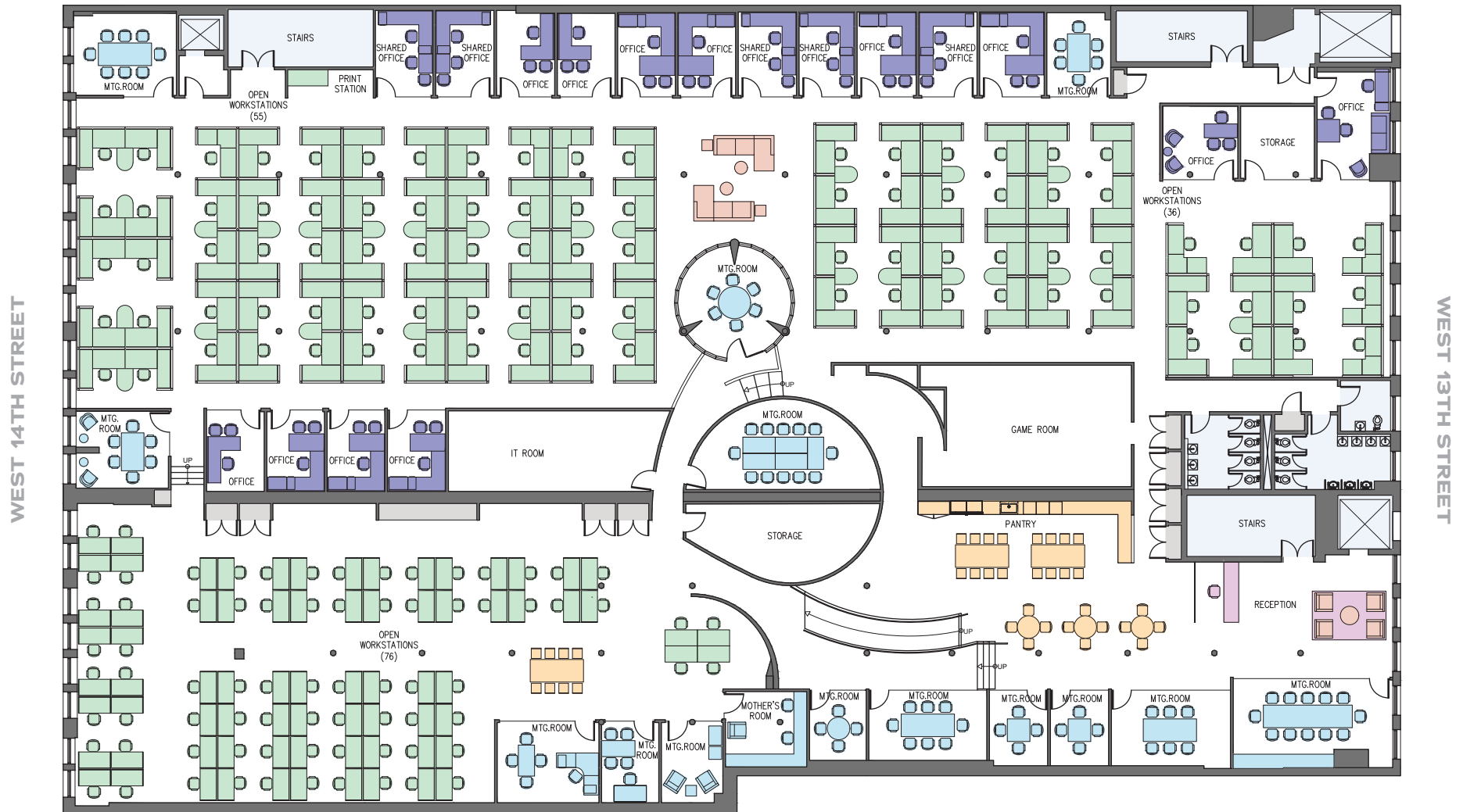


# 39 W 13TH

ENTIRE 3RD FLOOR - 33,828 RSF

UNIQUE BUILDING WITHIN A BUILDING OPPORTUNITY  
PRIVATE ELEVATOR & ENTRANCE



NEWMARK

# 39 W 13TH

**PREMISES** Entire 3rd Floor – 33,828 RSF

**RENT** Inquire

