

1001 Avenue of the Americas

Southwest Corner of West 37th Street



**New Prebuilt
Opportunities**
Immediate Occupancy

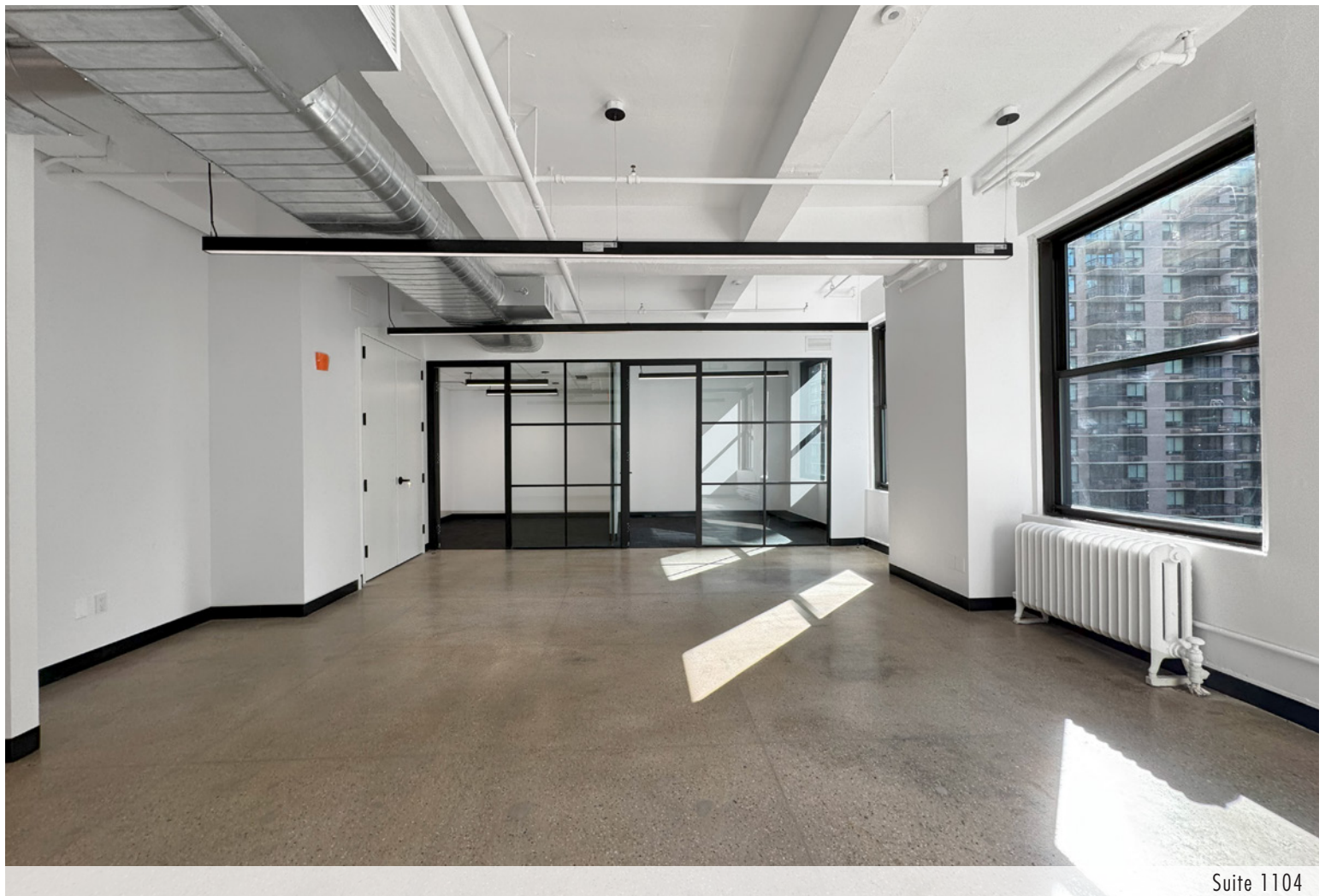
**Suite sizes range
1,263 - 2,250 RSF**

**Fantastic
Bryant Park
Location within
Midtown's
Transit Triangle**



**Short Walk to Times
Square, Penn Station,
Grand Central Terminal
and Bryant Park**

**1 2 3 B D F M
A C E 7 N Q R W
subway lines**



Suite 1104

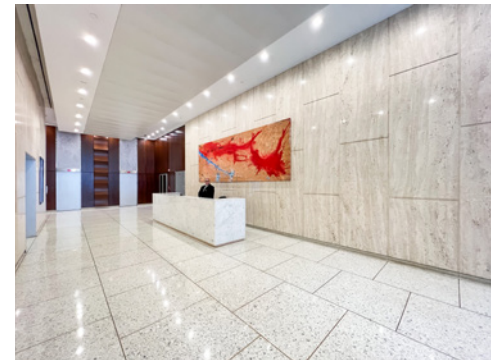
Brand New Prebuilt Units

Suite 1105: 1,263 rsf






All suites feature high-quality glass-front finishes, polished concrete floors, exposed ceilings, and energy-efficient LED lighting. The oversized operable windows provide abundant natural light and city views.

