

## RECENTLY RENOVATED FULL FLOORS ON BRYANT PARK

# 437

FIFTH AVENUE



### AVAILABILITY

- Entire 7th Floor: 7,260 RSF  
Brand new prebuilt

### BUILDING FEATURES

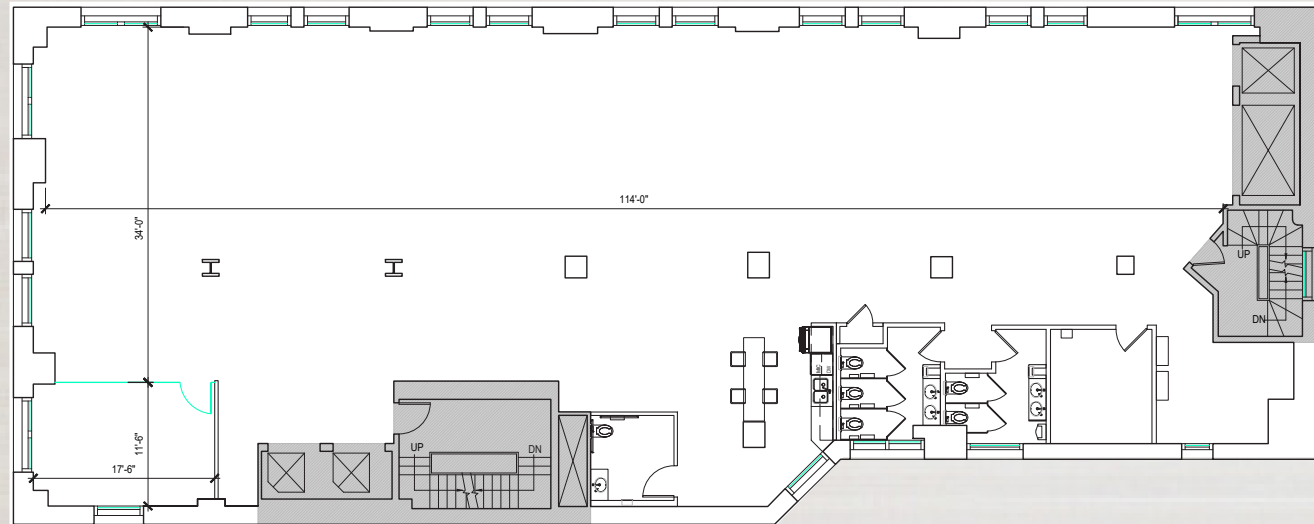
- Recently renovated lobby and tenant only roof deck
- Brand new tenant-controlled HVAC units
- Fifth Avenue & East 39th Street exposure with views of NY Public Library
- Blocks from Grand Central Terminal
- Located across from new Amazon headquarters

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- Newly prebuilt full floor
- Layout consists of:
  - 1 glass fronted conference room
  - New pantry
  - Renovated private restrooms
- Building standard finishes including hardwood floors, exposed steel columns, open ceilings and LED lighting

