



Commercial Condos For Sale & Lease

28,768 SF Available at 438 W 37th St
Hudson Yards - Midtown West

Prime Location: Between Ninth & Tenth Avenues



Highlights

- Total Available: 28,768 SF
- 2nd Floor: 14,384 SF
- 3rd Floor: 14,384 SF
- Floors can be divisible by halves (7,192 SF)
- 13'4" Ceiling Heights
- Large North & South Facing Windows
- Great Natural Light Throughout Floors
- Abundant Power throughout the Space
- Real Estate Taxes and Operating Expenses below market standard

Immediate

Possession

White Box

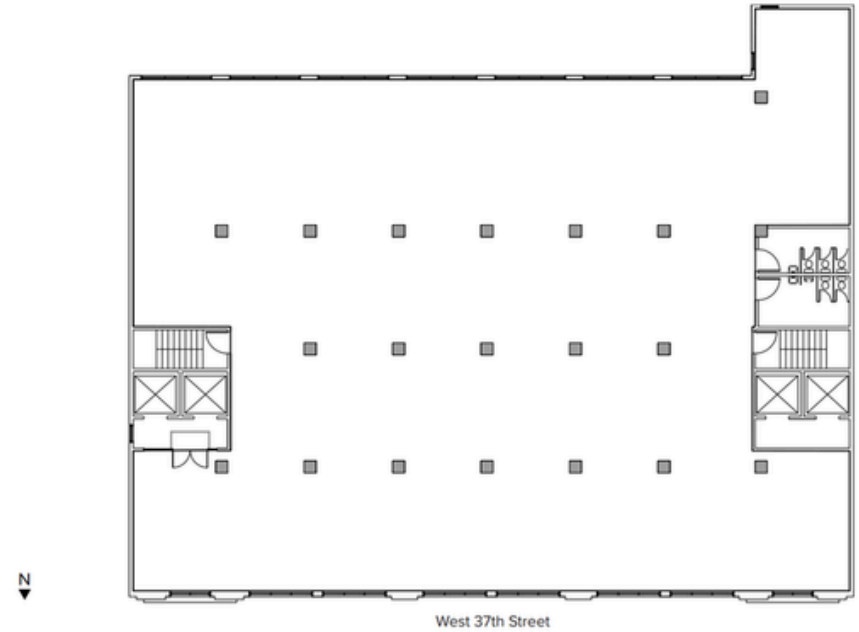
Condition

163,174 SF

Total building size

Neighbors Include:

Baryshnikov Arts Center, Chef's Table at Brooklyn Fare, Uncle Jack's Steakhouse, Walt Frazier's, and Legacy Records Corporate HQs



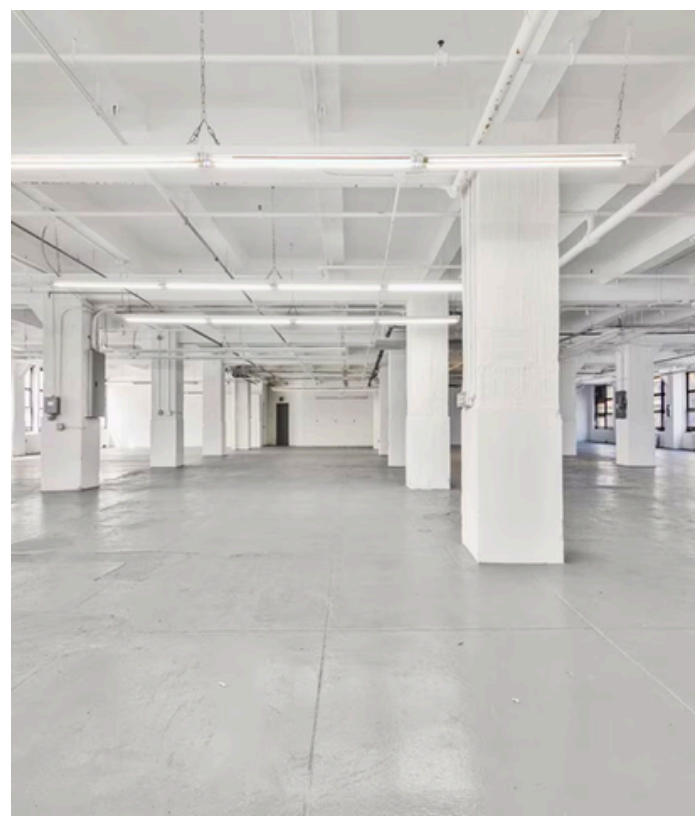
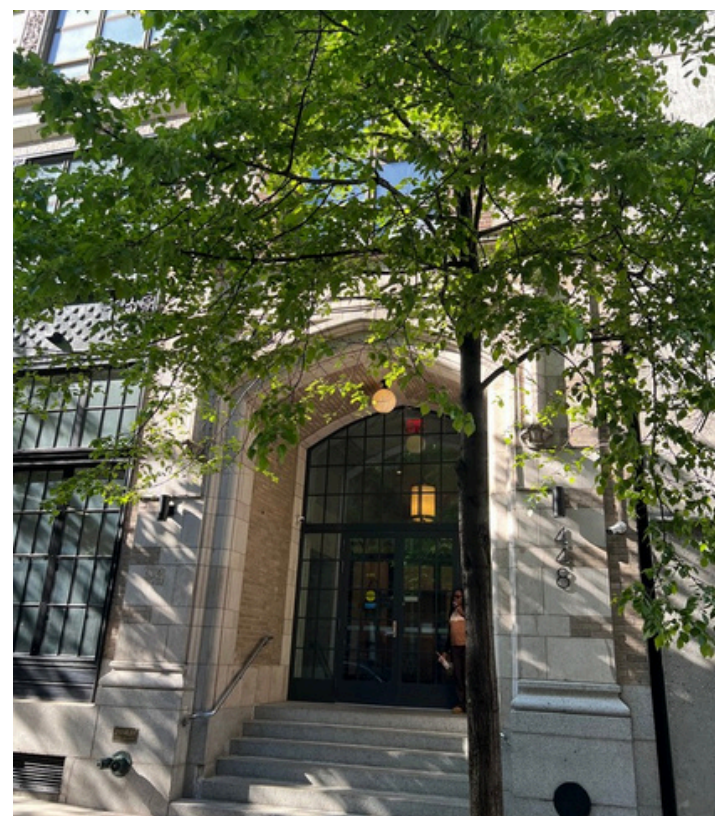
Core and Shell Plans for both 2nd and 3rd floors

