



Existing Conditions

1001 Avenue of the Americas

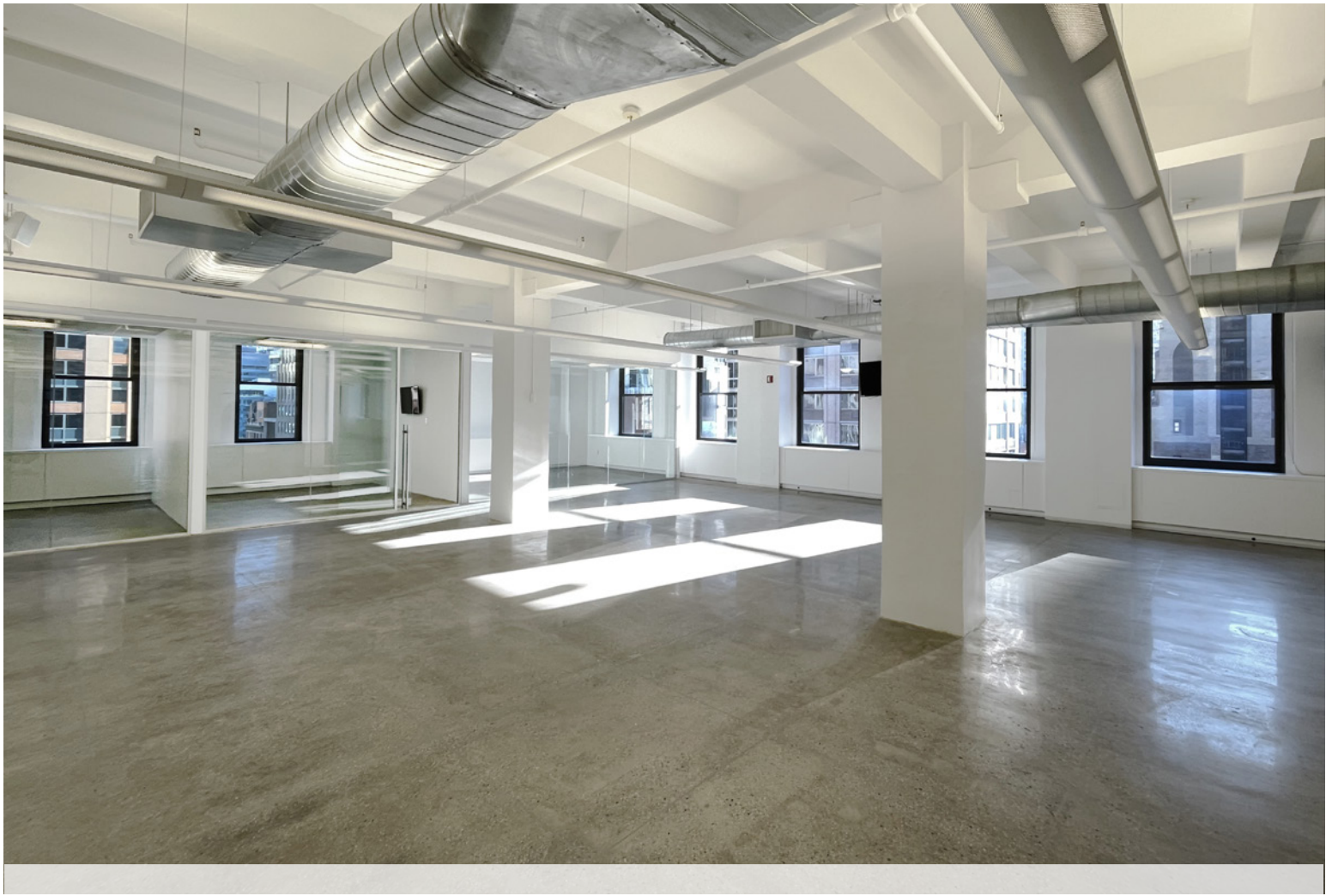
Northwest Corner of West 37th Street

Entire 12,017 RSF Upper Floor

Move-In Ready Bright Space

**Walk to Times Square, Grand Central Terminal,
Grand Central Madison, Herald Square and Bryant Park**

N Q R W A C E 1 2 3 B D F M 7 subways and NJ  train



Entire 16th Fl: 12,017 rsf






- Built space featuring 3-Sides of operable oversized windows providing abundant natural light and great views of Bryant Park, One Vanderbilt, and the Empire State Building
- (1) Conference room, (9) Windowed private workspaces, wet pantry with bar-height eating counter, large open area, private men's and women's restrooms plus (1) ADA restroom
- Landlord to provide additional modification if necessary

