



4  
3  
8 WEST  
37<sup>TH</sup>  
STREET

## MIDTOWN WEST OFFICE CONDOMINIUM FOR SALE

between Ninth & Tenth Avenues New York, NY

### Available:

Entire 3rd Floor:	14,384 RSF	\$7,695,440 (\$535/RSF)
Entire 2nd Floor:	14,384 RSF	\$7,695,440 (\$535/RSF)
Total:	28,768 RSF	\$15,390,880 (\$535/RSF)

\* Floors can be sold separately

**Estimated Annual Common Charges:** \$4.09/RSF

**Estimated Annual Real Estate Taxes:** \$5.81/RSF

**Possession:** Immediate

[WWW.RUDDERPG.COM/438W37](http://WWW.RUDDERPG.COM/438W37)

### Highlights:

- Ideal loft building featuring soaring 13'4" ceilings and large north and south facing windows
- Unique larger floor plates and two-floor contiguous block
- Very low carrying costs
- Newly renovated lobby and building improvements
- Up to 90% financing available for qualified buyers
- Next to the Baryshnikov Arts Center, Chef's Table at Brooklyn Fare, Uncle Jack's Steakhouse, Walt Frazier's, Legacy Records and Peloton's corporate headquarters
- Across the street from Brooklyn Fare gourmet store which offers high quality convenient lunch options

#### Michael Rudder

Office: (212) 966-3611  
Mobile: (646) 483-2203  
[mrudder@rudderpg.com](mailto:mrudder@rudderpg.com)

