



60-64 West 38th Street

Between 5th & 6th Avenues

The Cinderella Building - Great Value in Garment District!

ABS Partners Real Estate, as the exclusive agent is pleased to offer the following opportunity for lease:

Fabulous Move-In Condition Spaces

Unit	Size	Possession	Rent
Entire 2nd Fl: West side	4,600 rsf - Semi-frosted glass-front conference room and (2) offices - Hardwood floors throughout, natural brick on south wall - Large open area, breakout room, reception area - Wet pantry with bar-height seating counters, (2) private restrooms	Immediate	\$35 psf
Entire 4th Fl: East side	2,500 rsf - Furnished space with hardwood floors, exposed ceiling, full wet pantry - Glass-front conference room, (3) private offices, - Built-in multi-staff work benches in open area, (2) private restrooms	Immediate	\$35 psf
Partial 6th Fl: Top Floor/Rear	2,485 rsf - Hardwood floors throughout, exposed ceiling - Open plan layout with (1) office and conference room - Furniture shown for layout concept only	Immediate	\$35 psf
Comments:	<ul style="list-style-type: none"> - High ceilings, large windows provide good natural light - Electric direct to Con Edison - Tenant-controlled air-cooled A/C - 1 Passenger and 1 Freight elevator - 24/7 access, Verizon, Spectrum and Pilot internet providers - Easy access via major transportation hubs - Grand Central Terminal, Grand Central Madison LIRR concourse, PATH train, and Port Authority Bus Terminal 		

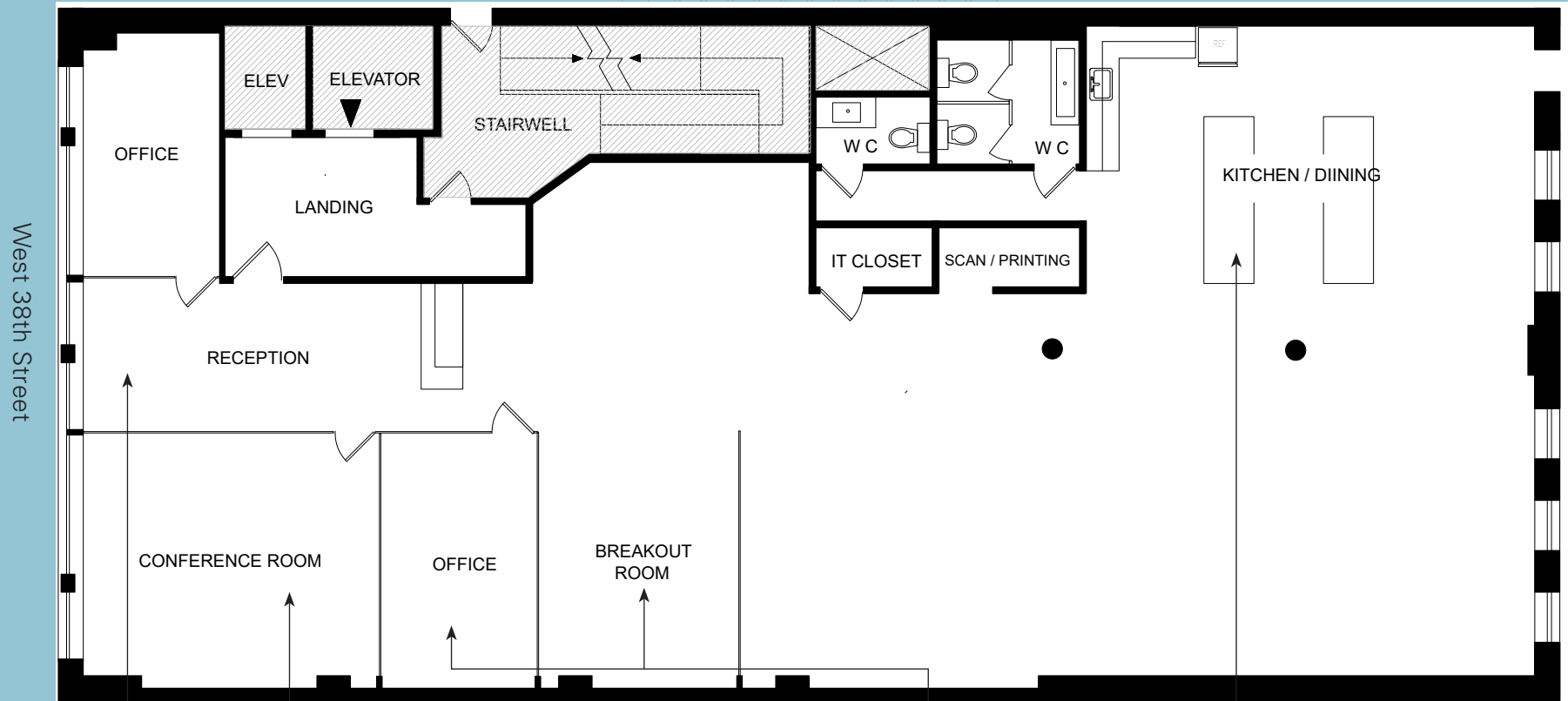
For further information and/or inspection, please contact:

Andrew Udis
Licensed Real Estate Broker
212.400.6086
audis@absre.com



60-64 WEST 38TH STREET
ENTIRE 2ND FLOOR (WEST SIDE) - 4,600 RSF
(AS-BUILT)

[CLICK to View Virtual Tour](#)



(Floor plan for descriptive purposes only; not to scale.)