Ideal for:

- Residential Conversion
- Showrooms
- Fashion design studios
- Creative firms
- Production
- Distribution
- Fitness center
- Architecture firms



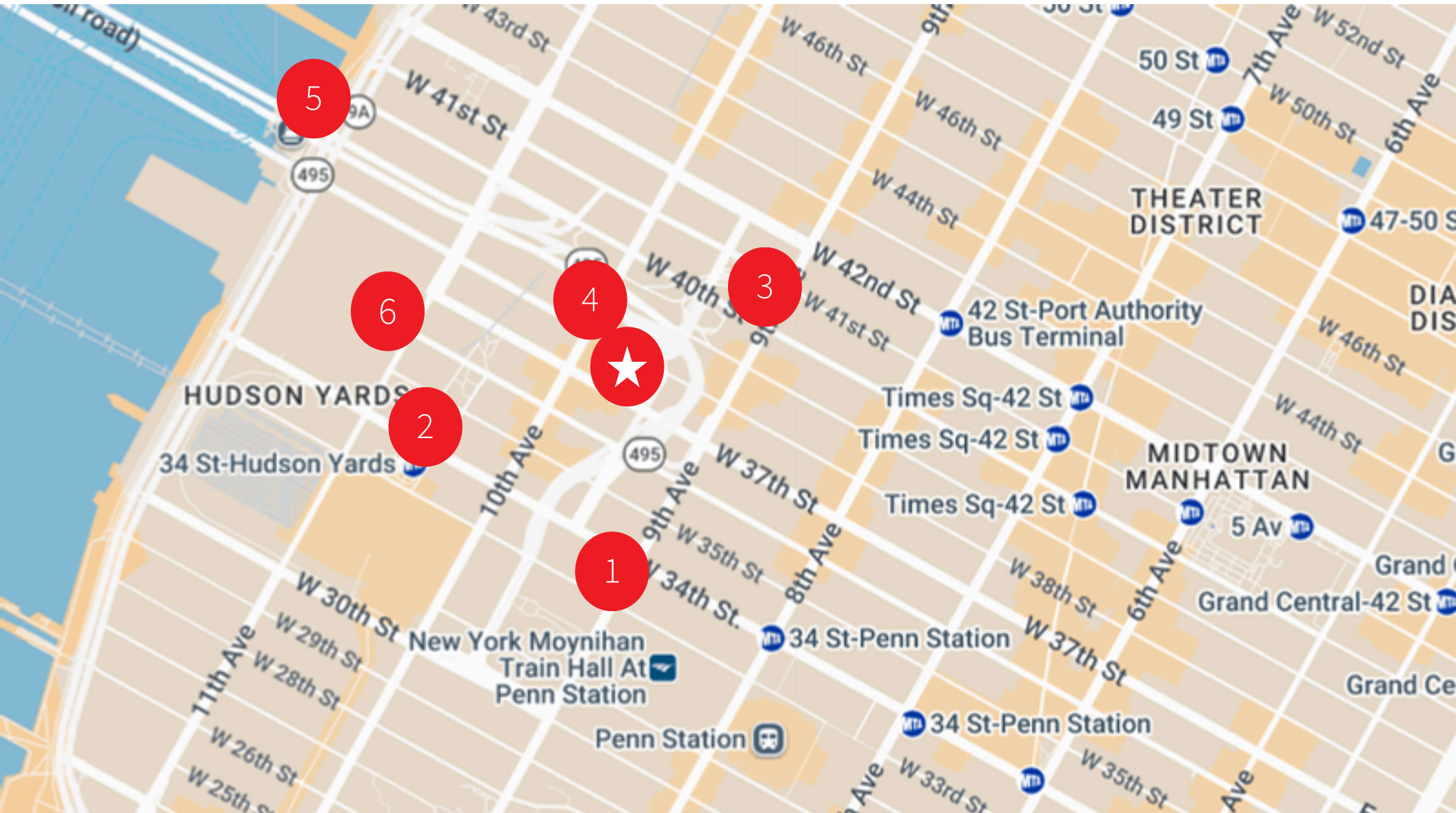
Full Floor Test Fit for 2nd or 3rd Floor





438 W 37th Street

- 1 Penn/ Moynihan Station (8-Minute Walk)
- 2 Hudson Yards 7-Train Station (5-Minute Walk)
- 3 Port Authority Bus Terminal (7-Minute Walk)
- 4 Lincoln Tunnel Entrance (1 Block)
- 5 39th Street Ferry Terminal (12-minute walk)
- 6 Javits Center (8-Minute Walk)



Numerous Food Options Along Ninth and Tenth Avenues Including:

- Chi Chinese Restaraunt
- Vito's Pizzeria
- Steak Frites French
- Tavola Italian Kitchen
- Uncle Jack's Steak House
- Many More!

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