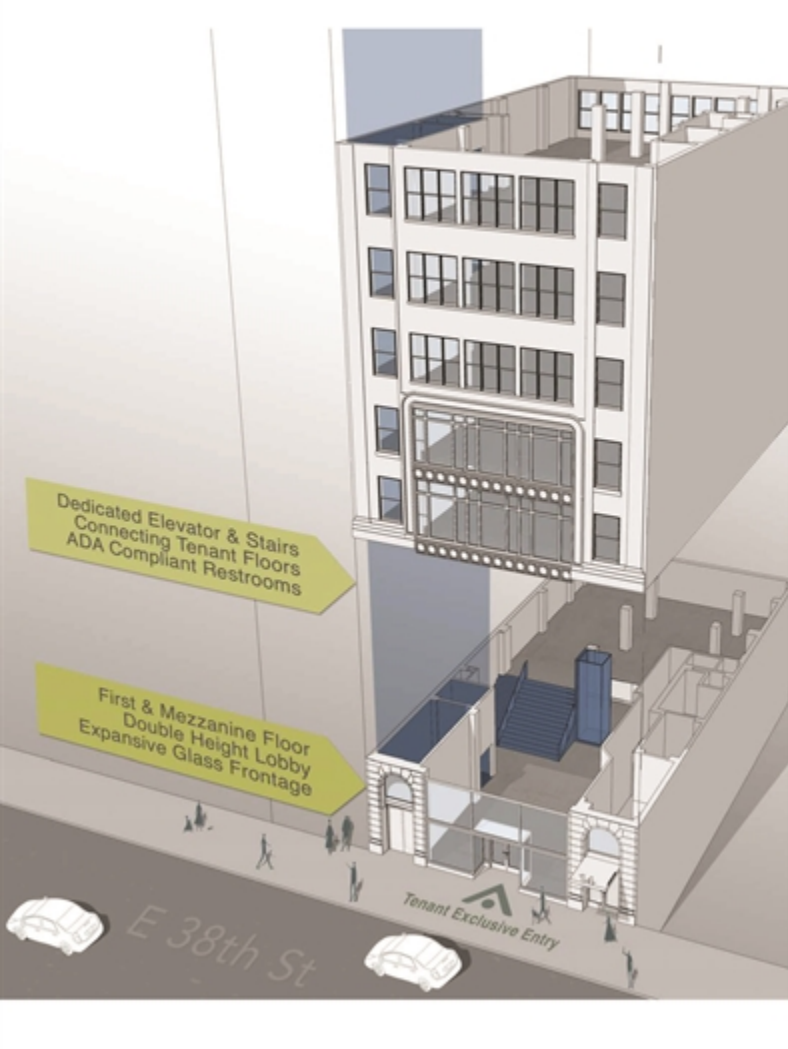
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### TEST FIT: STACKING DIAGRAM



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### FLOOR PLANS: TEST FIT

**GROUND: 4,058 RSF**



**MEZZANINE: 2,637 RSF**



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- Tenant-exclusive entrance from the street level
- Expansive glass frontage
- Dedicated access to all floors via internal stairs and elevator
- Lobby with high ceiling is ideal for lobby & amenity spaces
- ADA-compliant restrooms on all floors

### FLOOR PLANS: TEST FIT

**2ND - 6TH FLOOR (SCALABLE AVAILABILITY): 5,362 RSF**



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- Dedicated access to all floors via internal stairs and elevator
- Roof access at the Second Floor setback creates bonus outdoor space
- ADA-compliant restrooms on all floors

### EXTERIOR VIEW



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