



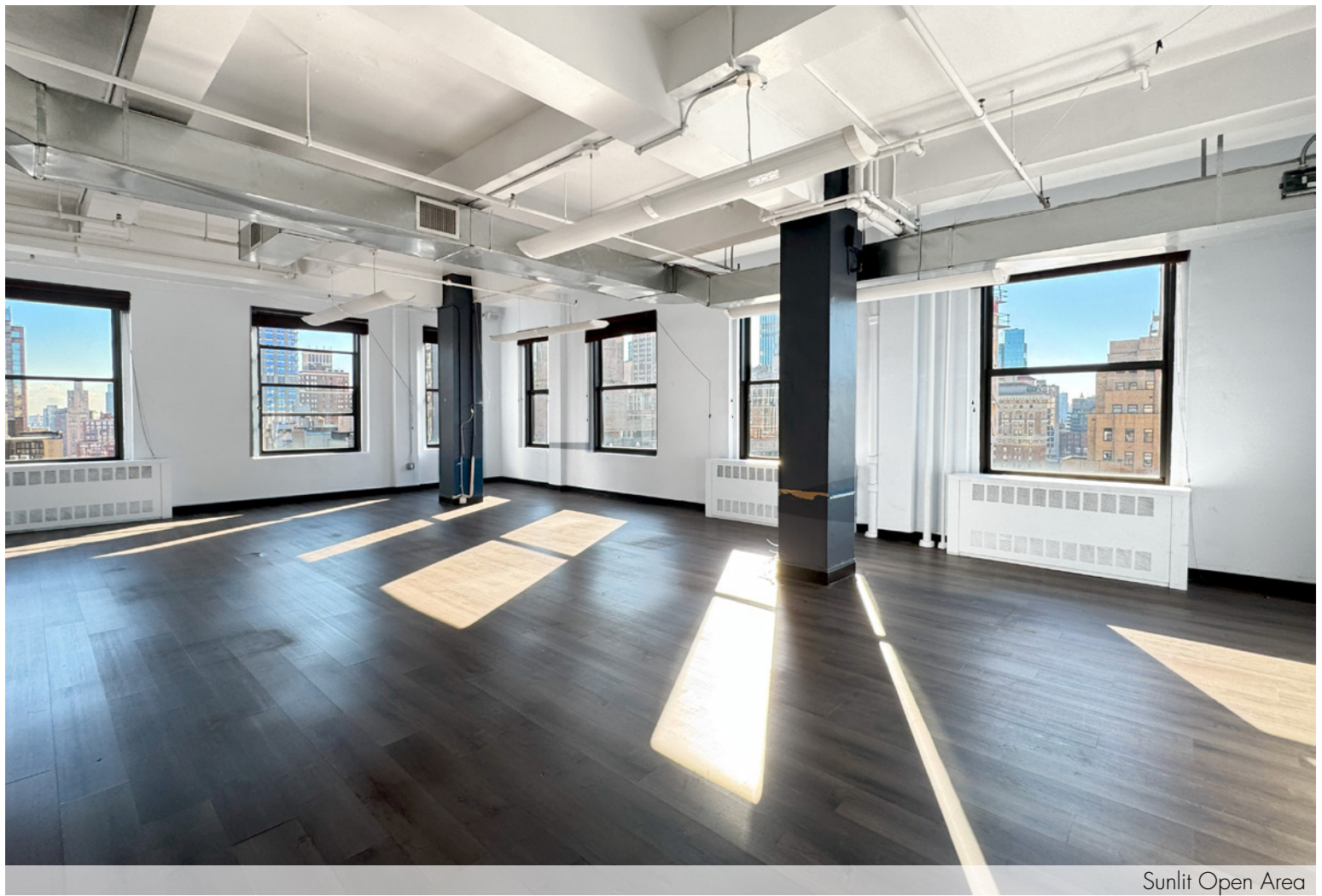
Sunlit Open Area

1001 Avenue of the Americas

Northwest corner of West 37th Street

Upper Floor Corner Suite - 4,788 RSF
Fantastic Bryant Park Area Location

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 



Sunlit Open Area

Suite 2201: 4,788 rsf






- Built corner space offering south and east exposures providing fantastic natural light and views of the Empire State Building
- Existing buildout includes (1) conference room, (3) offices, reception area, wet pantry with seating space, and open area

