

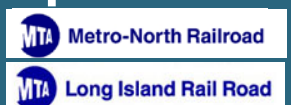
Existing Conditions

9 East 37th Street

Between 5th & Madison Avenues

Back on Market as a Direct Deal! - 5,132 RSF
Exceedingly bright, fully furnished, ready to go
Convenient to the Midtown Area's Variety of
Transportation, Restaurants, Retail & Services

Short walk to Grand Central Terminal, Herald Square, Grand
Central Madison LIRR Concourse, Bryant Park transportation
hubs' **B D F M 4 5 6 7 N Q R W S** subway lines and





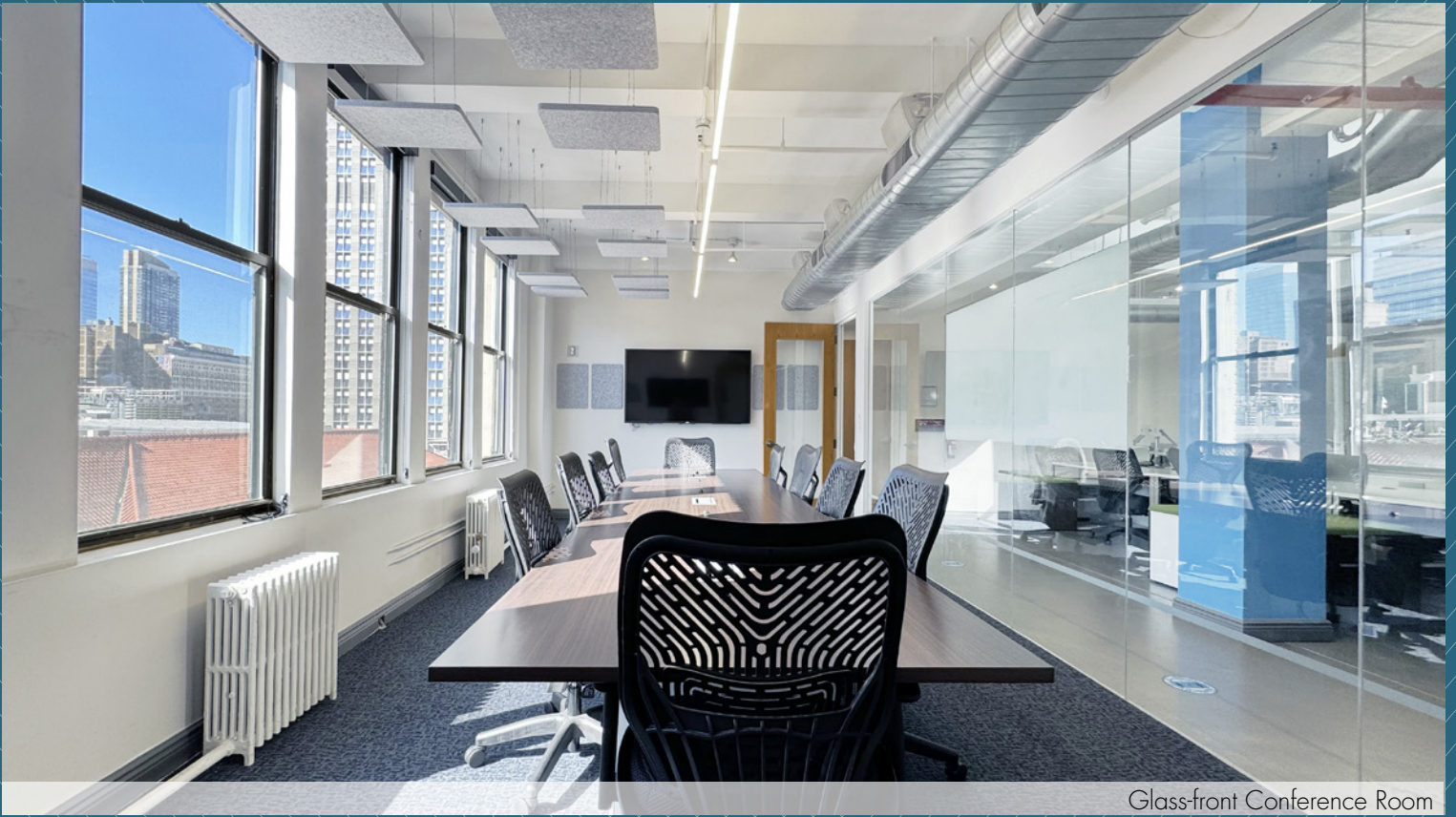
South View

Entire 12th Fl: 5,132 rsf
Possession: Immediate
Rent: Call or email for details

At 54 feet, the floors at 9 East 37th Street are slightly wider than other buildings of similar size, allowing for a much more expansive feel; better office flow; longer window lines; and a brighter environment with views of The Empire State building.

