

Existing Conditions

# 1001 Avenue of the Americas

Northwest corner of West 37th Street

Upper Floor Suite - 1,947 RSF  
Bright Space, Recently Updated

Short Walk to Times Square, Penn Station, Grand Central and  
Bryant Park **A C E 1 2 3 B D F M 7 N Q R W** subway lines and 



Suite 1802: 1,947 rsf

- Built corner suite with south and west exposure offering abundant natural light and good views of Hudson Yards and the Empire State Building
- (1) glass-front windowed conference room and interior office/meeting room, open area, and updated wet pantry

Possession: Immediate

Rent: Call or email for details

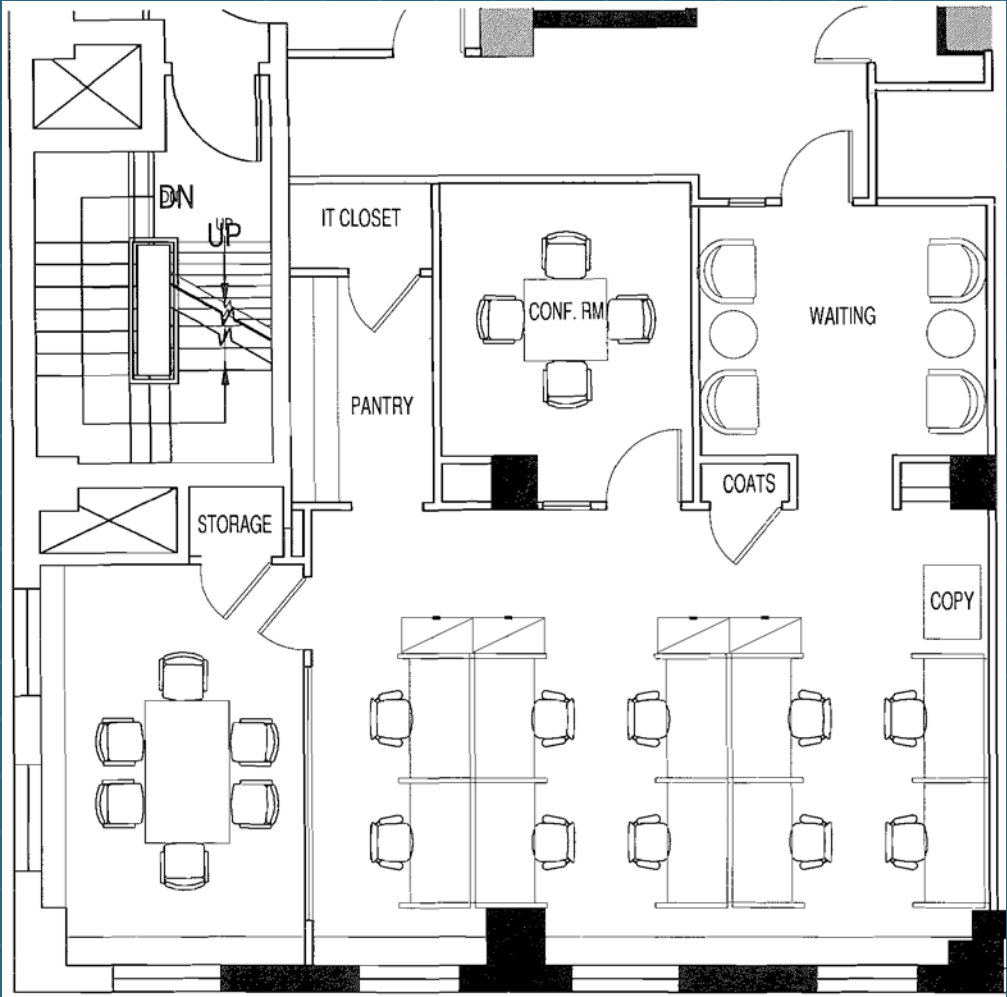


#### Comments:

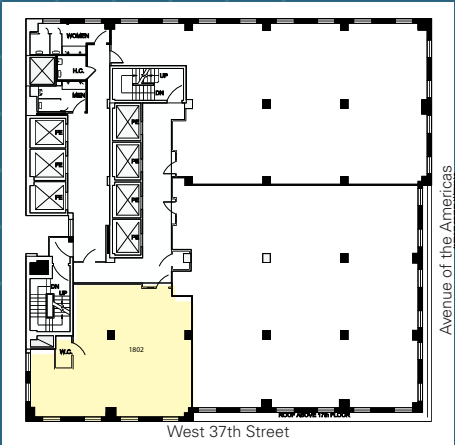
