

32 West 39th Street | Office and Showroom Space

Between Fifth and Sixth Avenues

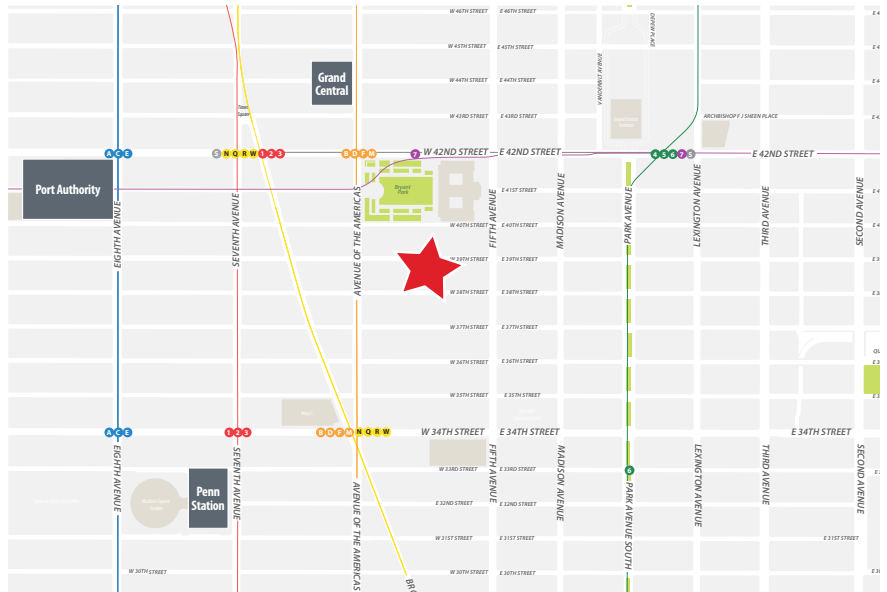


As exclusive leasing agents, we are pleased to offer the following spaces for lease:

Space/Size:	Entire 8th Floor	5,400 RSF
	Entire 7th Floor	5,400 RSF
	Entire 6th Floor	5,400 RSF
Possession:	Immediate	
Term:	Entire 8th Floor (Sublease)	May 2022
	Entire 7th Floor	3-10 Years
	Entire 6th Floor	3-10 Years

Building Highlights:

- Doorman with 24/7 access
- New glass entrance, lobby and elevators
- Direct metered electric
- Windows on three sides
- Tenant controlled AC
- Located within walking distance to Penn Station, Port Authority and Grand Central Terminal
- Easy access to the **4 5 6 7 B D F M** subway lines



For more information, please contact:

Todd Korren | Principal
212.729.3487
todd.korren@avisonyoung.com

Albert Wu | Director
212.729.1364
albert.wu@avisonyoung.com



1166 Avenue of the Americas, 15th Floor | New York, NY 10036 | T 212.729.7140 | F 917.591.9300 | avisonyoung.com

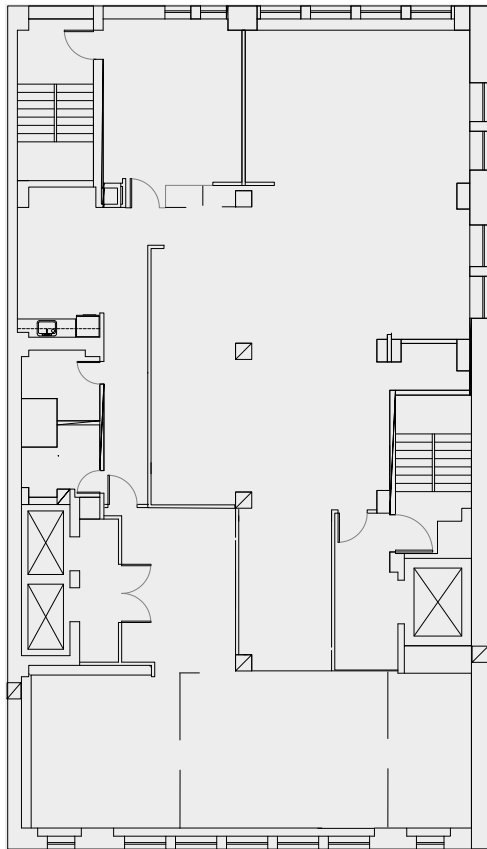
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Entire 8th Floor

Existing Condition | 5,400 RSF

- New bathrooms
- High-end showroom finishes including sheet rock ceilings, lighting and marble flooring
- Well configured production/storage area
- Full pantry
- High-end security system