## CURRENT CONDITONS - 7TH FLOOR





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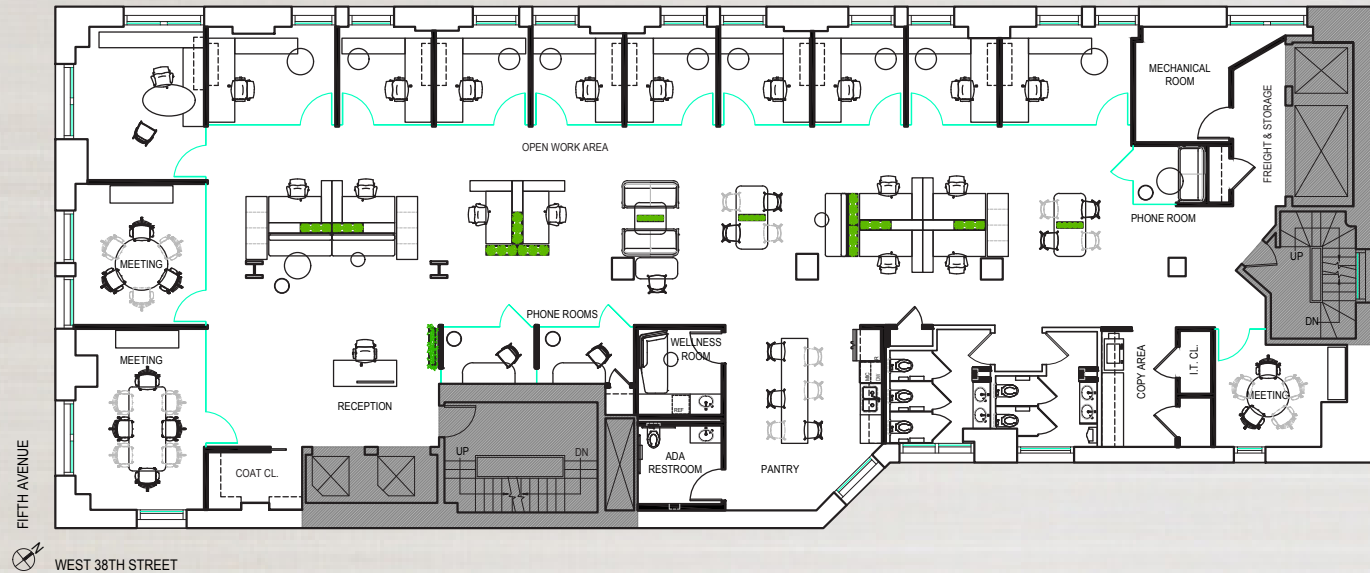
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## TEST FITS

### OFFICE INTENSIVE TEST-FIT

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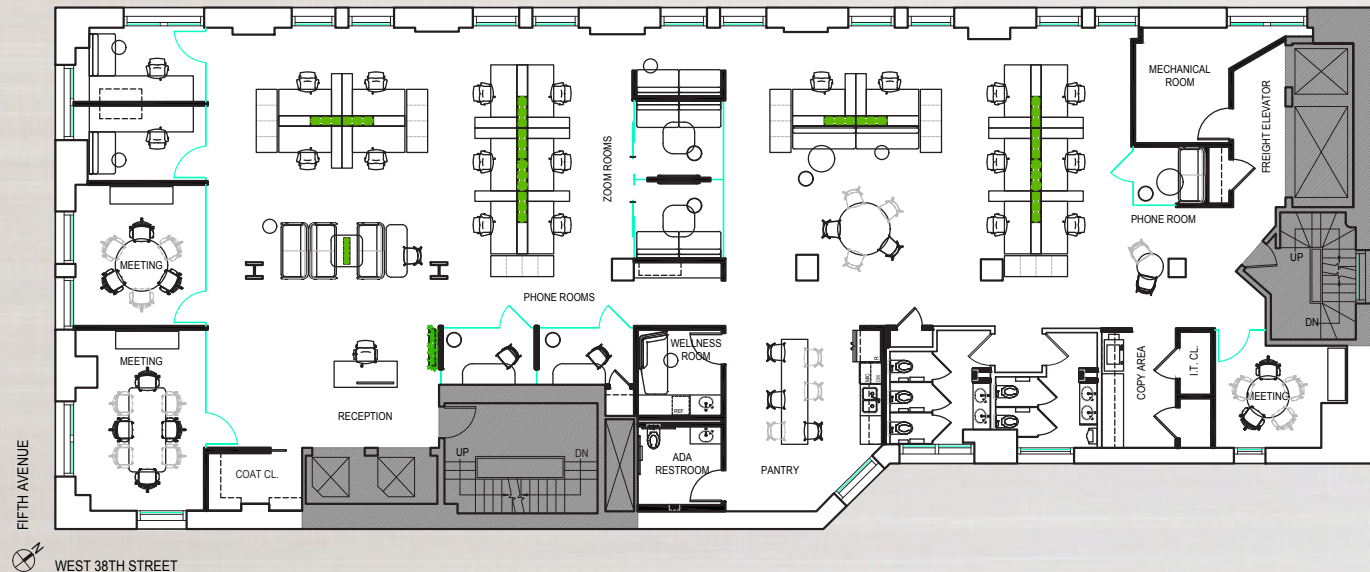
- 9 Private offices
- 1 Executive office
- 2 Meeting rooms
- 1 Large Conference room
- 3 Phone / zoom rooms
- Open seating for ~8-10 (socially distanced)
- Multiple breakout areas
- 1 Wellness room
- Private bathrooms (can be ADA compliant)
- Reception area
- Pantry