Possession: Immediate

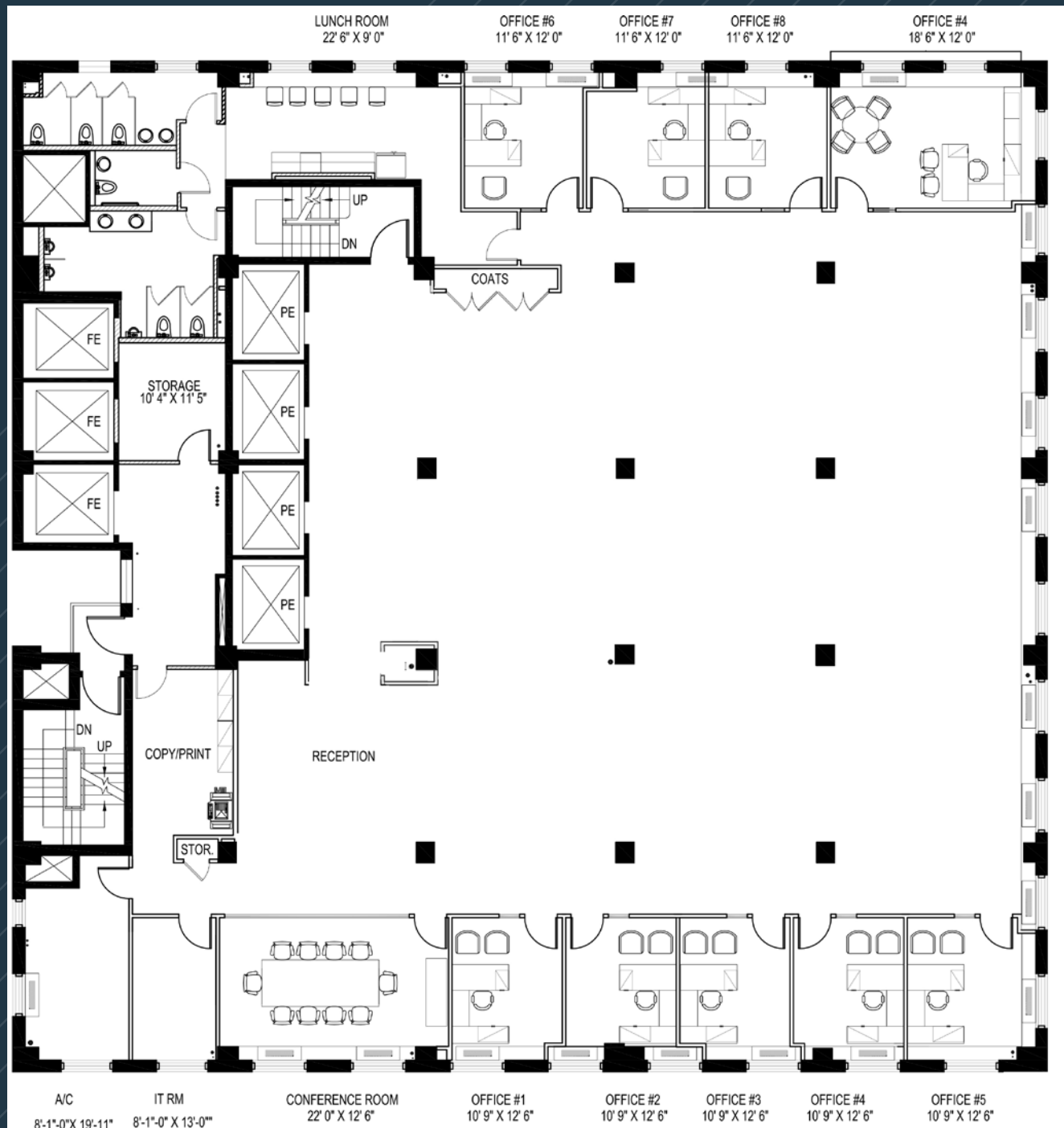
Rent: Call or email for details



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 with seamless connection to the Moynihan Train Hall, Grand Central Terminal, Grand Central Madison LIRR concourse, and Bryant Park transportation hubs providing access to express and local subway lines and  Metro-North Railroad    Long Island Rail Road 
- Vicinity of Port Authority Bus Terminal
- Great central location convenient to Times Square and Herald Square services and variety of eateries