**TERM** Negotiable thru June 2028

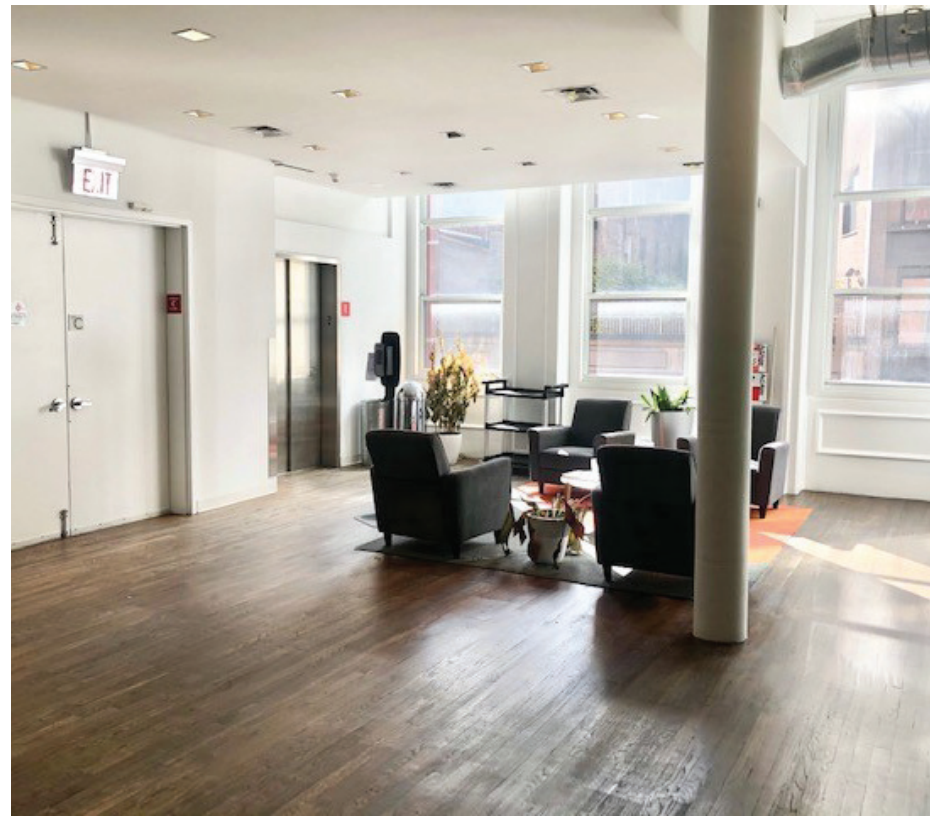
**TYPE** Direct

**OCCUPANCY** Immediate

## COMMENTS

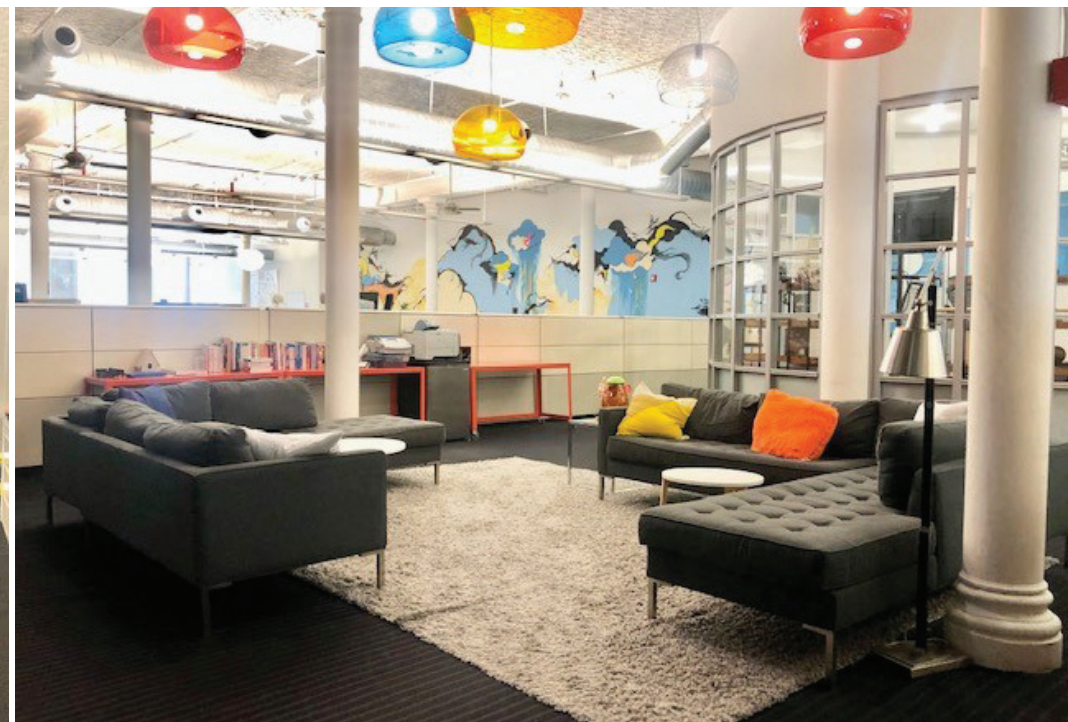
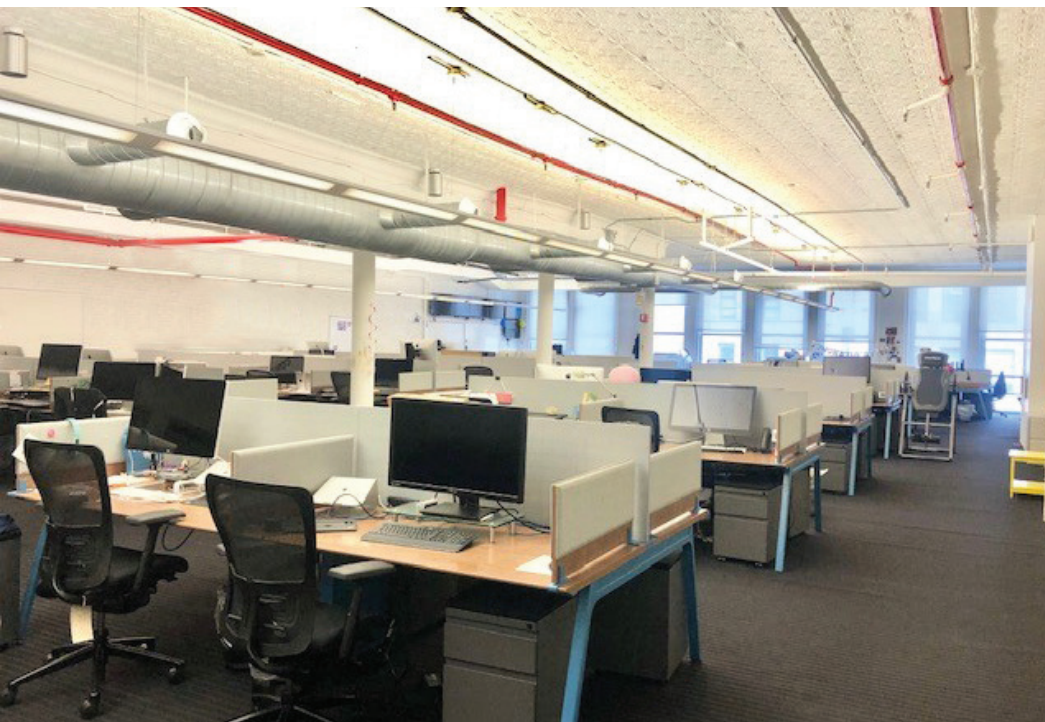
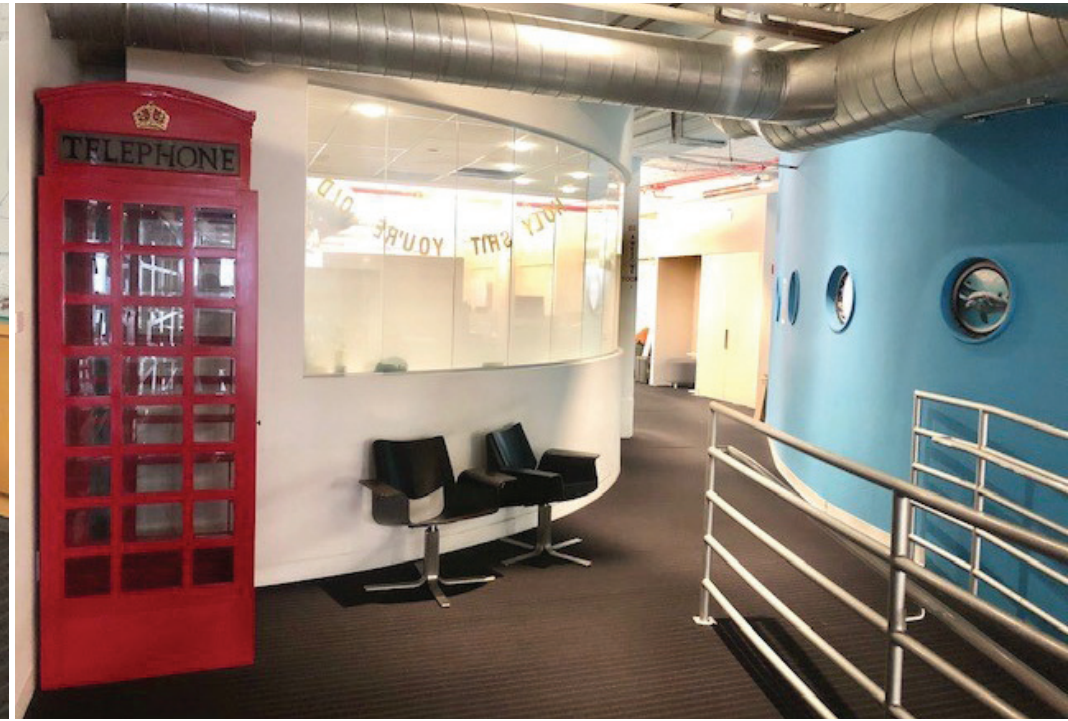
- Strong Institutional Landlord
- Building within a building with private entrance on W 13th Street
- Full floor, built creative office space
- 15 glass fronted offices, 13 glass fronted conference rooms, mothers room and multiple lounge areas
- Multiple open bullpen areas, currently set up with 165 workstations
- Game room and lounge/break out areas
- Eat in kitchen
- Private restrooms
- Tenant controlled central A/C
- Tin ceiling, oval/exposed A/C ductwork
- Windows/exposure facing south (13th Street) and north (14th Street)

