

RECENTLY RENOVATED FULL FLOORS ON BRYANT PARK

437

FIFTH AVENUE



AVAILABILITY

- Entire 4th Floor - 7,260 RSF
Furnished, move-in
condition

BUILDING FEATURES

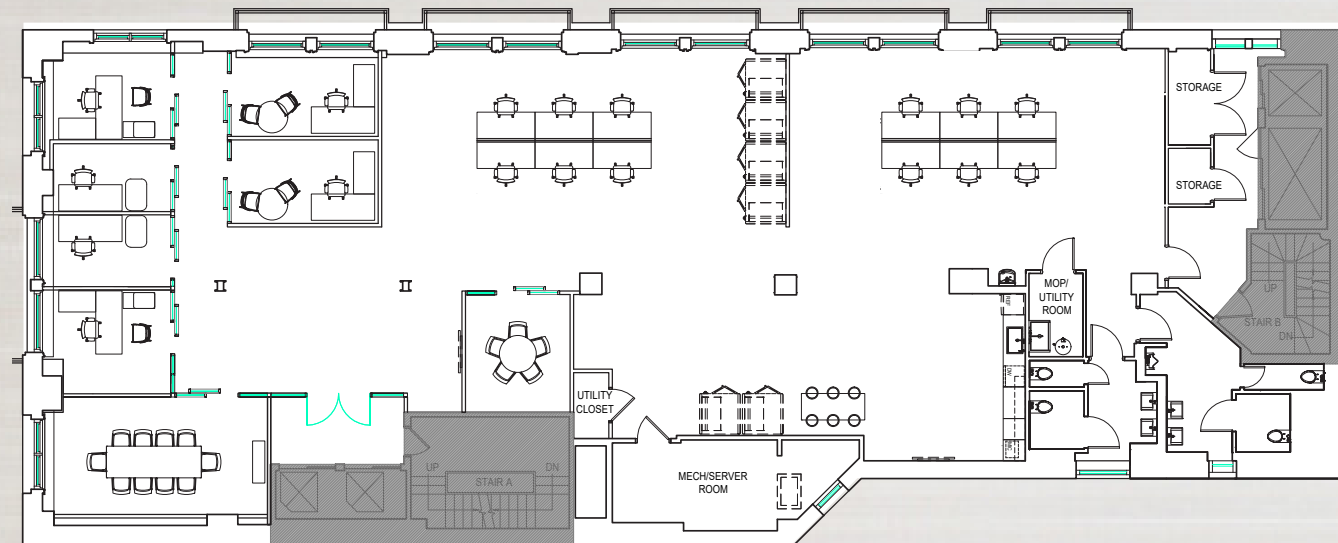
- Recently renovated lobby and tenant only roof deck
- Brand new tenant-controlled HVAC units
- Fifth Avenue & East 39th Street exposure with views of NY Public Library
- Blocks from Grand Central Terminal
- Located across from new Amazon headquarters

RECENTLY RENOVATED
FULL FLOORS ON BRYANT PARK

437
FIFTH AVENUE

- Built and furnished space ready for immediate move-in
- Layout consists of:
 - 7 offices / meeting rooms
 - 1 conference room
 - Open seating area (25-30 ppl)
 - Café style pantry
 - Reception / lounge area
 - Private restrooms
- Landlord will lease as-is or modify / upgrade as needed

