



# 262

WEST THIRTY EIGHT



SL  
VR EIGHT

# 1

## The Building

262 West 38th Street is 17 stories, built in 1924 and acquired by Silver Eight Capital in 2019. The building is strategically located in one of the most exciting submarkets in the country, at the crossroads of Hudson Yards, the Garment District & Broadway. Already a part of a booming neighborhood known for its excellent restaurants and amenities, 262 W 38th is a premier destination for tenants.

Silver Eight recently completed a major renovation of the office spaces & hallways, in addition to implementing vibrant community areas as part of its major capital improvement program. Given Silver Eight's exceptional reputation for being a seamless office experience, this is a can't-miss opportunity in an ideal neighborhood.



Building Size

**91,461 SF**



Year Built

**1924**



Renovated

**2022**



Capital Improvements

**\$5MM**



SF Available

**25,367 RSF**



**SL**  
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EIGHT



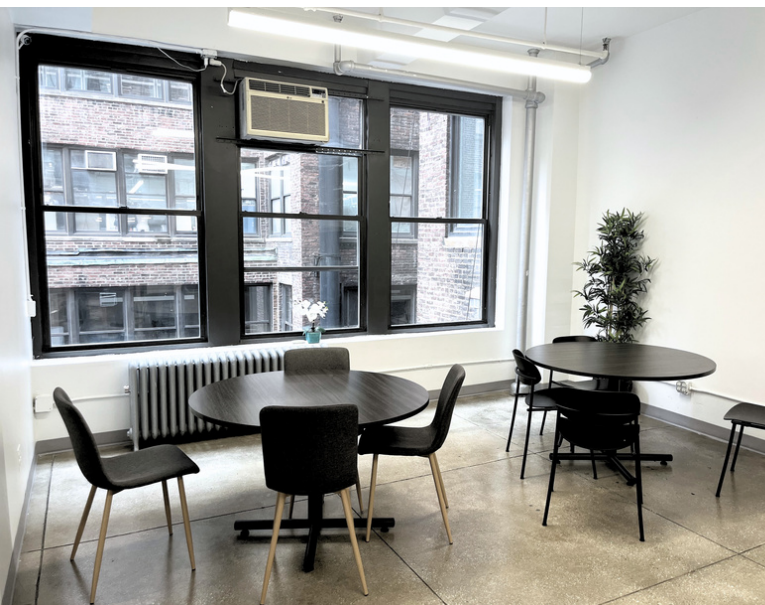
# 2

## The Space



## Boutique Office Spaces

- New, high-end spaces; available immediately with digital lease signing
- Attended lobby (business hours) with 24/7 keycard access
- 2 passenger & 2 automated freight elevators
- Flexible size & lease term



## Building Amenities

- Shared conference room for all tenants
- Common kitchen with breakout area
- Pilot high-speed internet
- 10' ceilings





# 3

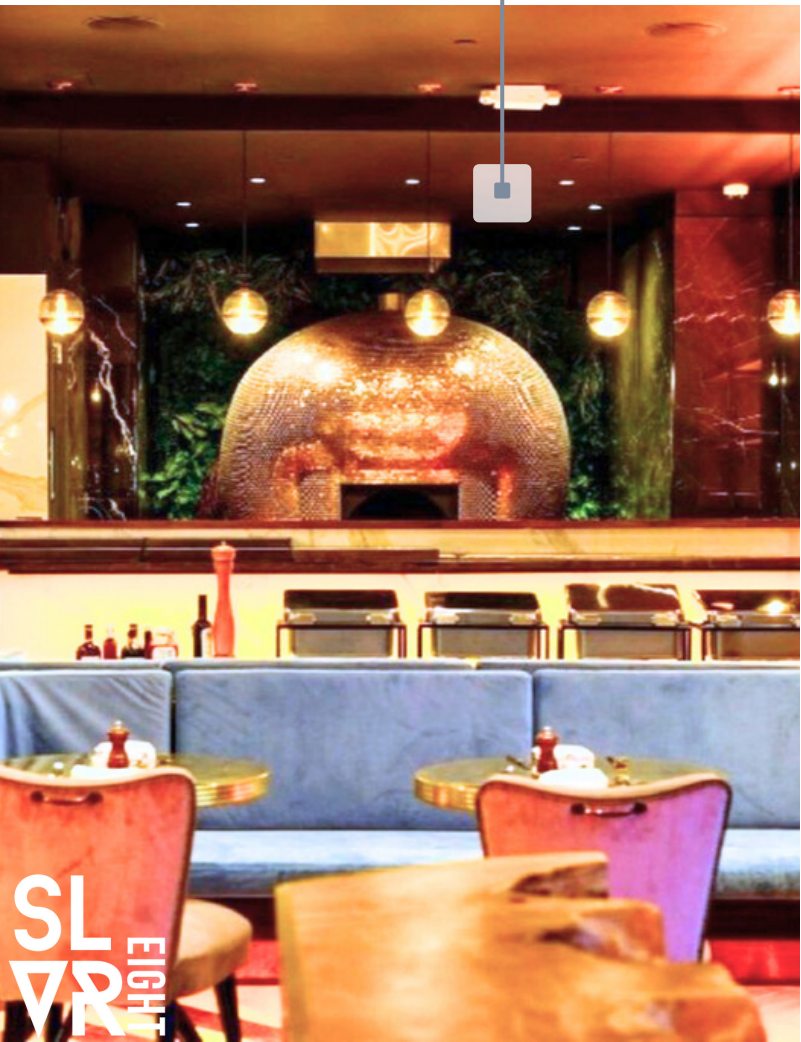
## The Scene

262 West 38th Street, located just a short walk from Bryant Park, is at the crossroads of Hudson Yards, the Garment District & Broadway. The location is in the midst of NYC's finest dining and entertainment. Commuters can appreciate 12 nearby subway lines and major transportation hubs that are within walking distance (LIRR, NJ Transit, Amtrak, PATH).

Bryant Park

Crunch Fitness

Serafina Restaurant







- The Vessel
- Cava
- Culture Espresso
- Arlo Midtown Hotel





# 262

WEST THIRTY EIGHTH

For further  
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