257
WEST 38TH STREET
GARMENT DISTRICT, NYC

Between Seventh & Eighth Avenues

OFFICE/RETAIL FOR LEASE



PROPERTY INFORMATION

APPROXIMATE SIZE
2nd Floor: 5,000 SF
(Can be combined with 16th Floor for 10,000 SF)
16th Floor: 5,000 SF
(Can be combined with 2nd Floor for 10,000 SF)
17th Floor: 1,500 SF + Private Balcony

ASKING RENT
2nd Floor: $36 PSF
16th Floor: $36 PSF
17th Floor: $3,950/Month

TERM
Negotiable

POSSESSION
Immediate

COMMENTS
- Flexible full floor office/showroom opportunities
- 2nd and 16th floors can be made available individually or combined
- Additional 1,000 SF top-floor suite ideal for boutique offices, studios, and small businesses
- Convenient access to Penn Station, Port Authority, Times Square, and Bryant Park
- Perfect for showrooms, creative offices, fashion and design firms, professional services, educational, medical, and wellness uses

NEIGHBORS
Top Notch Textiles • Ledo Pizza • District Tap House • Spiotta Salon • The Skylark Rooftop Bar • Ramini Esrpresso & Café • NY Bakery and Desserts

TRANSPORTATION
1 2 3 7 A C E

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MERIDIAN RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

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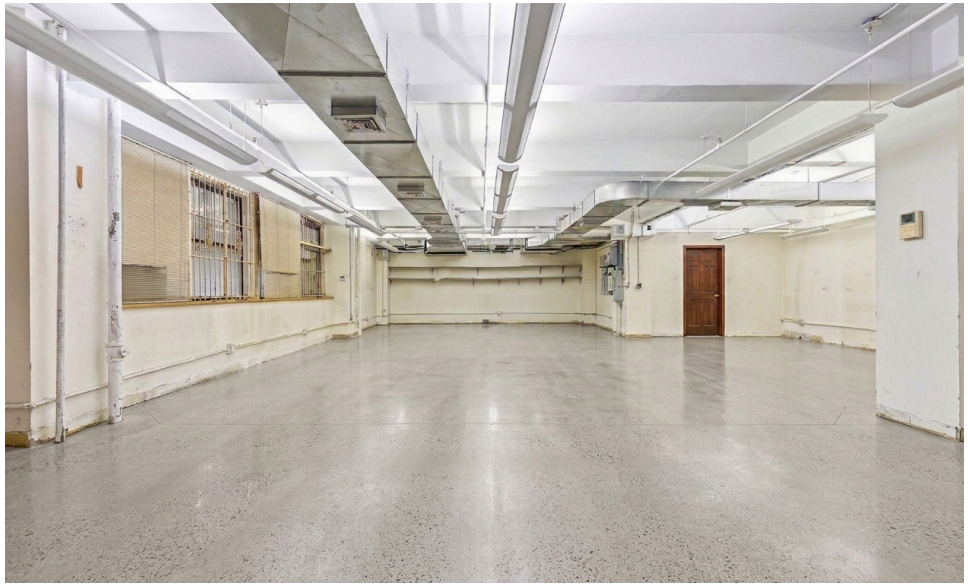
GARMENT DISTRICT, NYC | Between Seventh and Eighth Avenues

OFFICE/RETAIL FOR LEASE

INTERIOR | 2ND FLOOR









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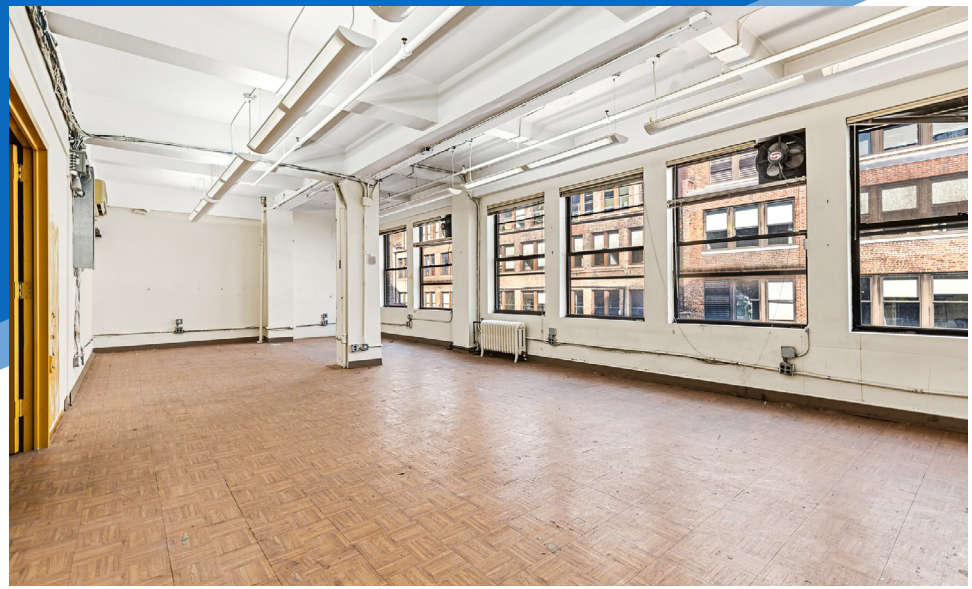
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INTERIOR | 16TH FLOOR