- Reasonable rents, flexible terms, stable long-term ownership
- Corner building with multiple fiber providers, operable windows, tenant-controlled A/C, and 24/7/365 access
- Walk to Times Square, Penn Station, Grand Central Terminal, Grand Central Madison LIRR concourse and Bryant Park transportation hubs providing access to **1 2 3 B D F M A C E N Q R W 7** express and local subway lines and **NJ TRANSIT** **MTA** **Metro-North Railroad** **PATH** **MTA** **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 1802 - 1,947 RSF  
(AS-BUILT)



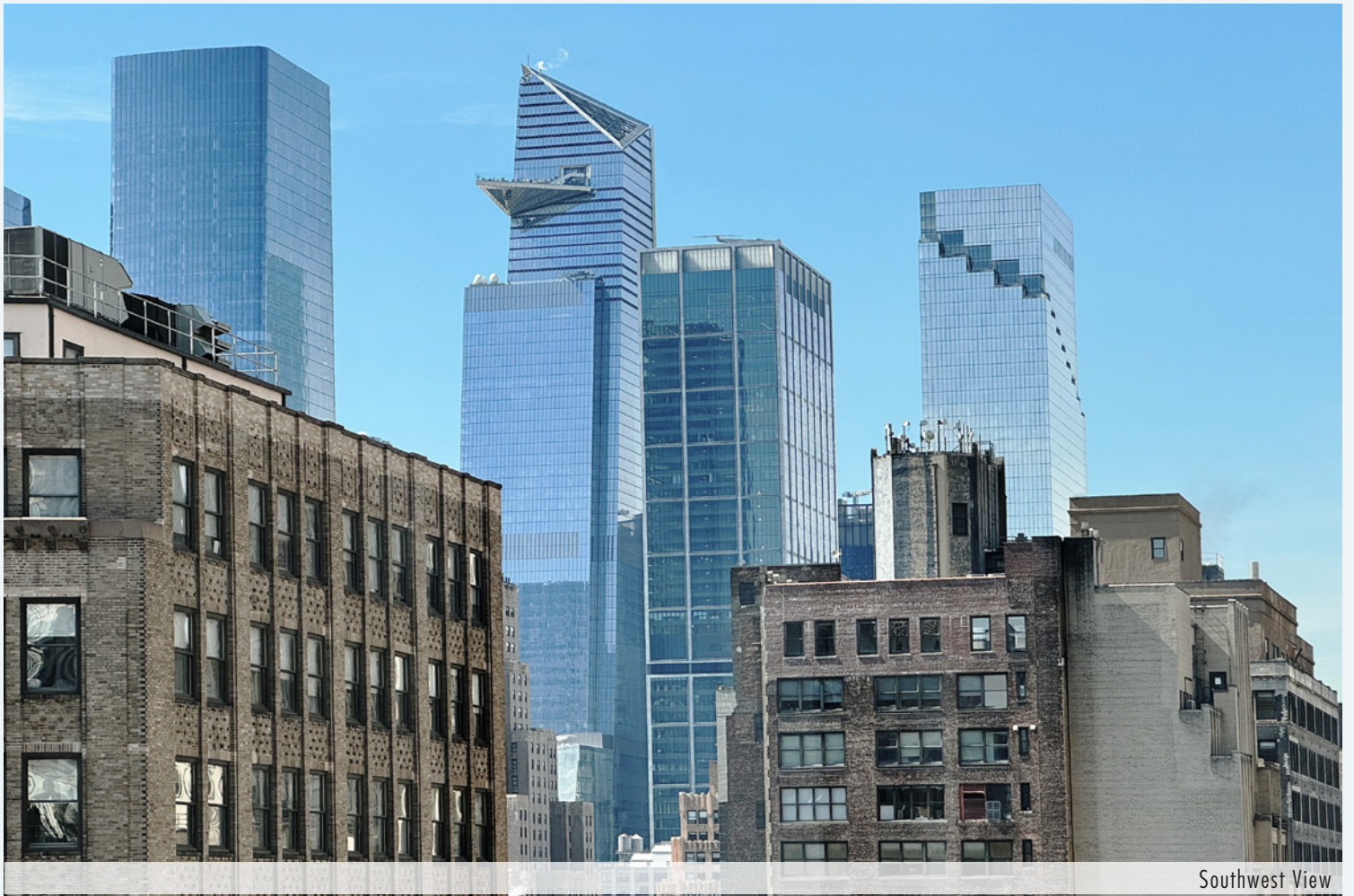
WEST 37TH STREET



Floor Plan not to scale, for display purposes only  
Furniture shown for layout concept only