Possession: Immediate

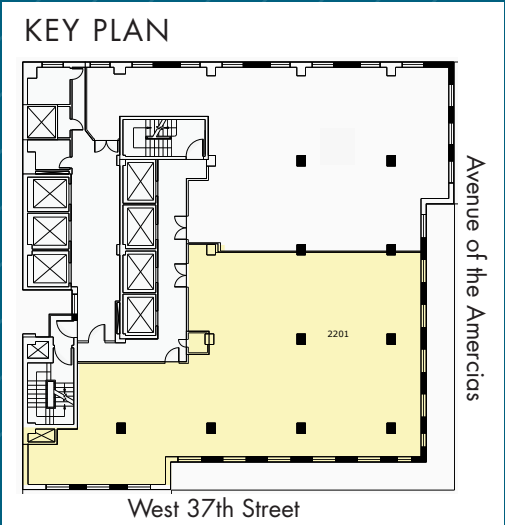
Rent: Call or email for details



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  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 2201 - 4,788 RSF
(POSSIBLE TEST-FIT)



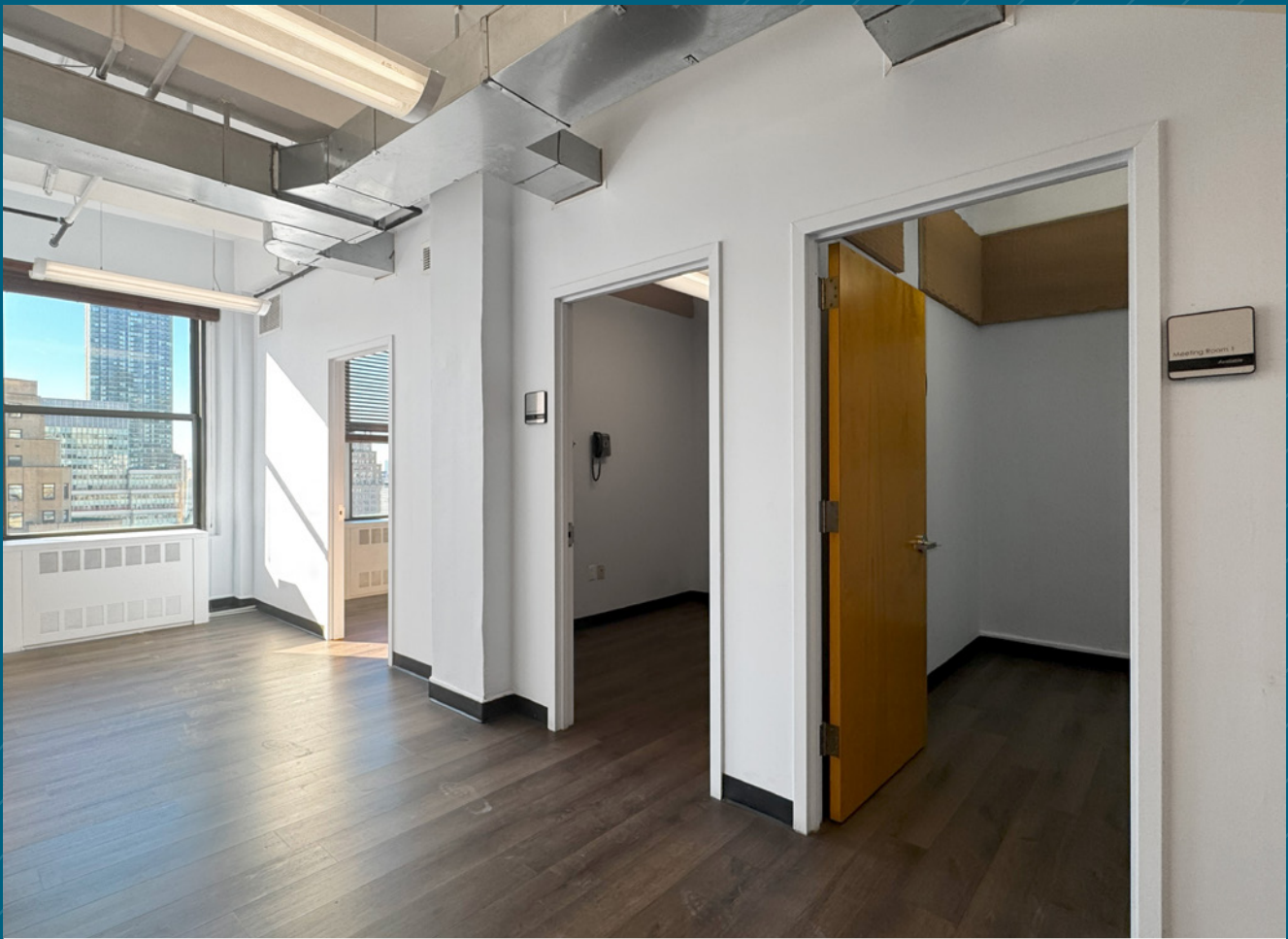
(Floor plan for descriptive purposes only; not to scale.)