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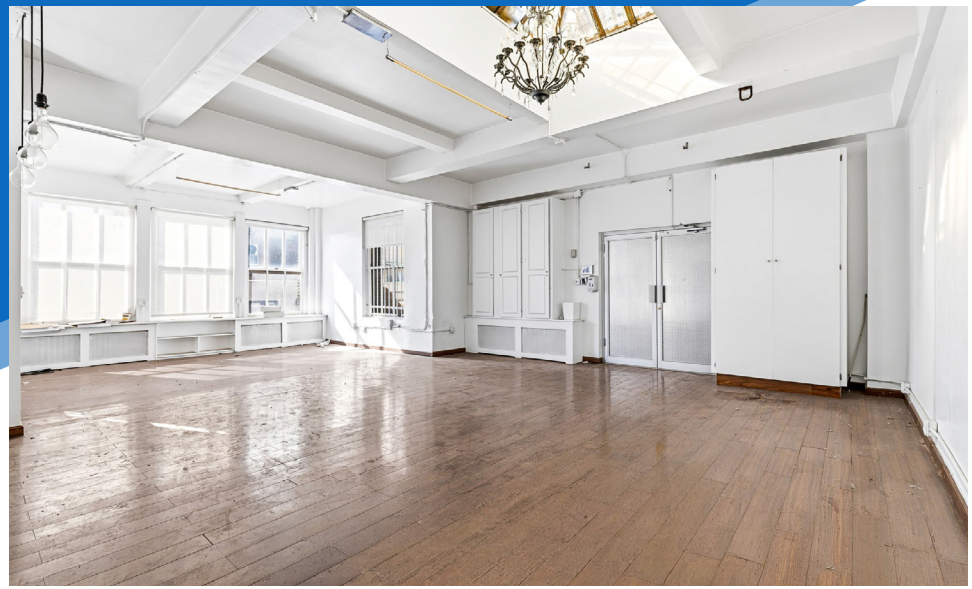
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INTERIOR | 17TH FLOOR

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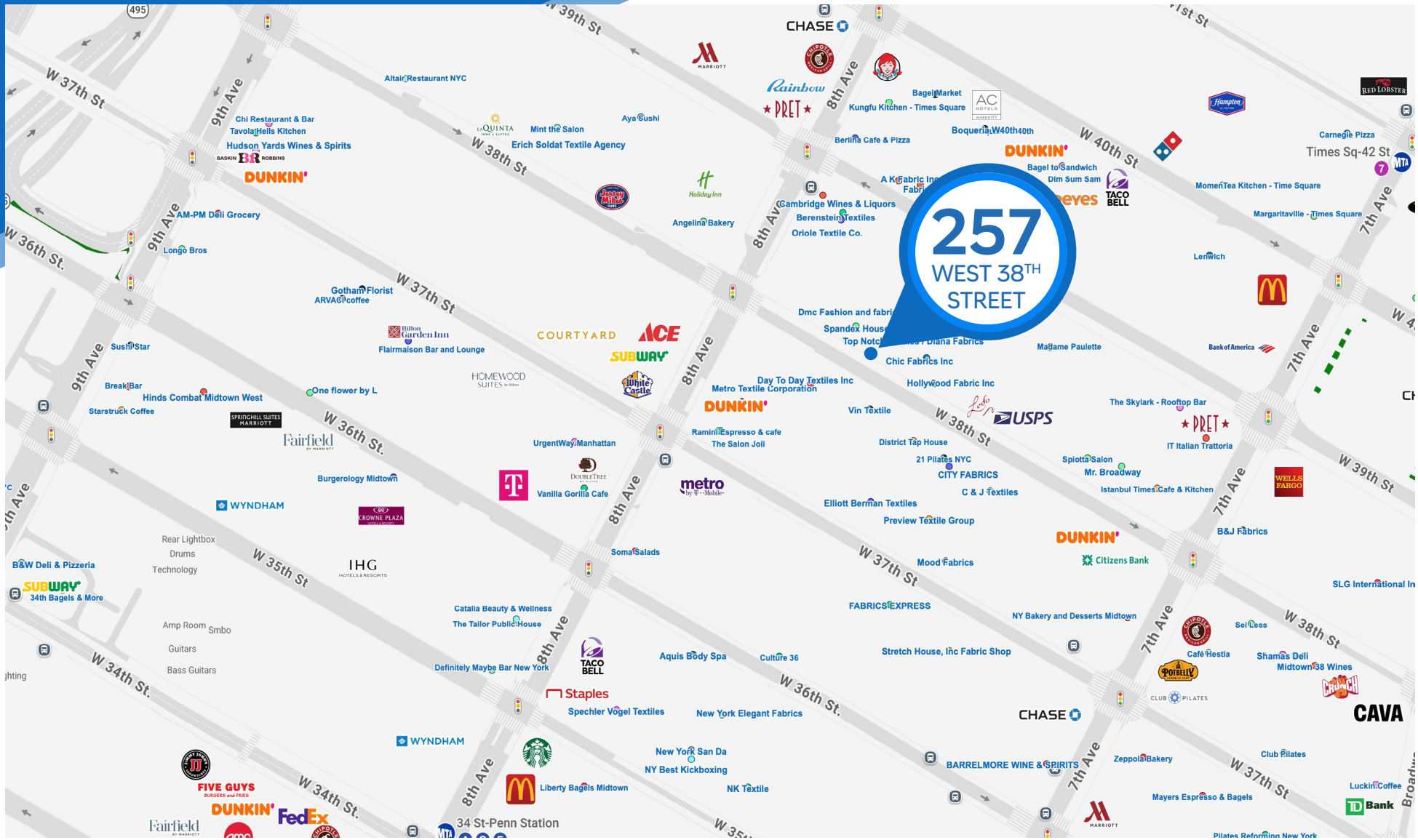
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