Comments:

- Very bright, furnished top floor space featuring high, exposed ceilings and north and south exposure
- Glass-front workspaces — (1) windowed conference room, and (2) interior two-person offices
- (1) Windowed corner office, (1) windowed two-person office, (1) small interior office, (1) phone room.
- Large open area with 28 workstations, full wet pantry with seating area
- Private men's and women's restrooms – ADA accessibility
- Attended lobby with (2) passenger elevators plus (1) freight elevator, submetered electric
- Convenient Midtown location offering fantastic transportation access within walking distance to Grand Central Terminal, Grand Central Madison LIRR concourse, Herald Square, Bryant Park subway and rail lines   
- Proximity to Penn Station's  trains



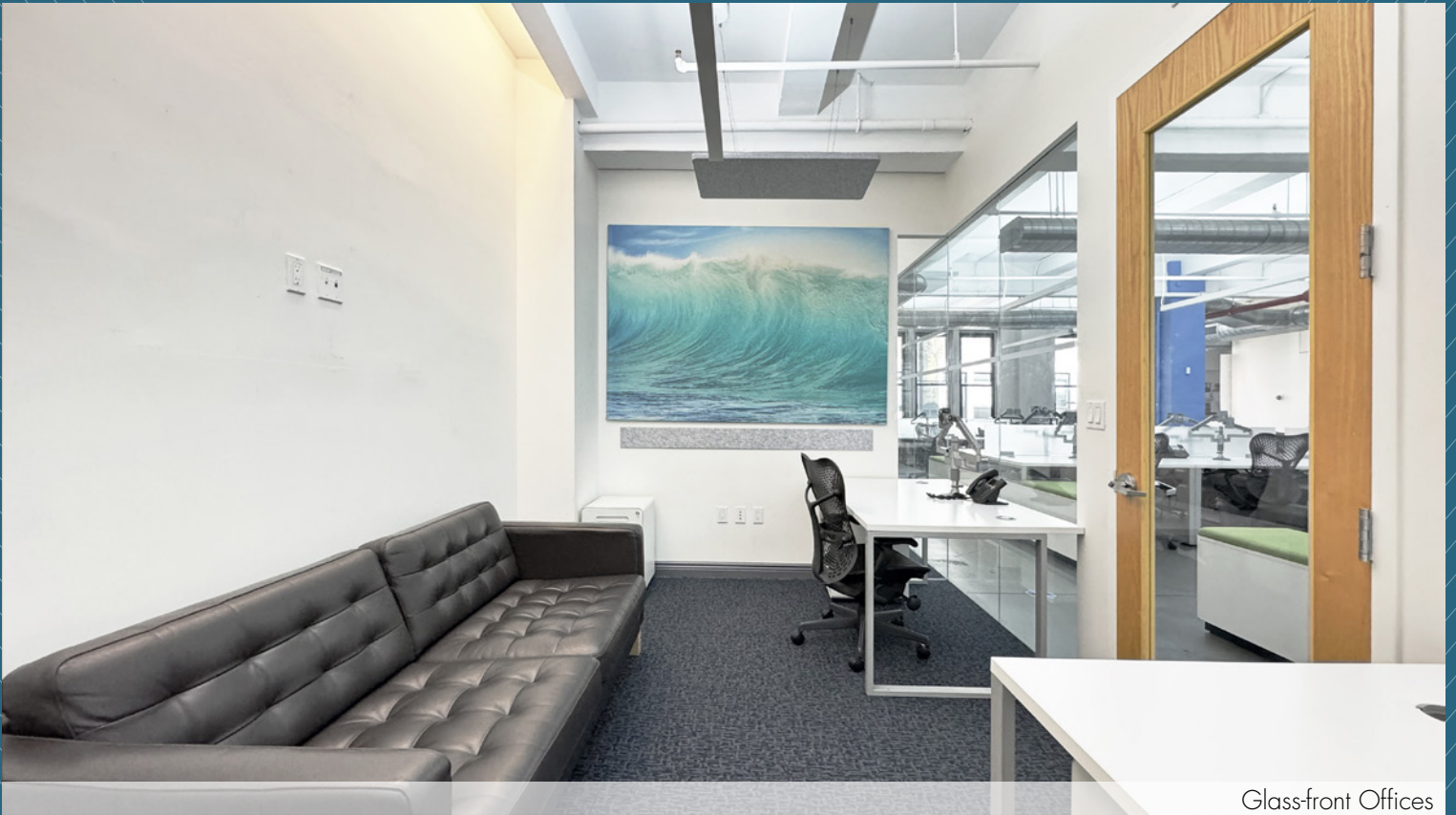
Glass-front Conference Room





Open Area





Glassfront Offices





Full Wet Pantry with Seating Area

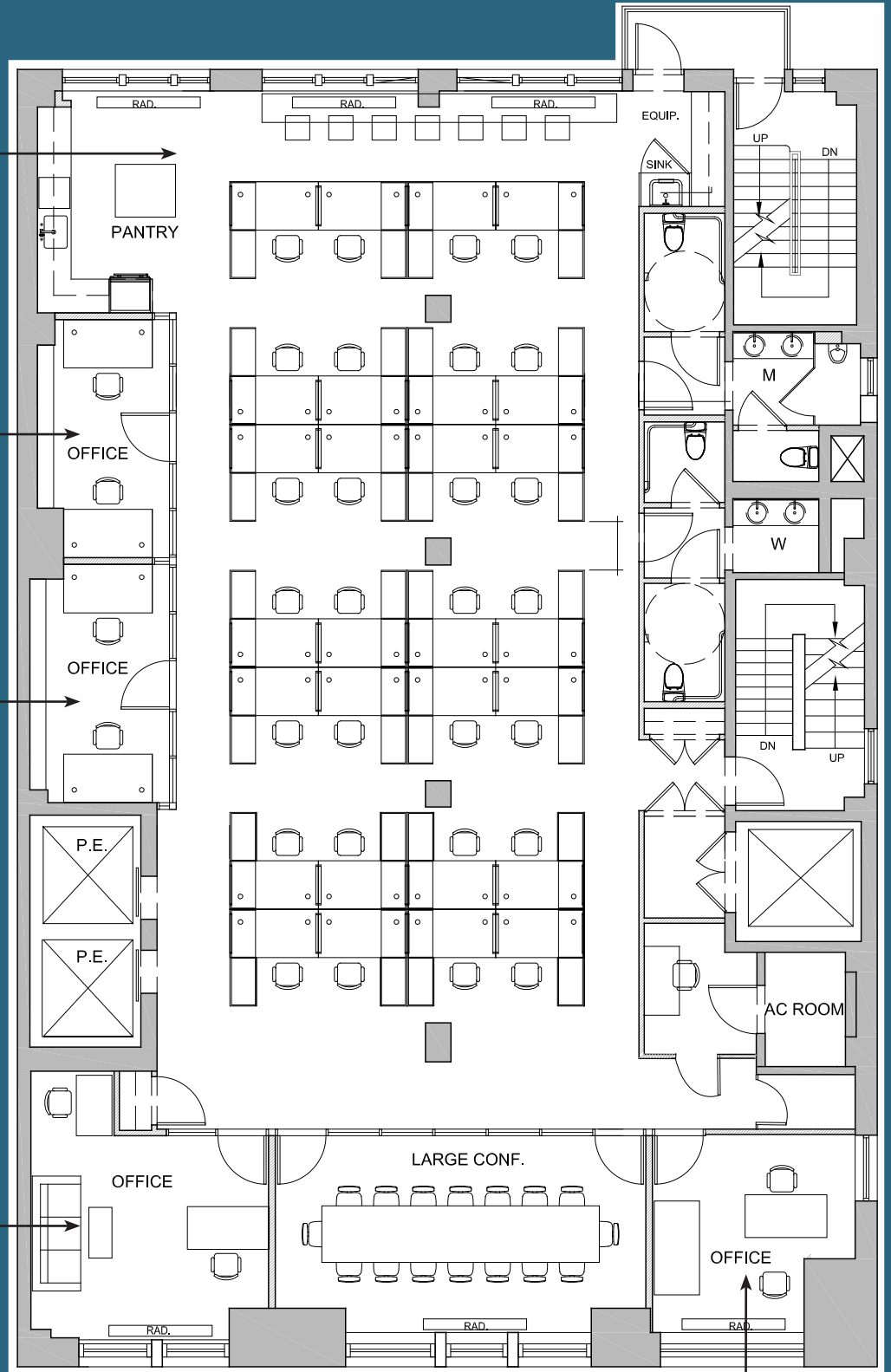
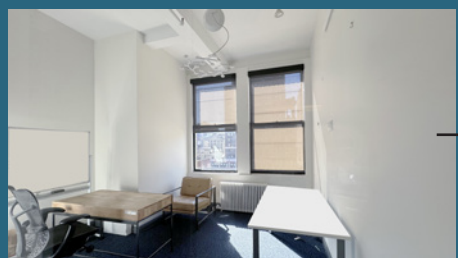
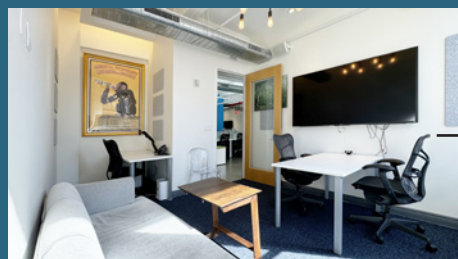


Private Men's and Women's Restrooms



Phone Room

ENTIRE 12TH FLOOR - 5,132 RSF (EXISTING CONDITIONS)



EAST 37TH STREET

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