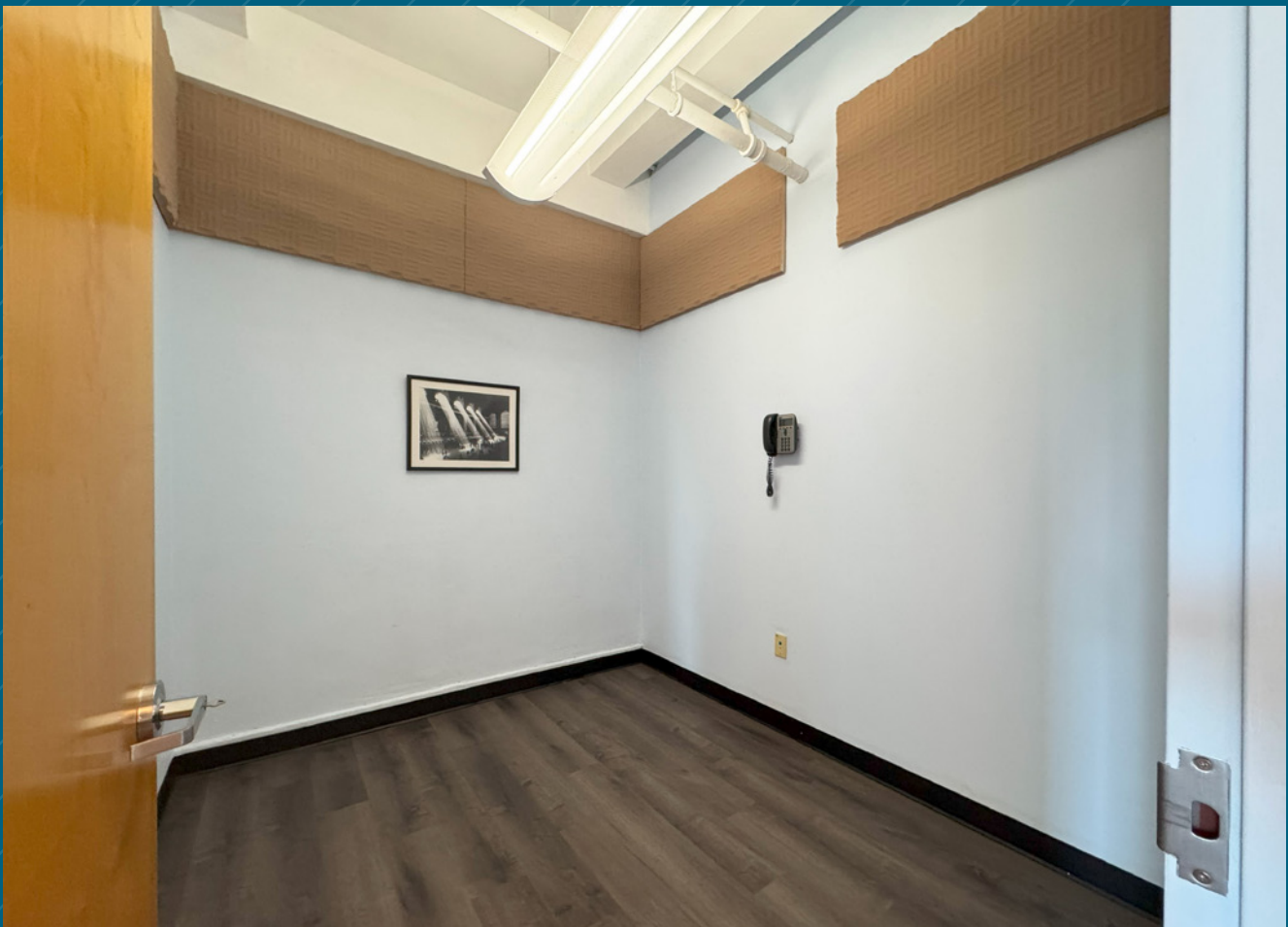
Wet Pantry



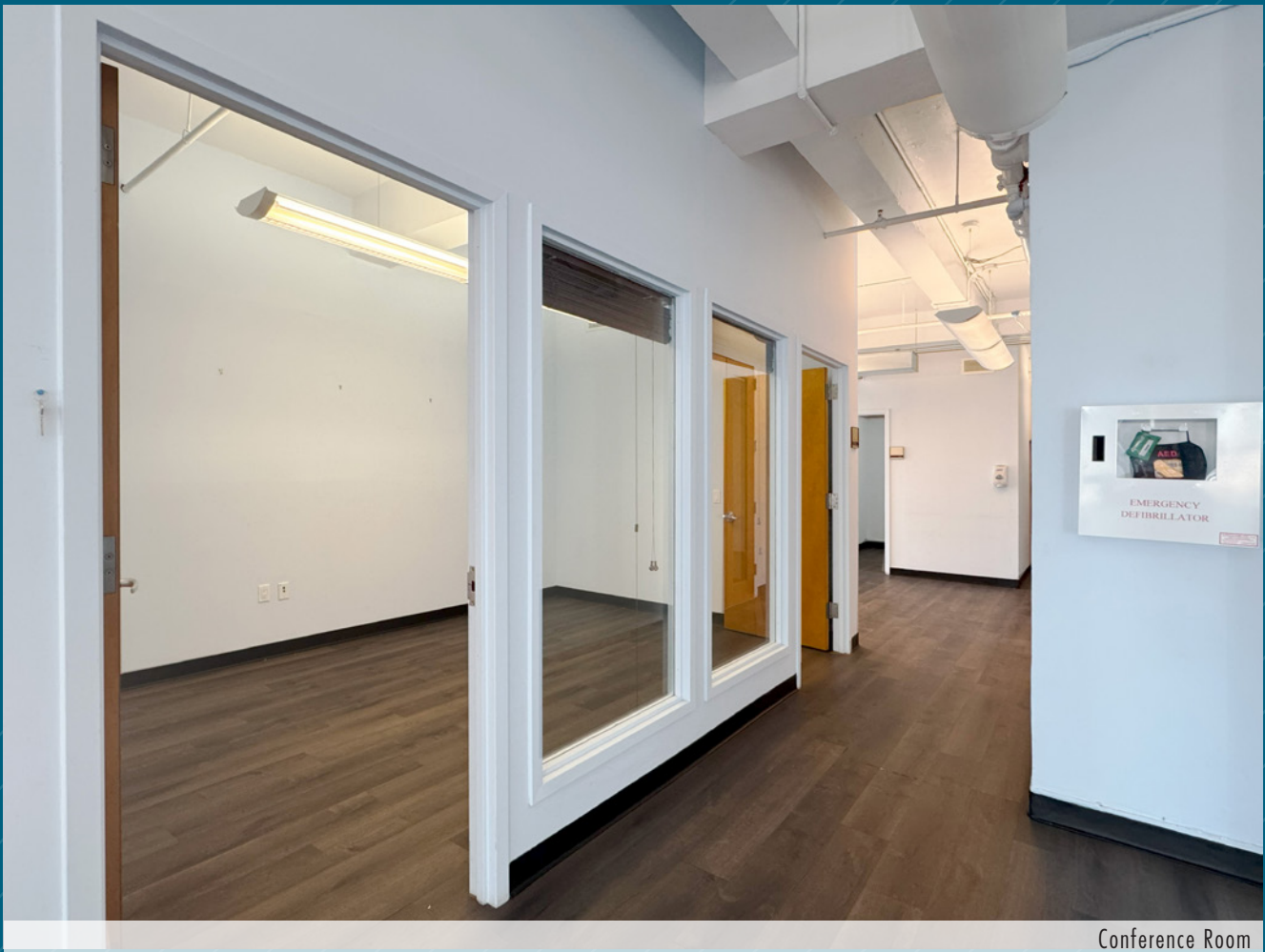
14 Windows throughout the space



Interior Offices



Interior Office



Conference Room



Southeast View