Possession: Immediate

Rent: Call or email for details

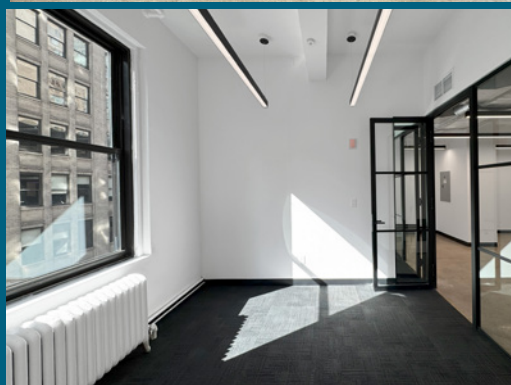
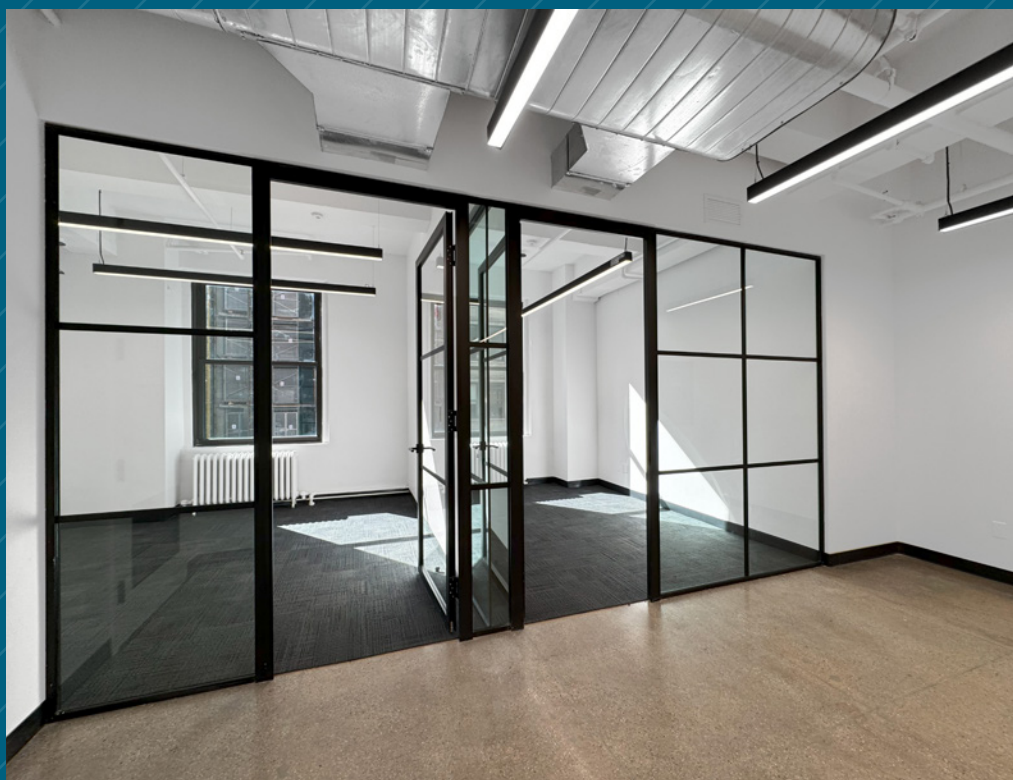
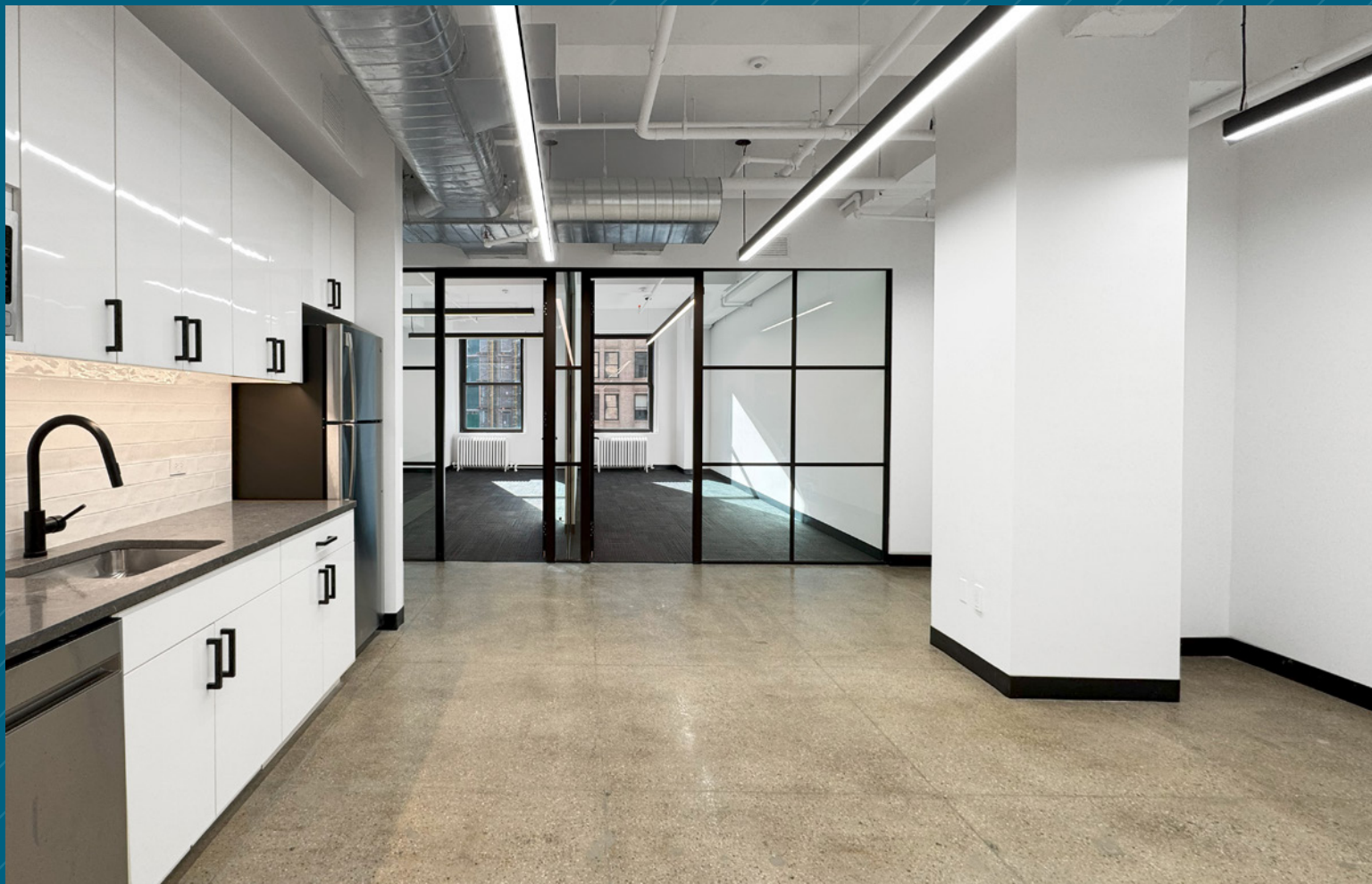


Comments:

