14 E 38

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

versit

NE'





14 E 38

FLOORS / AREA	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
	Total / 33,505 RSF

POSSESSION

TERM

Negotiable

COMMENTS

Immediate

- Dedicated lobby
- ٠ Branding opportunity at storefront
- Expansive glass facade in harmony with ٠ the art deco architecture
- Dedicated stairs & elevator connecting to the floors above, creating a buildingwithin-a-building opportunity

WILLIAM COHEN

JD COHEN

JARAD WINTER

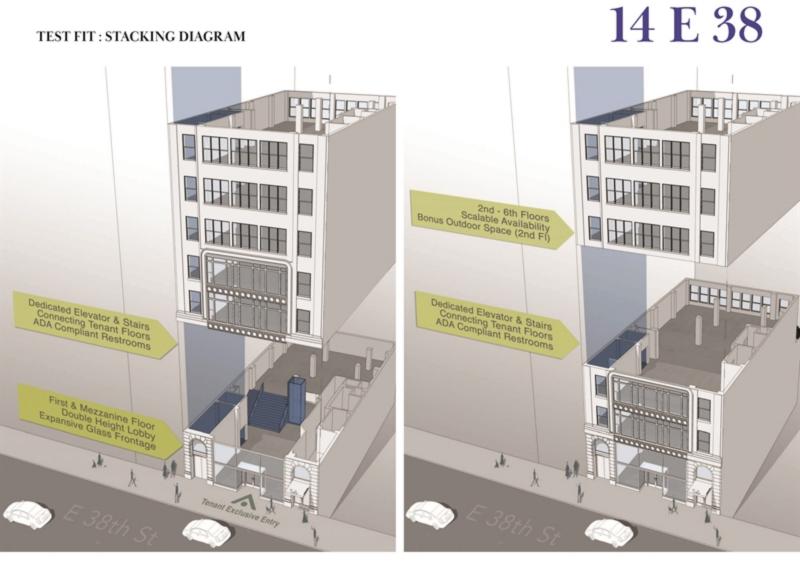
ARIEL HARWOOD ariel.harwood@nmrk.com

william.cohen@nmrk.com

jd.cohen@nmrk.com

jarad.winter@nmrk.com

TEST FIT : STACKING DIAGRAM



FLOOR PLANS: TEST FIT

GROUND: 4,058 RSF



MEZZANINE: 2,637 RSF

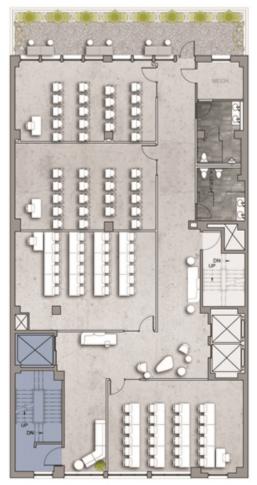


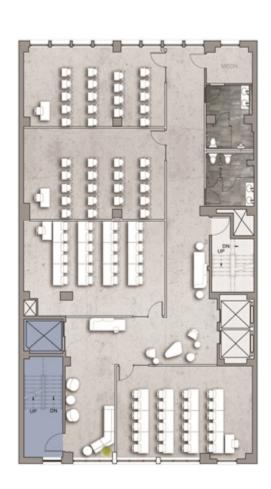
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- Tenant-exclusive entrance from the steet level
- Expansive glass frontage
- Dedicated access to all floors via internal stairs and elevator
- Lobby with high ceiling is ideal for lobby & amenity spaces
- ADA-compliant restrooms on all floors

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 ٠ floors

EXTERIOR VIEW

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FOR MORE **INFORMATION** CONTACT:

WILLIAM COHEN 212-372-2233 william.cohen@nmrk.com

JD COHEN 212-850-5476 jd.cohen@nmrk.com

JARAD WINTER 212-372-2361 jarad.winter@nmrk.com

ARIEL HARWOOD 212-372-2077 ariel.harwood@nmrk.com





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125 Park Avenue, New York, NY 10017 t 212-372-2233

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