ENTIRE 16TH FLOOR - 12,017 RSF
(AS-BUILT)



Avenue of the Americas

West 37th Street

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(EXISTING CONDITIONS)



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ENTIRE 16TH FLOOR - VIEWS



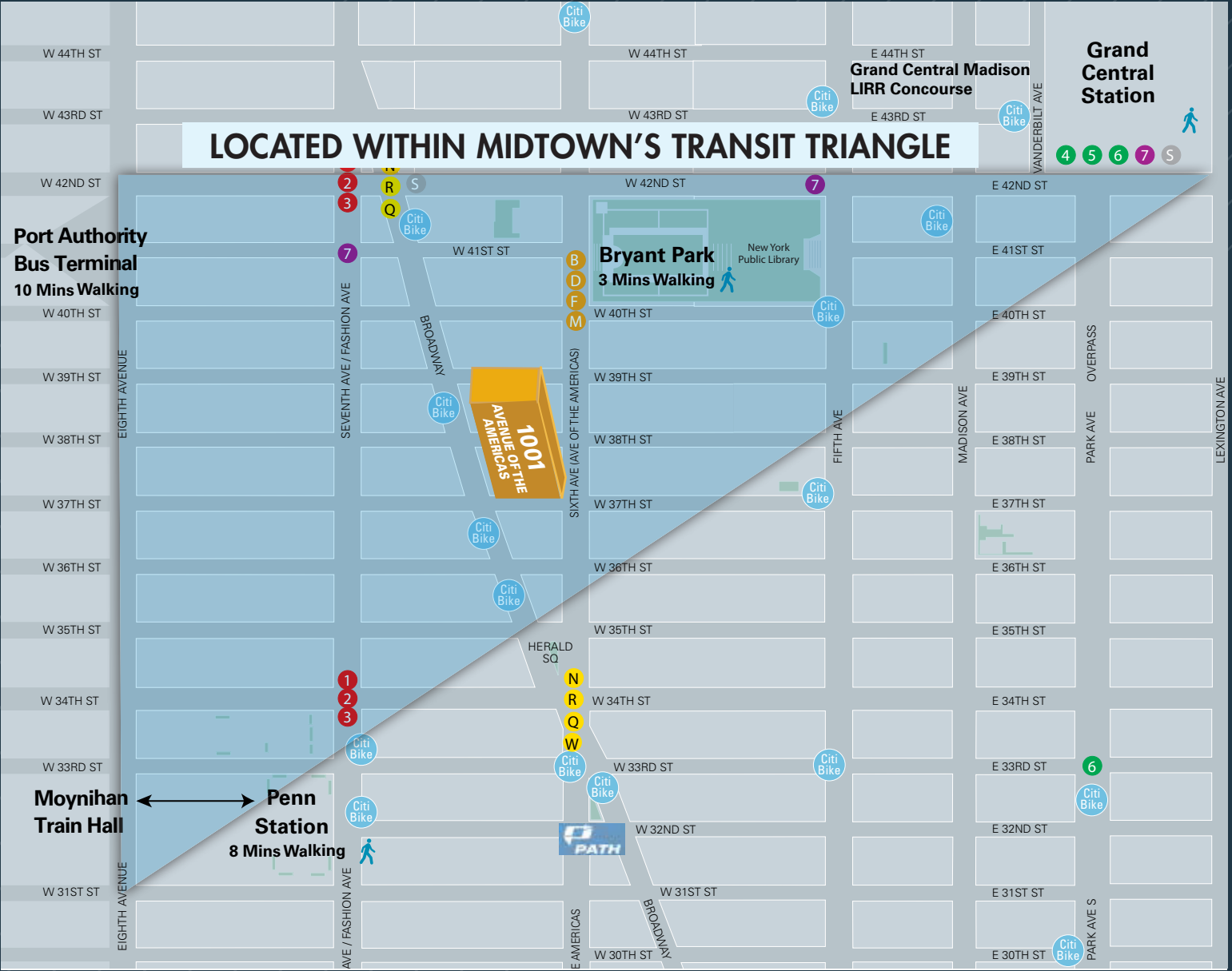
North View



Southeast View

ENTIRE 16TH FLOOR - 12,017 RSF
(EXISTING CONDITIONS)





Walk to Grand Central Terminal



Blocks from Bryant Park



Moynihan Train Hall



Times Square