



14 E 38

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



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 Immediate

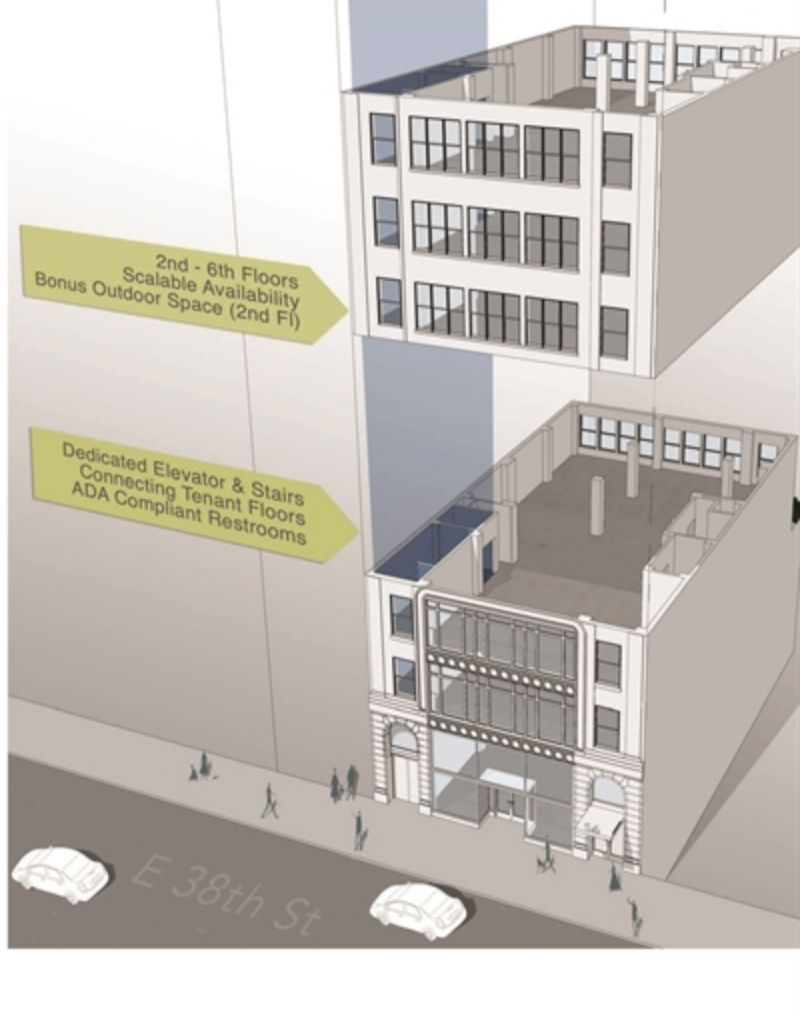
TERM Negotiable

- 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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FOR MORE INFORMATION CONTACT:

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