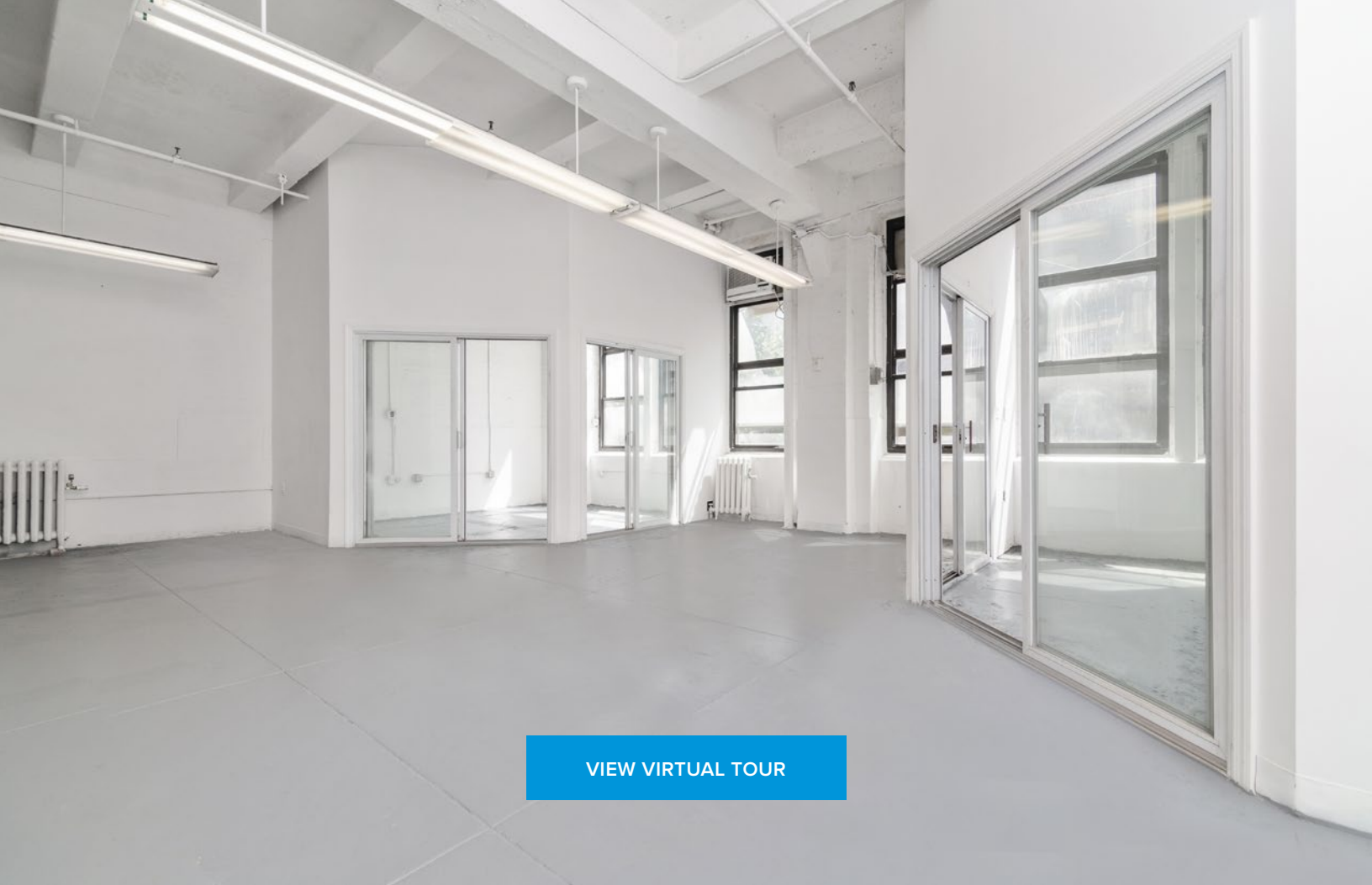
#### Justin Harris

Office: (212) 966-5638  
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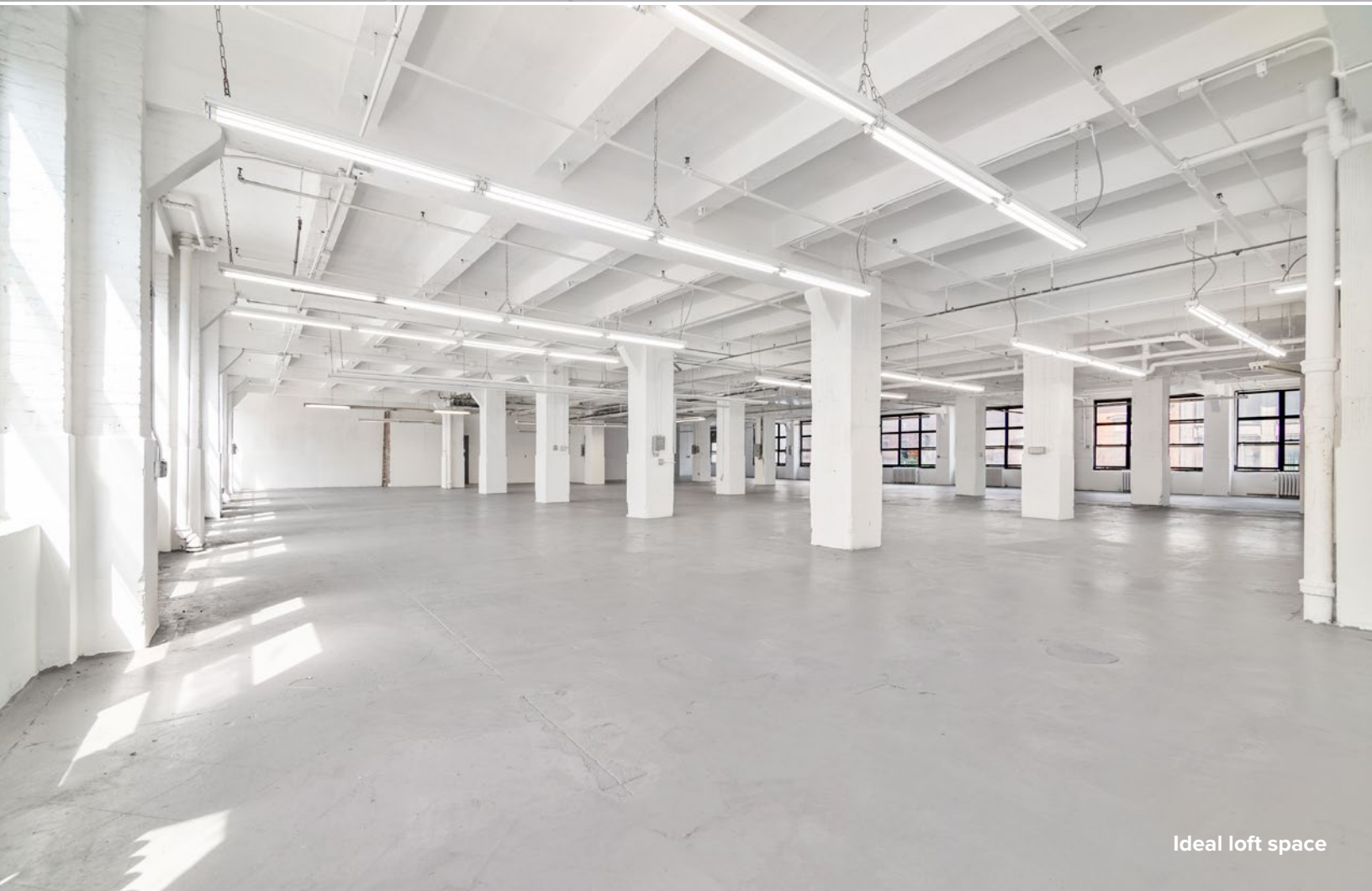