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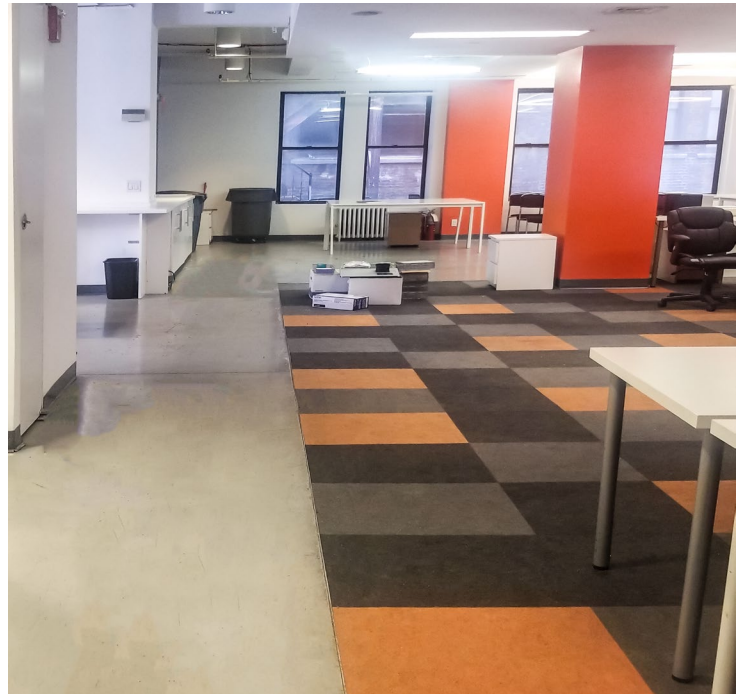
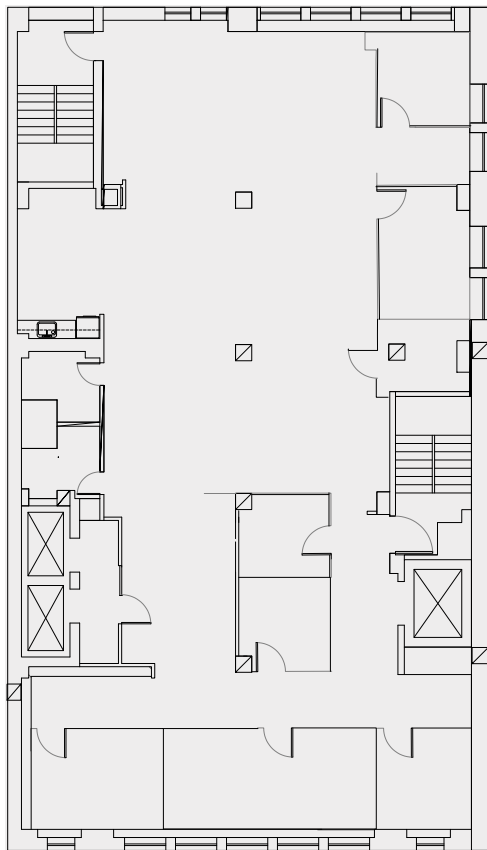
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Entire 7th Floor

Existing Condition | 5,400 RSF

- Glass entrance
- Exposed ceilings
- Polished concrete floors
- Four private offices (two of which are glass enclosed)
- Two glass enclosed conference rooms (six person and 20 person)
- Full pantry
- Renovated bathrooms
- Windows on four sides



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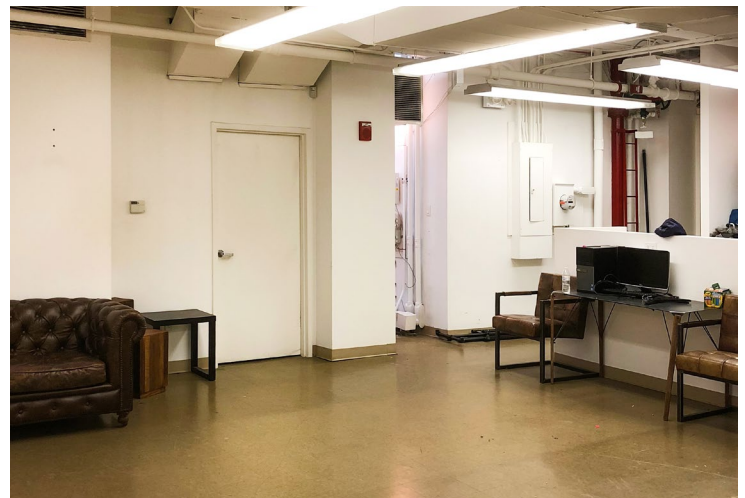
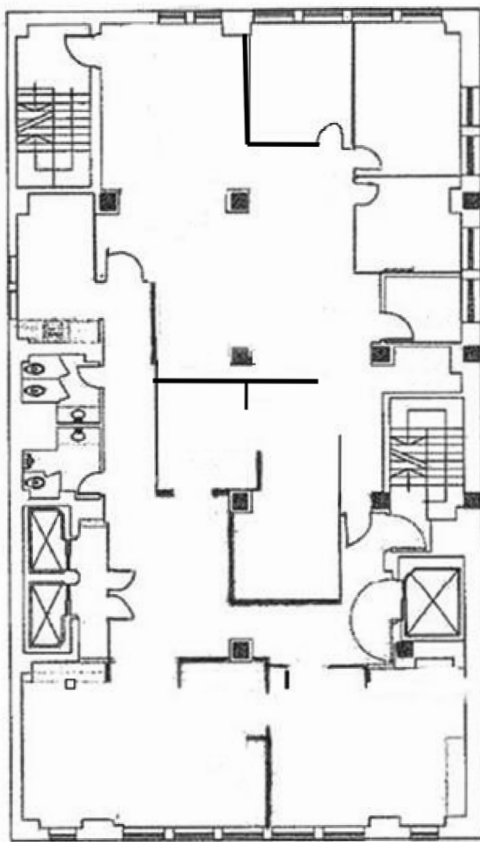
Between Fifth and Sixth Avenues

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Entire 6th Floor

Existing Condition | 5,400 RSF

- Exposed and dropped ceilings
- Full pantry
- Ideal for showroom or office use
- Three private offices
- Two showrooms



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