

# 344 West 38<sup>th</sup> Street

FOR LEASE: 600 SF - 2,200 SF AVAILABLE

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**BESSEN**





# 344 West 38<sup>th</sup> Street New York, NY 10018

Rentable SF: 6,700 SF

- 12-story plus penthouse elevator building totaling approximately 98,600 square feet
- The building has two separate lobby entrances: one for commercial tenants and one for residential tenants
- Each lobby has its own elevator banks
- The commercial lobby includes a large freight elevator in addition to the passenger elevator
- Commercial lobby was fully renovated in 2010
- The Property is located between Hell's Kitchen and the Garment District, and is only a short walk to Penn Station, Port Authority, Hudson River Greenway, Bryant Park, the Theatre District, and many restaurants
- Tremendous light and air as there are unobstructed front-facing views with the property directly across West 38th Street having been built and recently renovated to only 3 stories high, a 10 story clearance to the east, 6 story clearance to the west, and 15 foot clearance to the south, which provides ample light at the back of the property.

## OFFICE USE

Suite	Sq Ft	Asking Rent	\$/PSF
B1	800	\$2,250	\$33.75
B2	1,000	\$2,750	\$33.00
401A	1,000	\$3,500	\$42.00
501/502	2,200	\$7,000	\$38.18
503	1,100	\$3,750	\$40.91
504	600	\$2,250	\$45.00