CURRENT CONDITONS - 4TH FLOOR



RECENTLY RENOVATED
FULL FLOORS ON BRYANT PARK

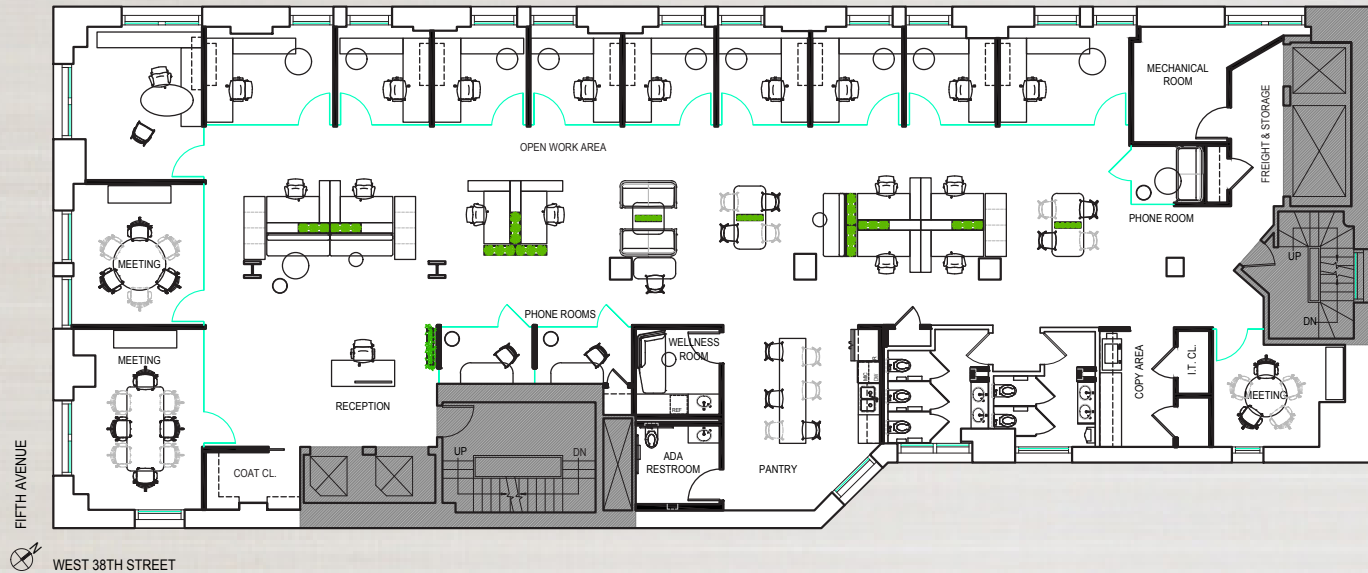
437
FIFTH AVENUE

TEST FITS

OFFICE INTENSIVE TEST-FIT

OFFICE INTENSIVE TEST-FIT

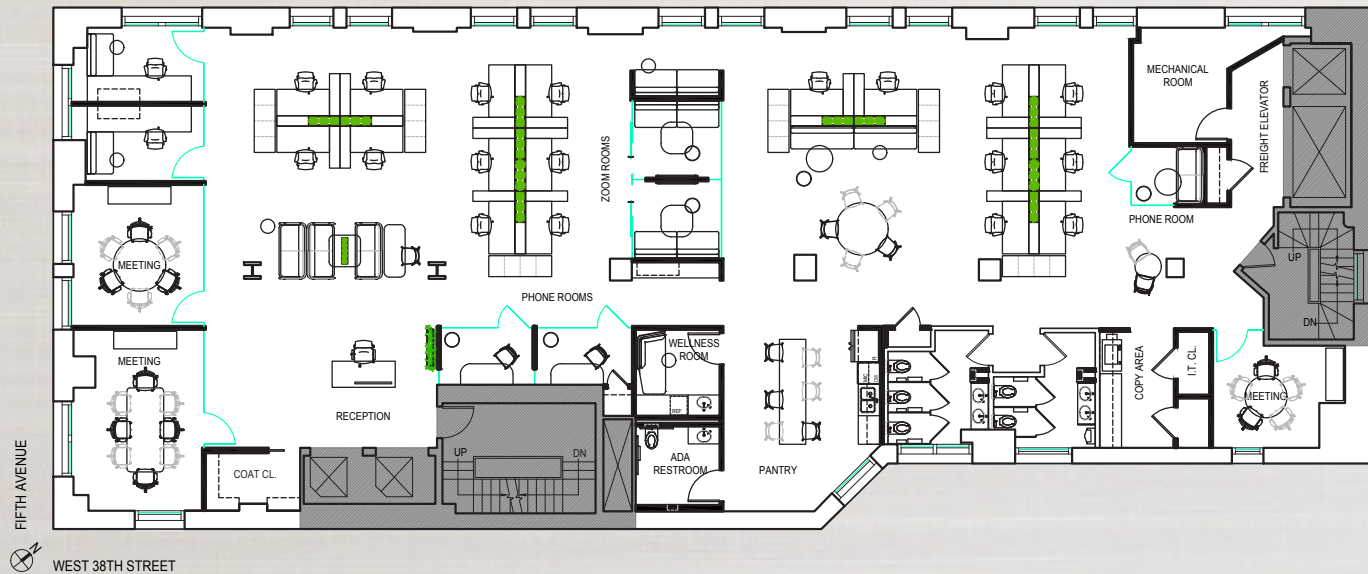
- 9 Private offices
- 1 Executive office
- 2 Meeting rooms
- 1 Large Conference room
- 3 Phone / zoom rooms
- Open seating for ~8-10 (socially distanced)
- Multiple breakout areas
- 1 Wellness room
- Private bathrooms (can be ADA compliant)
- Reception area
- Pantry



OPENING SEATING TEST-FIT

OPEN SEATING TEST-FIT

- 2 Private offices
- 2 Meeting rooms
- 1 Large Conference room
- 5 Phone / zoom rooms (2 internal)
- Open seating for ~18-20 (socially distanced)
- Multiple breakout areas
- 1 Wellness room
- Private bathrooms (can be ADA compliant)
- Reception area
- Pantry



RECENTLY RENOVATED
FULL FLOORS ON BRYANT PARK

437
FIFTH AVENUE

Area Map

Neighborhood Transportation

GRAND CENTRAL - 3 Minute walk

PABT - 8 Minute walk

PENN - 10 Minute walk

SUBWAY LINES

F B D M N Q R A C E

S 1 2 3 7 4 5 6

CITI BIKE - 8 docks within 6 blocks

PARKING - 5 garages within 8 blocks



CitiBike



Parking