#### Rudder Property Group

36 West 44th Street  
New York, NY 10036  
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Ideal loft space





Hudson River Park and Hudson Yards



Edge Observation Deck at Hudson Yards





Peloton Headquarters at 441 Ninth Avenue



Chef's Table at Brooklyn Fare



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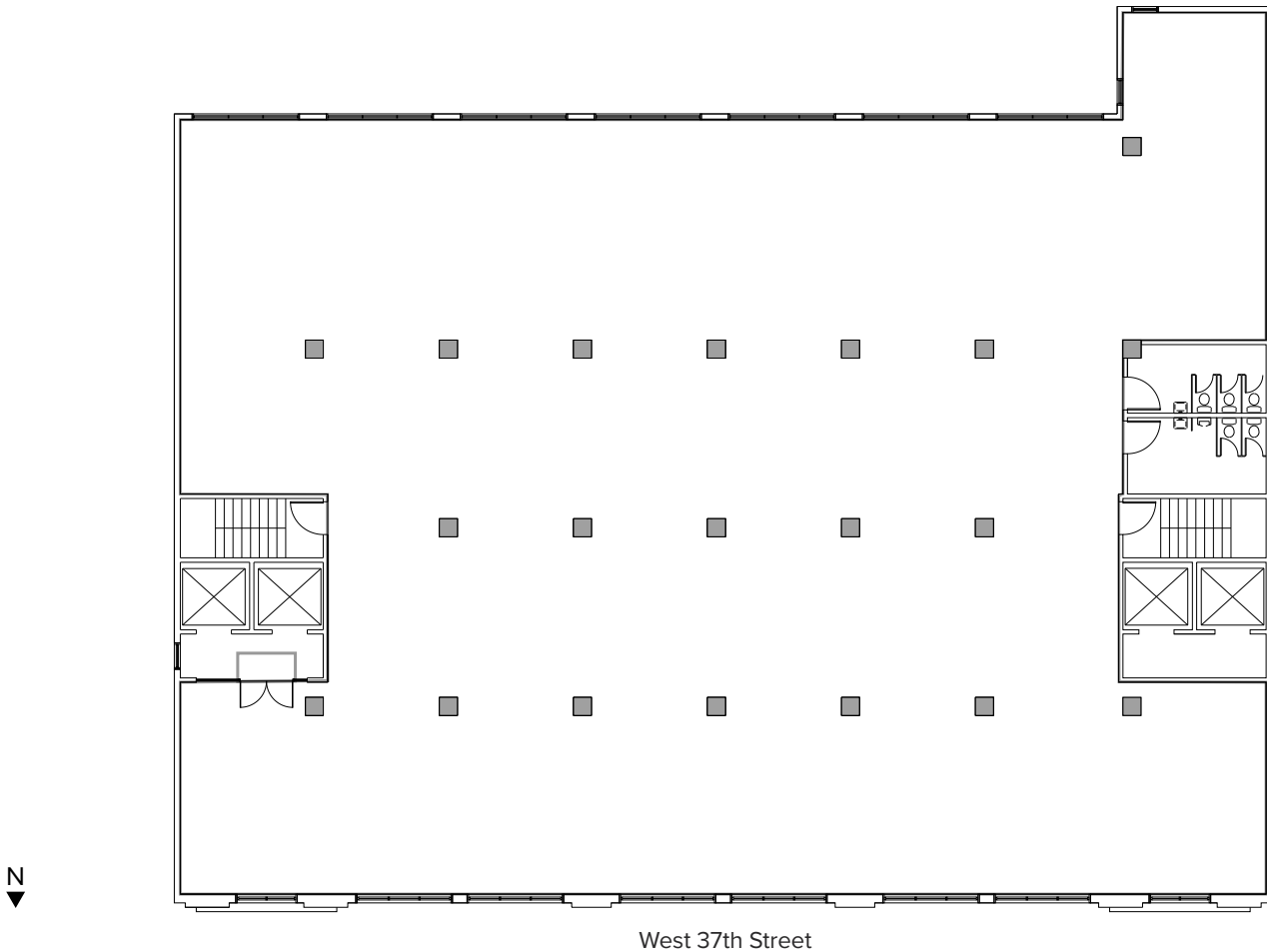
HUDSON YARDS