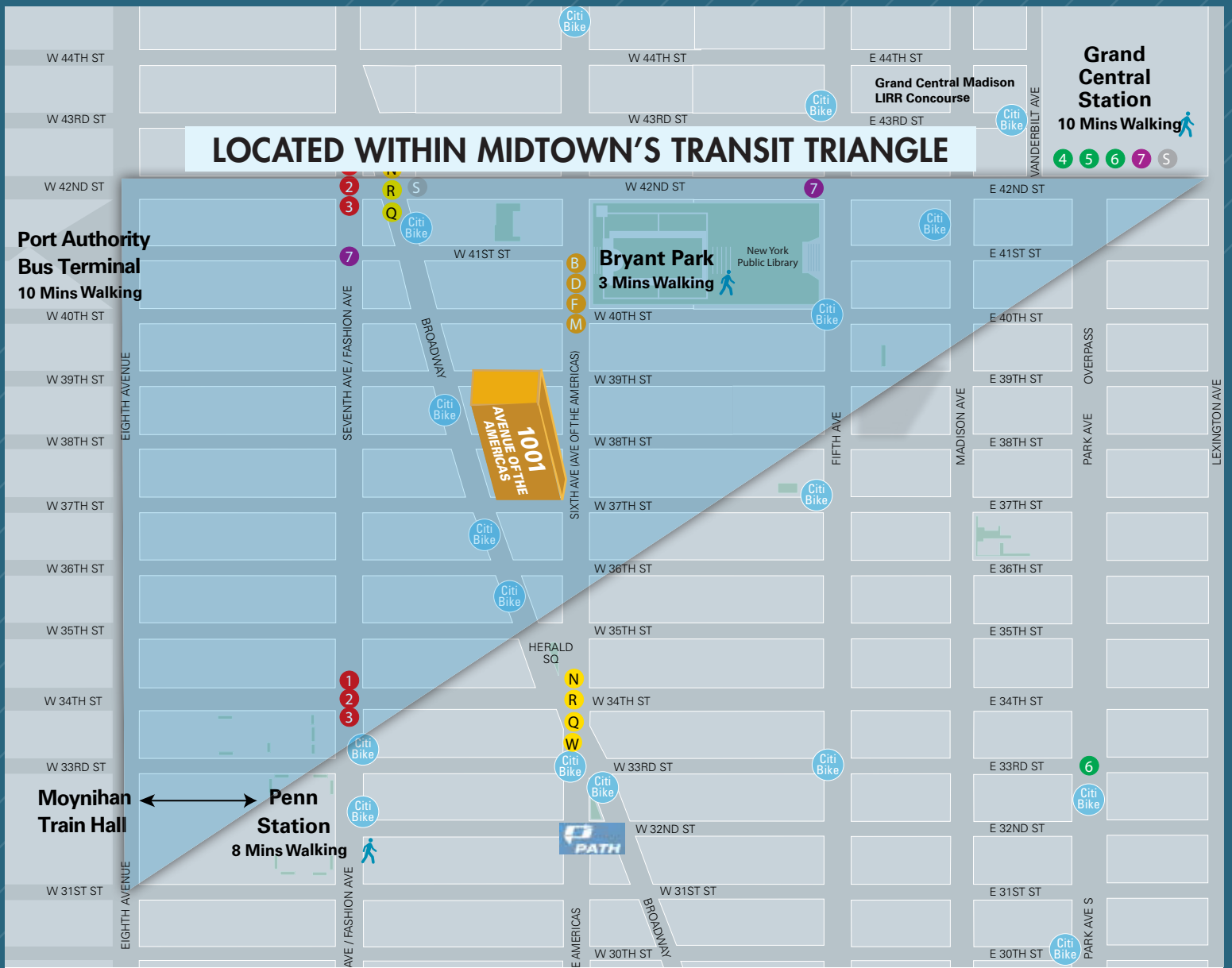






Southwest View





Walk to Grand Central Terminal



Blocks from Bryant Park



Moynihan Train Hall



Times Square