**NEWMARK**



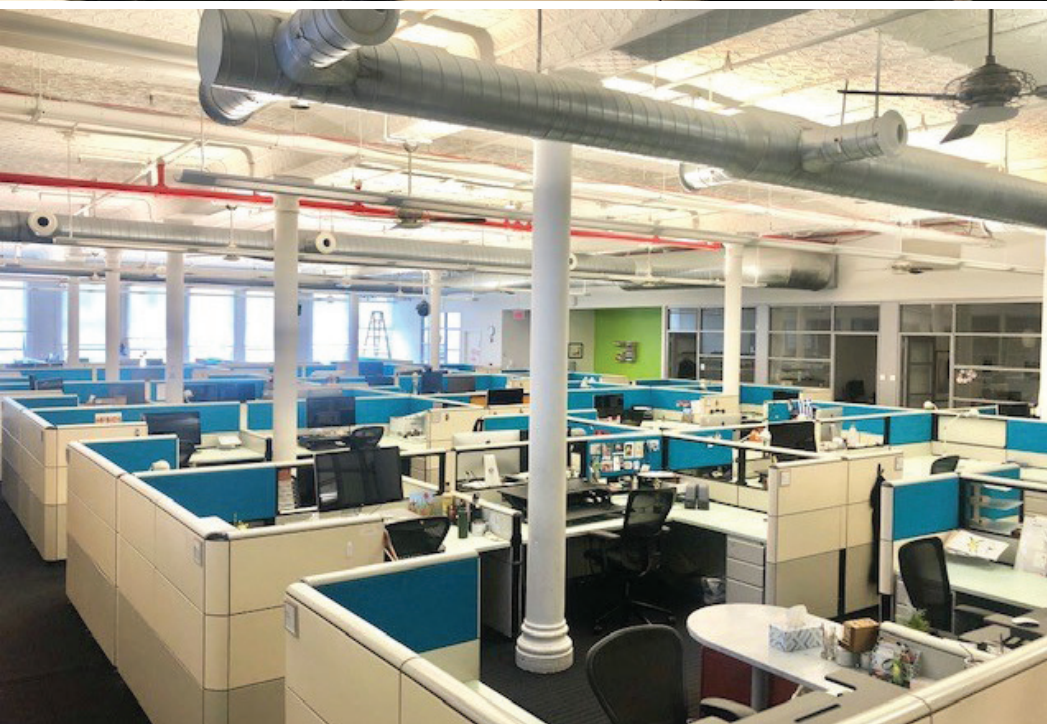
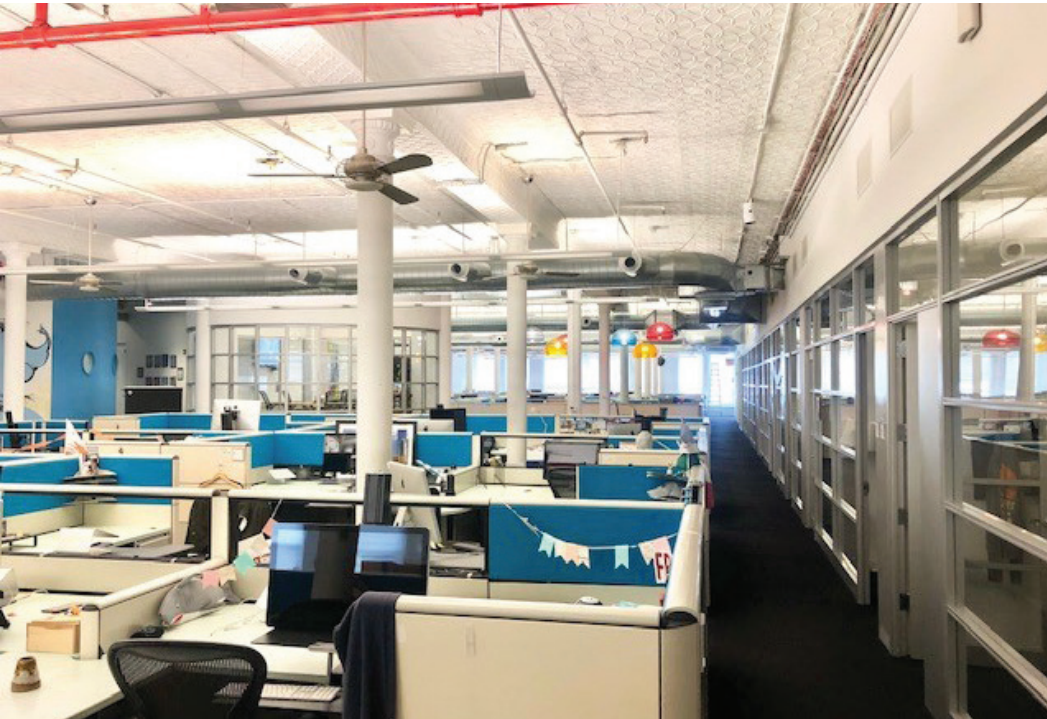
# 39 W 13TH

# EXISTING CONDITIONS



# 39 W 13TH

# EXISTING CONDITIONS







# 39 W 13TH

**UNIQUE BUILDING WITHIN A  
BUILDING OPPORTUNITY  
PRIVATE ELEVATOR & ENTRANCE**

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**NEWMARK**

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