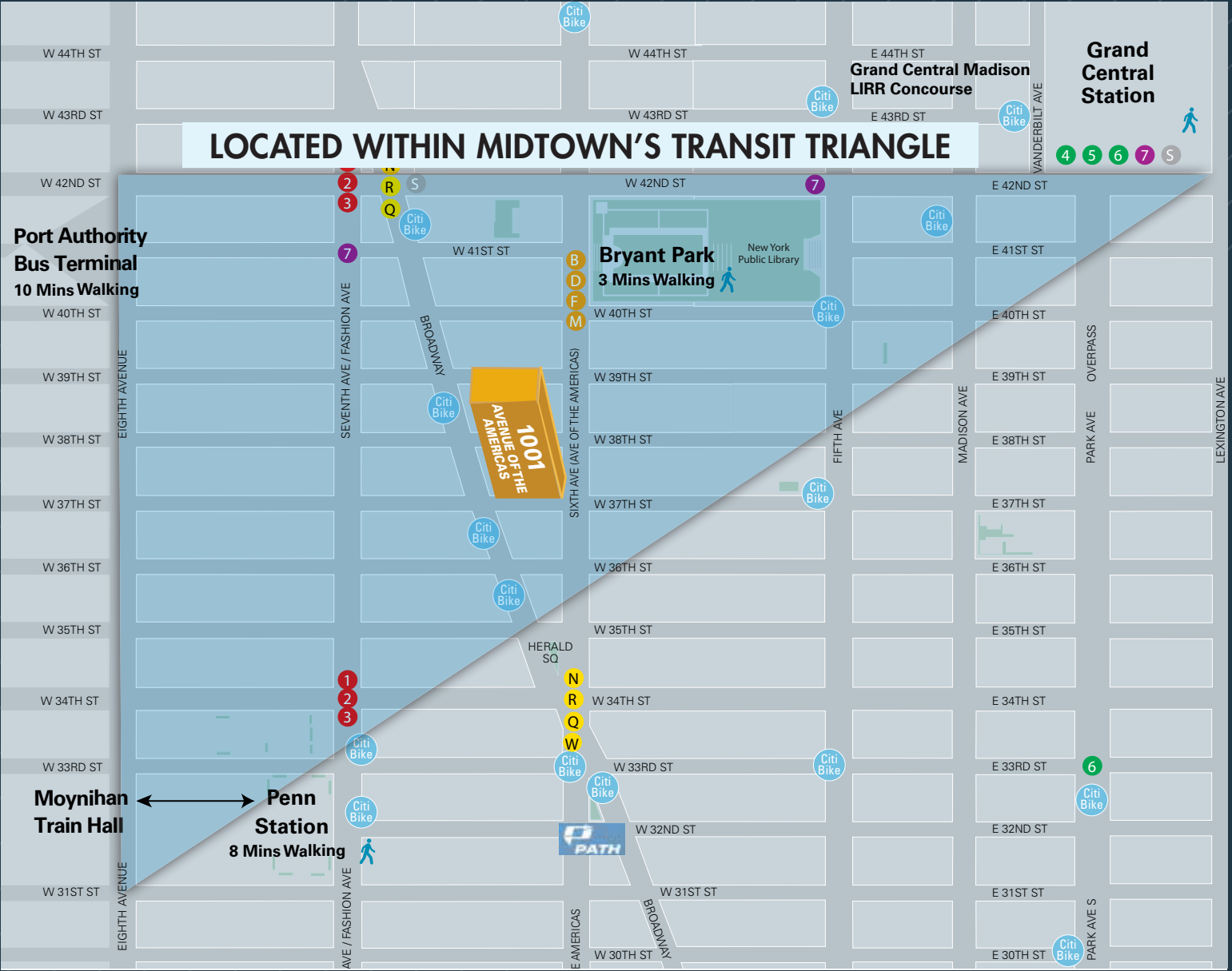
- Reasonable rents, flexible terms, stable long-term ownership
- Corner building with multiple fiber providers, tenant-controlled A/C, and 24/7/365 access
- Walk to Times Square, Penn Station, Grand Central Terminal and Bryant Park transportation hubs providing access to  lines and  Metro-North Railroad  NJ TRANSIT  PATH  Long Island Rail Road
- Vicinity of Port Authority Bus Terminal and Moynihan Train Hall
- Great central location convenient to Times Square and Herald Square services and variety of eateries

SUITE 1105 - 1,263 RSF

(1) Windowed conference/meeting room, (1) windowed office, wet pantry, and open area. South exposure provides good light.







Walk to Grand Central Terminal



Blocks from Bryant Park



Moynihan Train Hall



Times Square