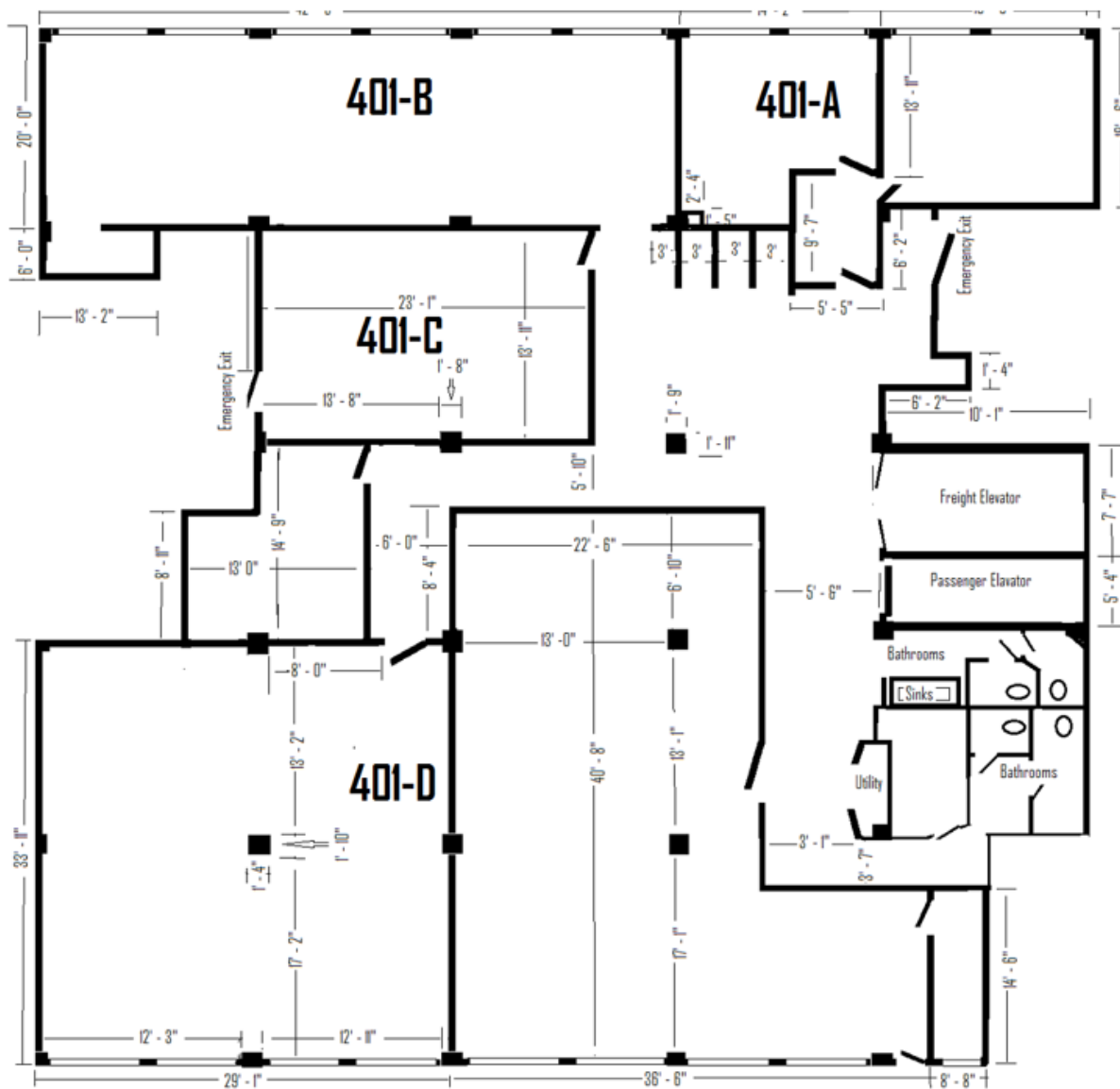


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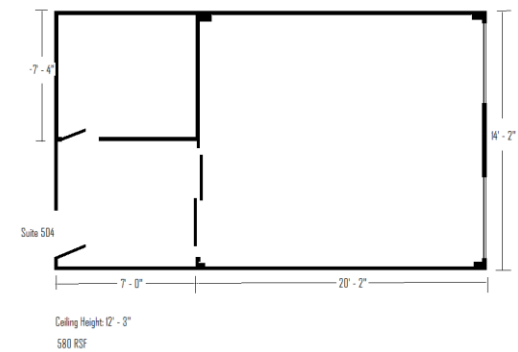
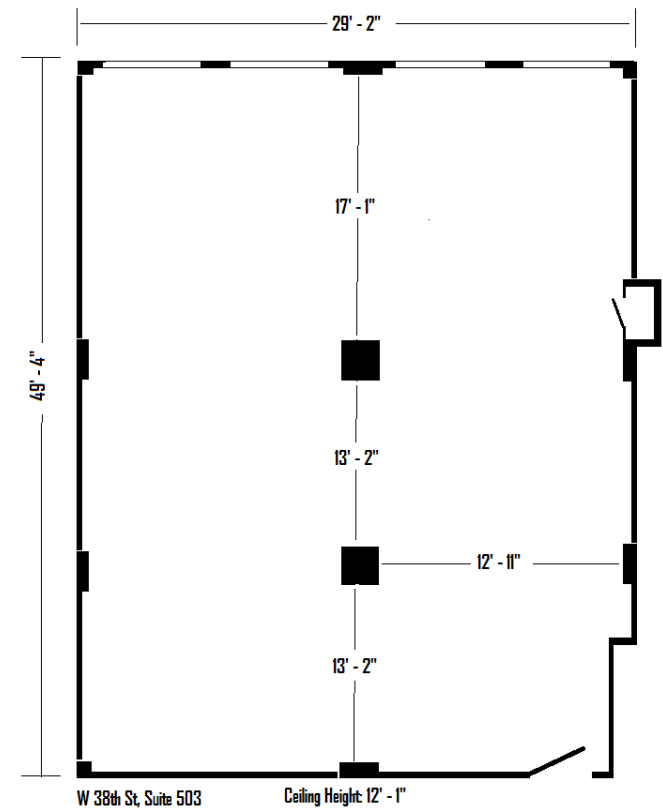
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Floor plan with measurements.  
Not to scale and not an architectural drawing.