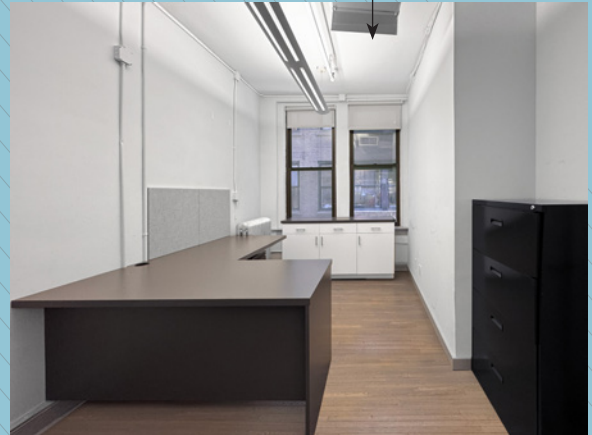
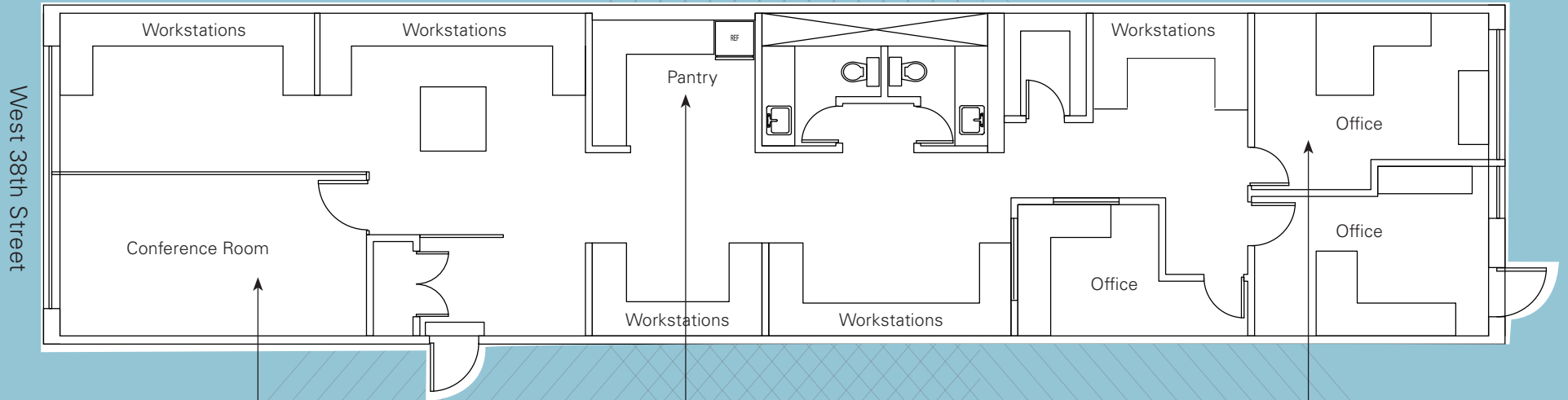
60-64 WEST 38TH STREET
ENTIRE 2ND FLOOR (WEST SIDE) - 4,600 RSF
(EXISTING CONDITIONS)



