

# 4 West

38th STREET



Conceptual Rendering

CBRE, Inc., as exclusive lease agent, is pleased to offer the following prime space for lease:

**CBRE**

# Space Features

## Premises

Ground:	3,862 SF
Lower Level:	2,953 SF
Total:	6,815 SF*

## Possession

Immediate

## Term

Long Term

## Ceiling Heights

Ground: 15.5'  
Lower Level: 11'

## Asking Rent

Upon Request

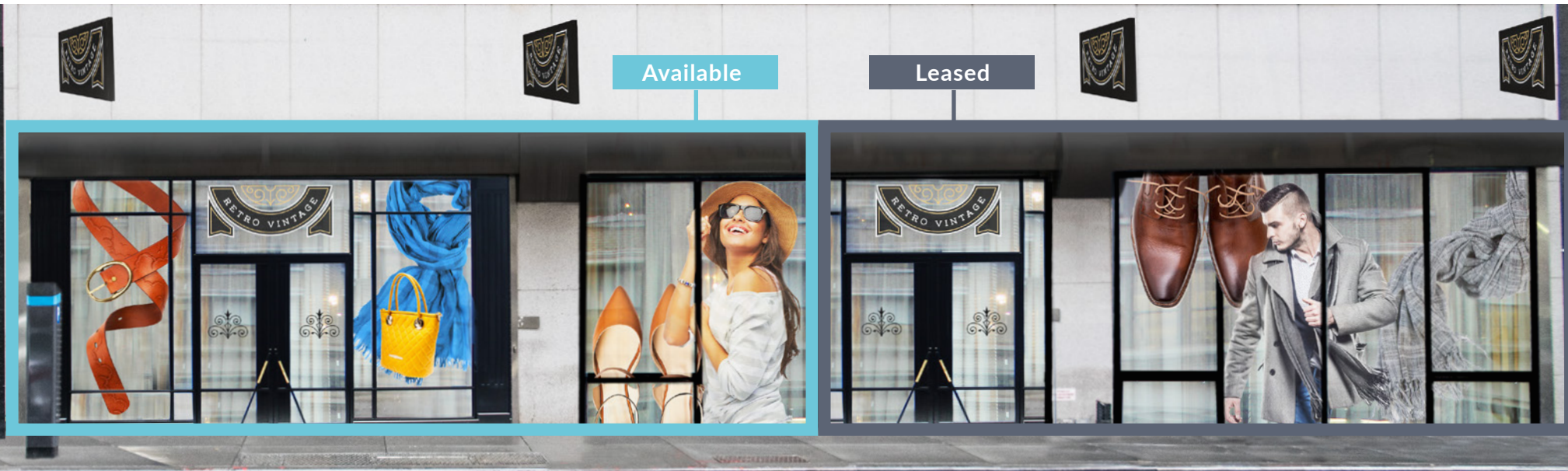
## Comments:

- Situated just south of Bryant Park between Fifth and Sixth Avenues
- On the same block as popular boutique hotels—The Archer Hotel, The Refinery, and luxury apartment building the Atlas New York
- Electric and plumbing distributed
- Lower level included - can potentially be made selling

## Neighborhood:

- Approximately 200,000 daytime employees in the surrounding area
- Nearly 3,800 hotel rooms in the immediate vicinity
- 7.9 million sq. ft. of office space in 85 buildings with over 91.3% occupancy
- 5 million visitors to Bryant Park annually

\*Square footages are approximate measurements

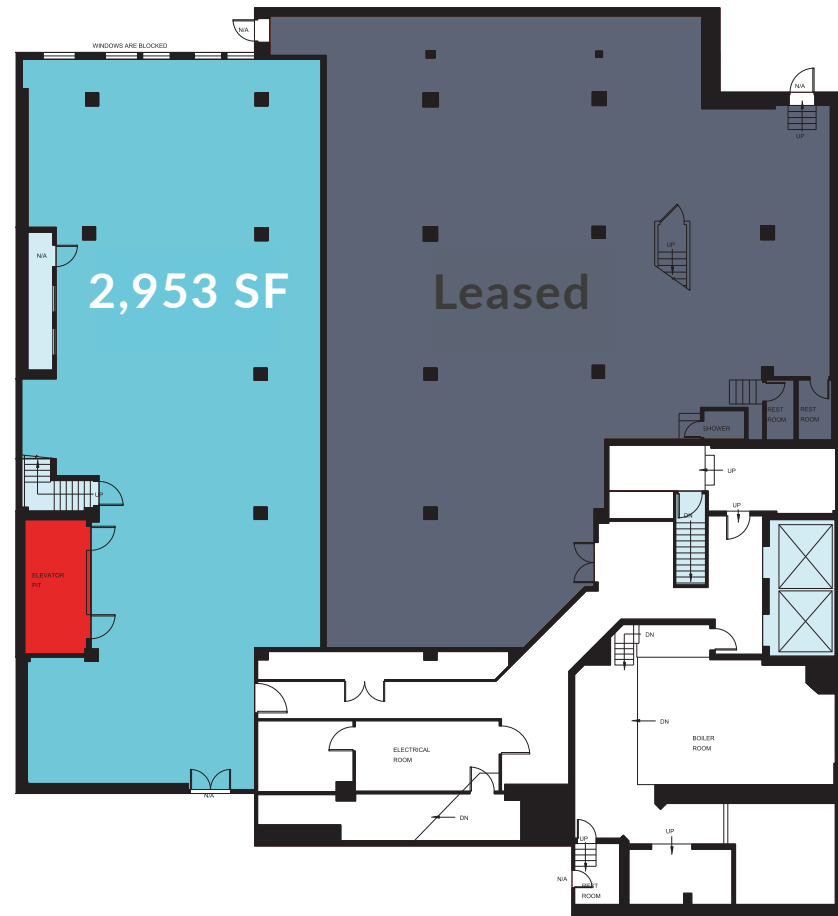


## Floor Plans

Ground



## Basement





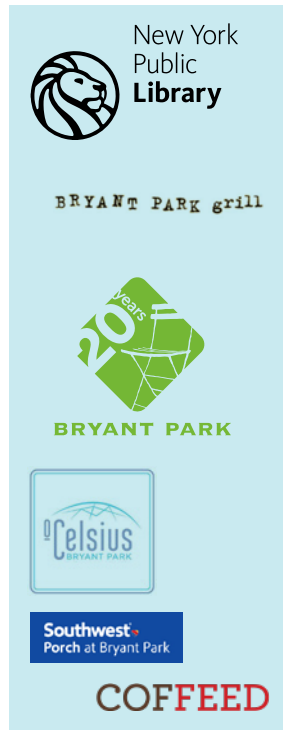
# Streetscape



Fifth Avenue



Fifth Avenue



40th Street



39th Street



38th Street



37th Street



Sixth Avenue



Sixth Avenue

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