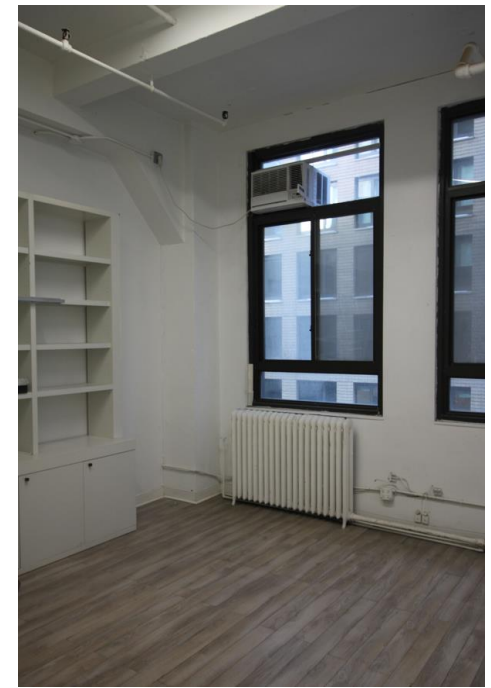
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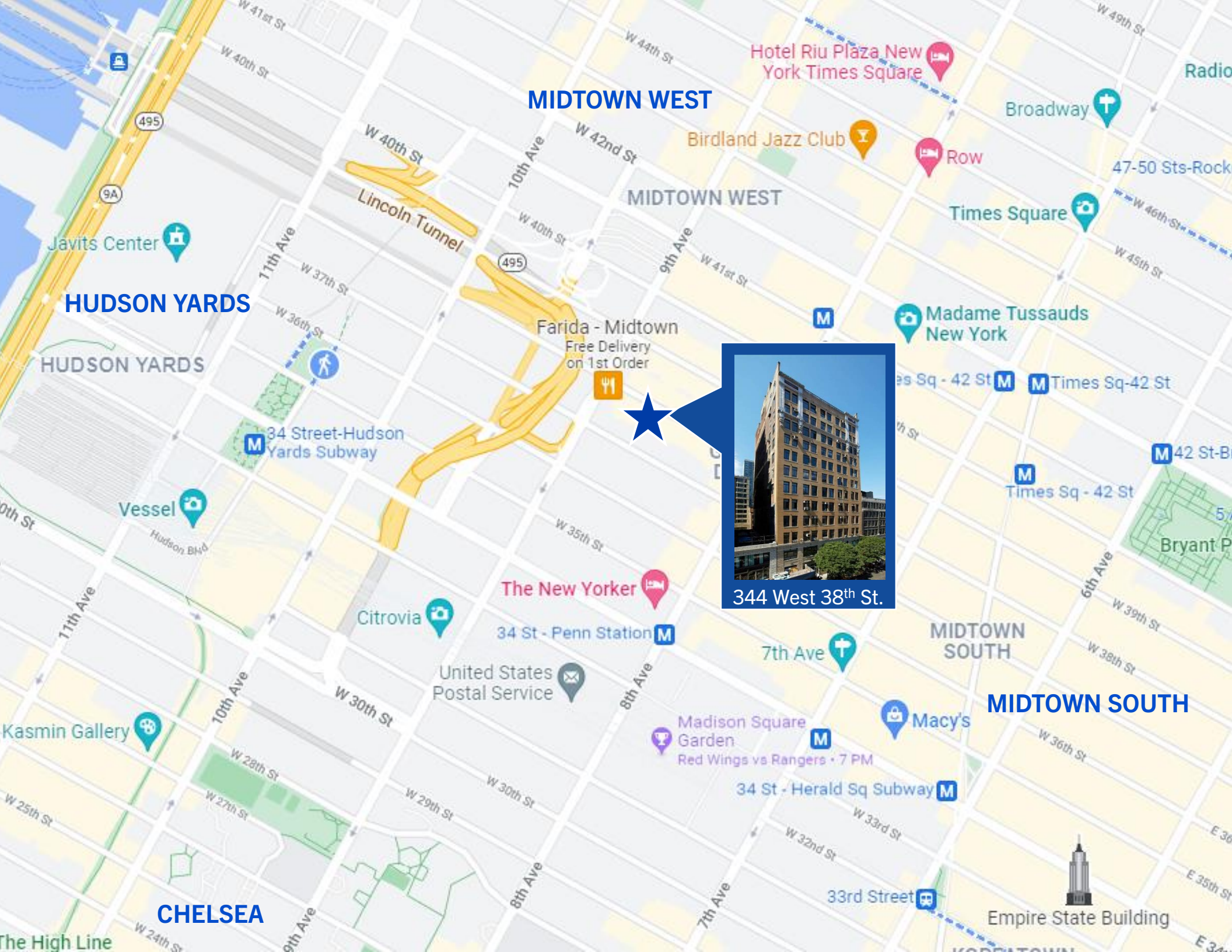
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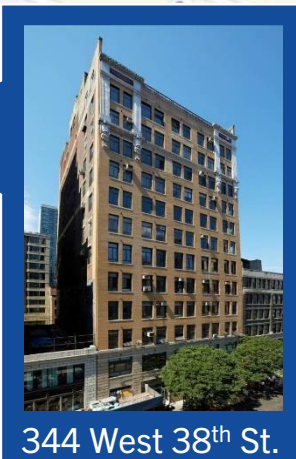
MIDTOWN WEST

HUDSON YARDS

MIDTOWN WEST

MIDTOWN SOUTH

CHELSEA



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For more information, please contact our exclusive agent:

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