Furniture shown for layout concept only

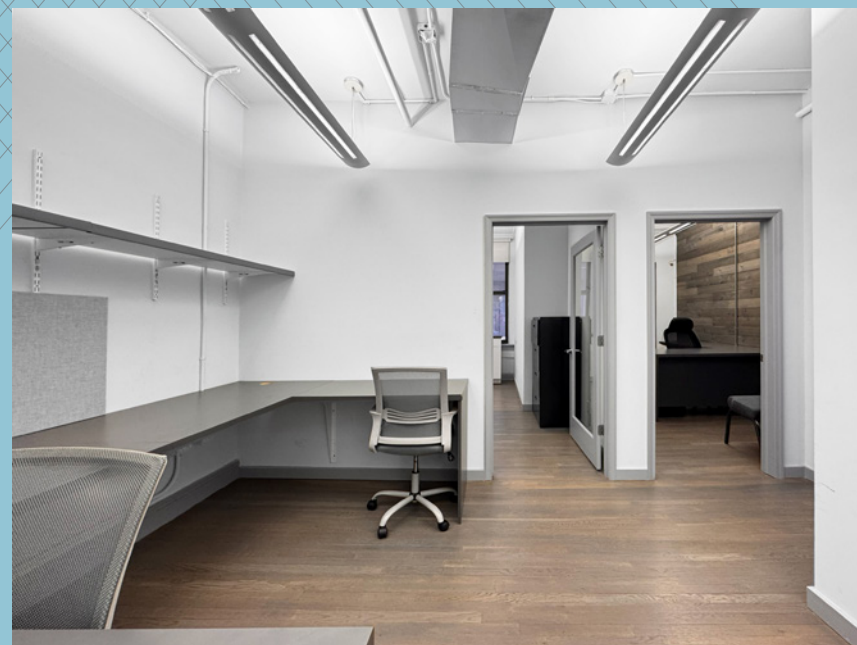
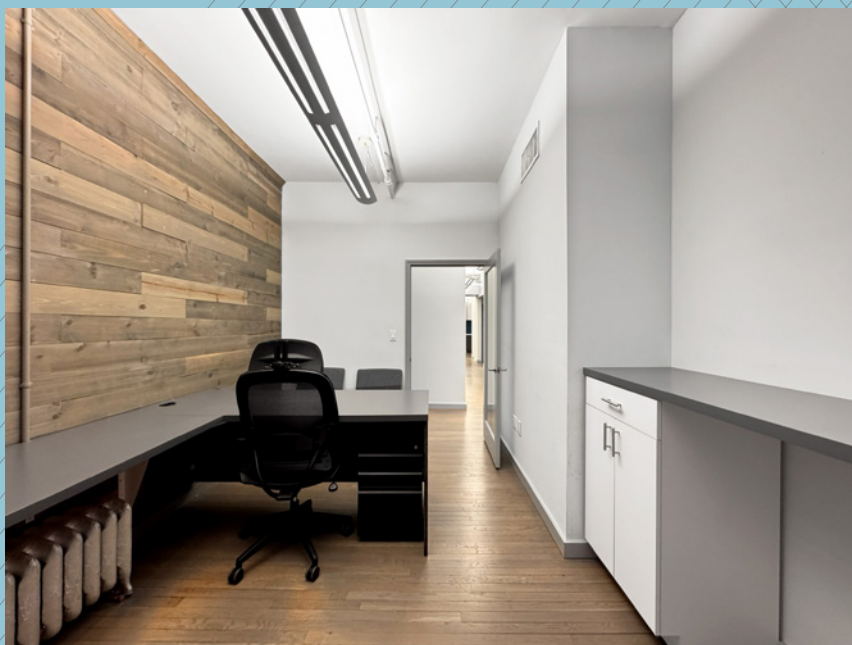
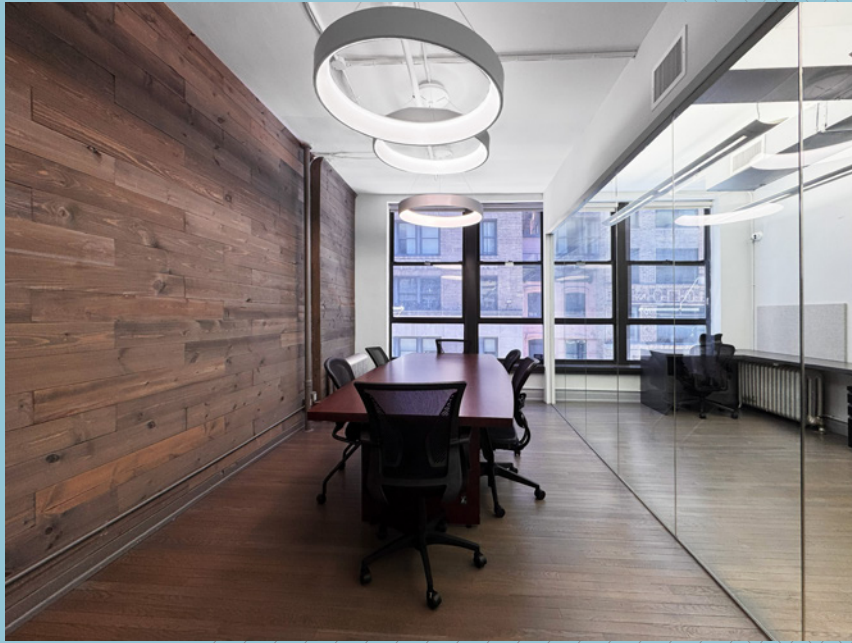
60-64 WEST 38TH STREET
ENTIRE 4TH FLOOR (EAST SIDE) - 2,500 RSF
(AS-BUILR)

[CLICK to View Virtual Tour](#)



(Floor plan for descriptive purposes only; not to scale.)