### 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



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## Area Map

### Neighborhood Transportation

GRAND CENTRAL - 3 Minute walk

PABT - 8 Minute walk

PENN - 10 Minute walk

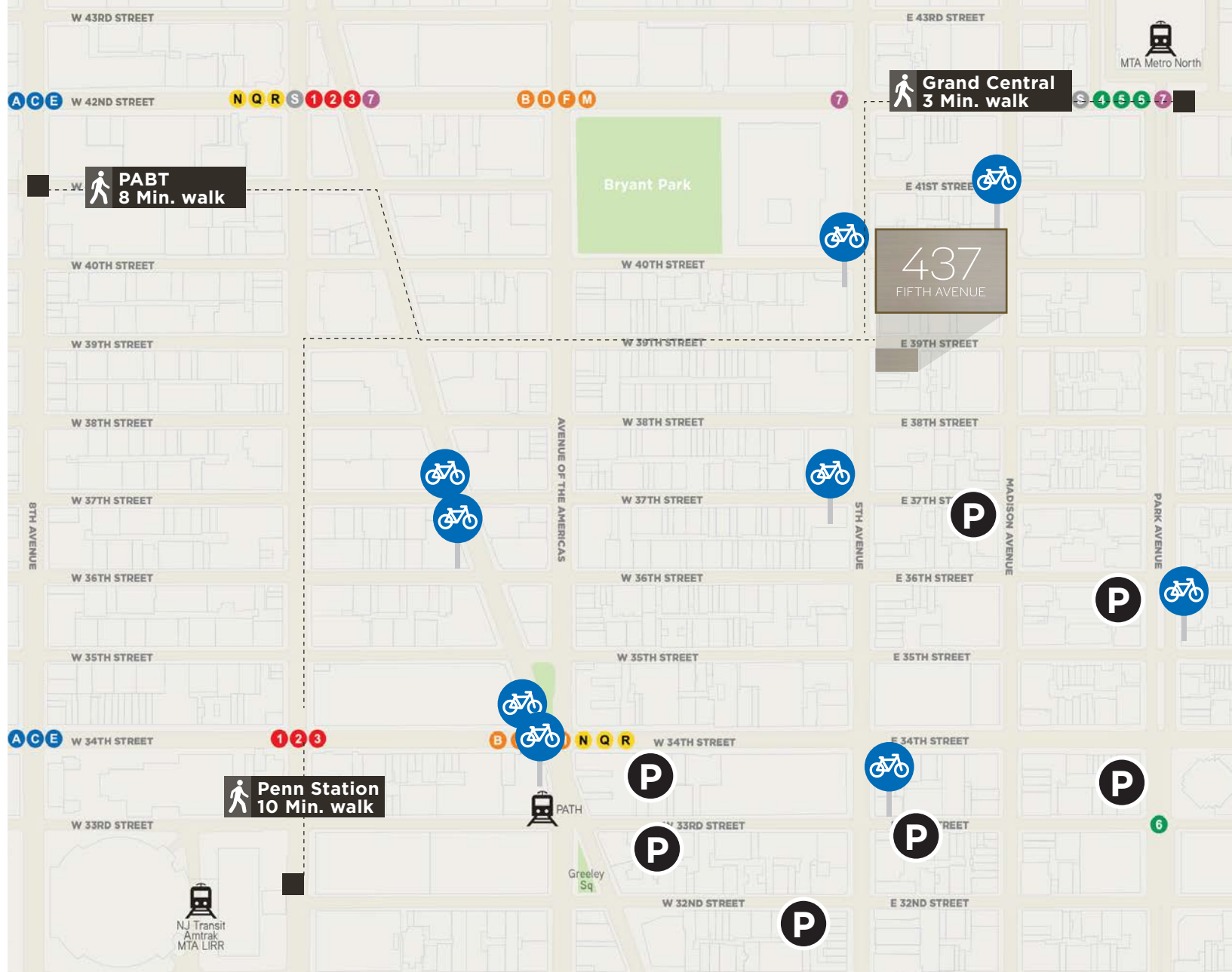
### SUBWAY LINES

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