Bella Abzug Park



# 4 3 8 WEST 37<sup>TH</sup> STREET



West 37th Street

## OPEN PLAN

Entire 3rd Floor: 14,384 RSF  
Entire 2nd Floor: 14,384 RSF  
Total: 28,768 RSF

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## TEST FIT

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 Total: 28,768 RSF

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Office Reception Pantry  
 Executive Office Conf Room IT Room  
 Open Space Amenities

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Computer rendering

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# 438 WEST 37TH STREET

## NOTABLE NEIGHBORS

### HUDSON YARDS

COACH | kate spade | STUART WEITZMAN



VAYNERMEDIA



TimeWarner

oxfORD  
AN OWNERS COMPANY



BLACKROCK

Cooley

Milbank

BSF  
BANK OF AMERICA

Neiman Marcus

Omomofuku

THOMAS KELLER

ML  
MICHAEL LOMONACO

rhubarb



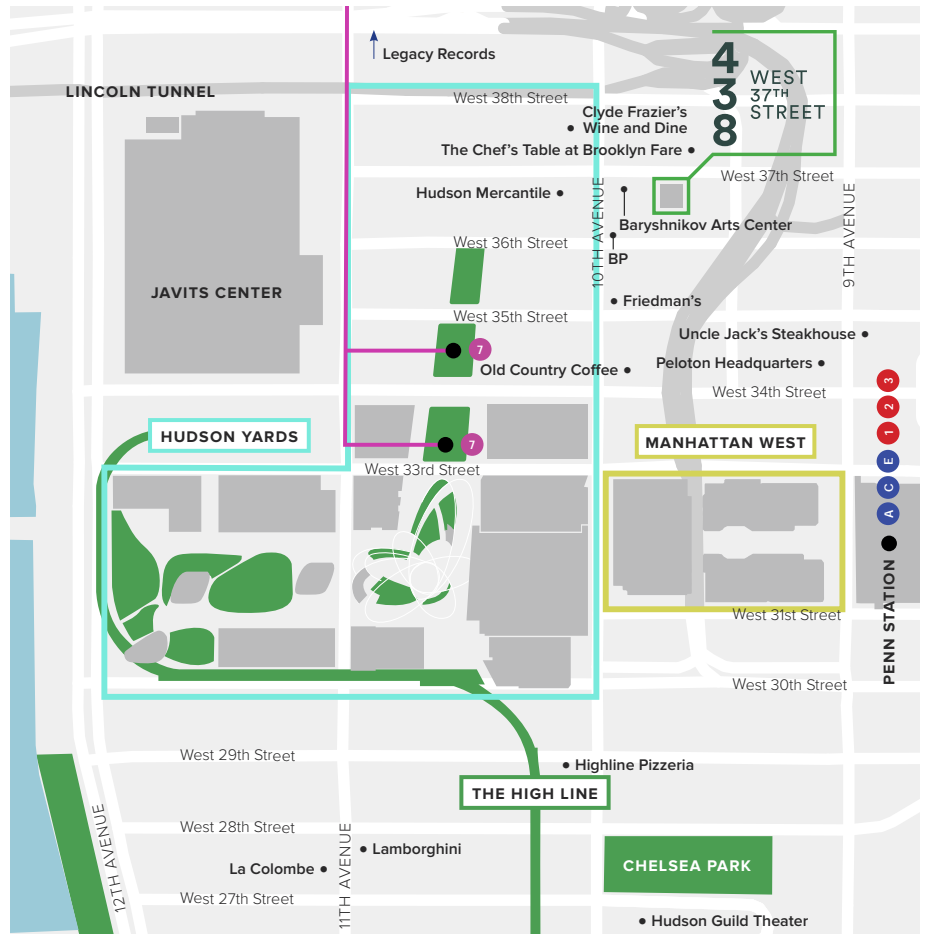
### MANHATTAN WEST

Skadden



EY

amazon.com



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