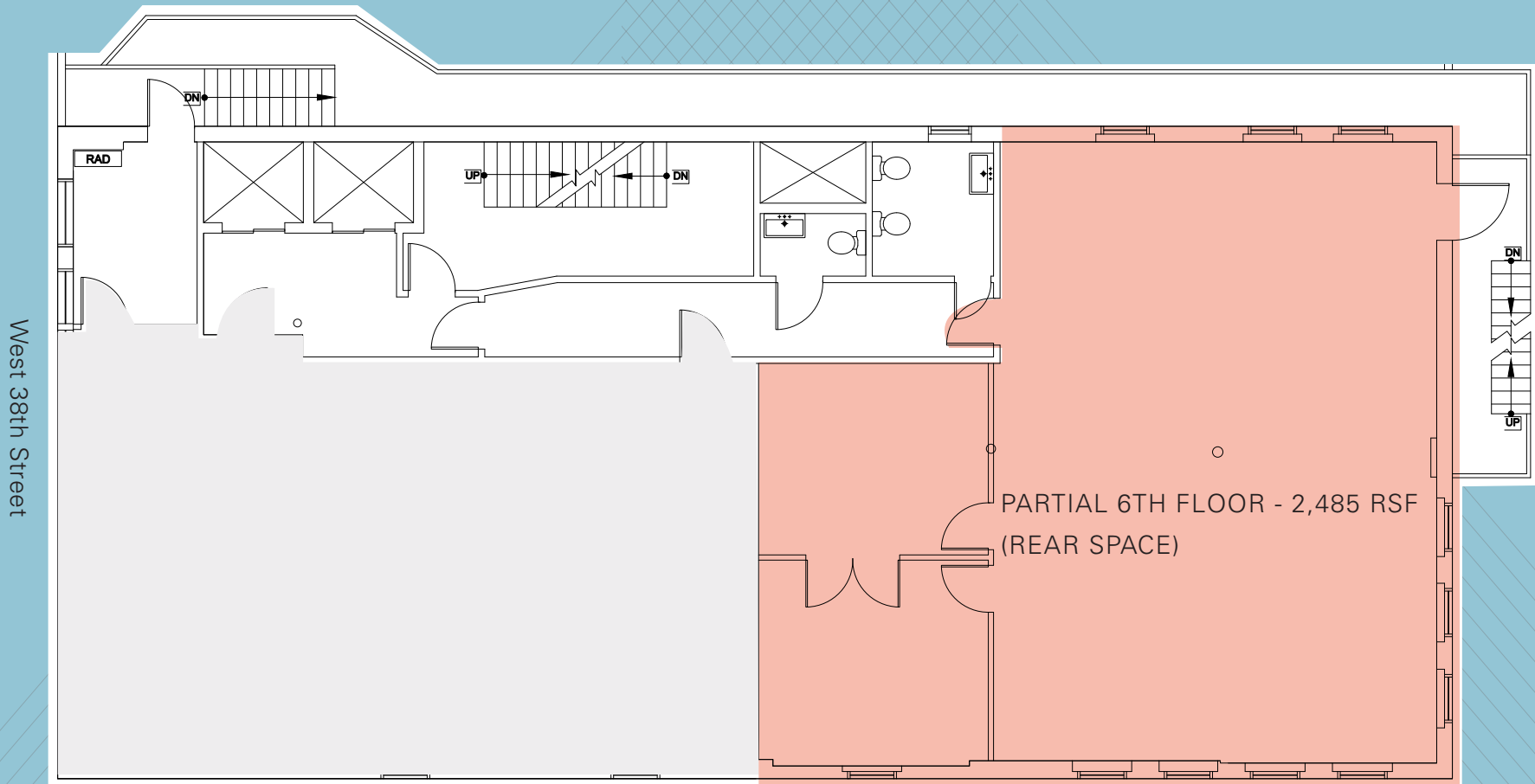
60-64 WEST 38TH STREET
ENTIRE 4TH FLOOR (EAST SIDE) - 2,500 RSF
(EXISTING CONDITIONS)



Furniture shown for layout concept only

60-64 WEST 38TH STREET
PARTIAL 6TH FLOOR (REAR SPACE) - 2,528 RSF
(AS-BUILT)

[CLICK to View Virtual Tour](#)



(Floor plan for descriptive purposes only; not to scale.)

60-64 WEST 38TH STREET
PARTIAL 6TH FLOOR (REAR SPACE) - 2,528 RSF



(Furniture shown for layout concept only)



For further information and/or inspection, please contact:

Andrew Udis
 Licensed Real Estate Broker
 212.400.6086
 audis@absre.com



Walk to Grand Central Terminal



Blocks from Bryant Park



Moynihan Train Hall



Times Square