

1001 Avenue of the Americas

Southwest Corner of West 37th Street



**New Prebuilt
Opportunities**

**Suite sizes range
1,263 - 3,530 RSF**

**Fantastic
Bryant Park
Location within
Midtown's
Transit Triangle**



**Short Walk to Times
Square, Penn Station,
Grand Central Terminal
and Bryant Park**

**1 2 3 B D F M
A C E 7 N Q R W
subway lines**

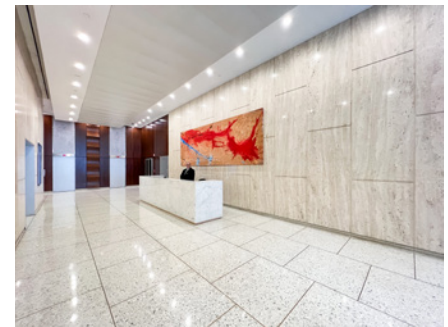


Existing Whitebox Condition

Brand New Prebuilt Units






Suite 1101:	2,250 rsf	Suite 1104:	1,842 rsf
Suite 1102:	3,530 rsf	Suite 1105:	1,263 rsf
Suite 1103:	3,132 rsf		

The 11th floor features 3-sides of operable windows providing abundant natural light throughout and great views of Madison Square Park, One Vanderbilt, and Empire State Building.



Possession: To be determined
Rent: Call or email for details

Comments:

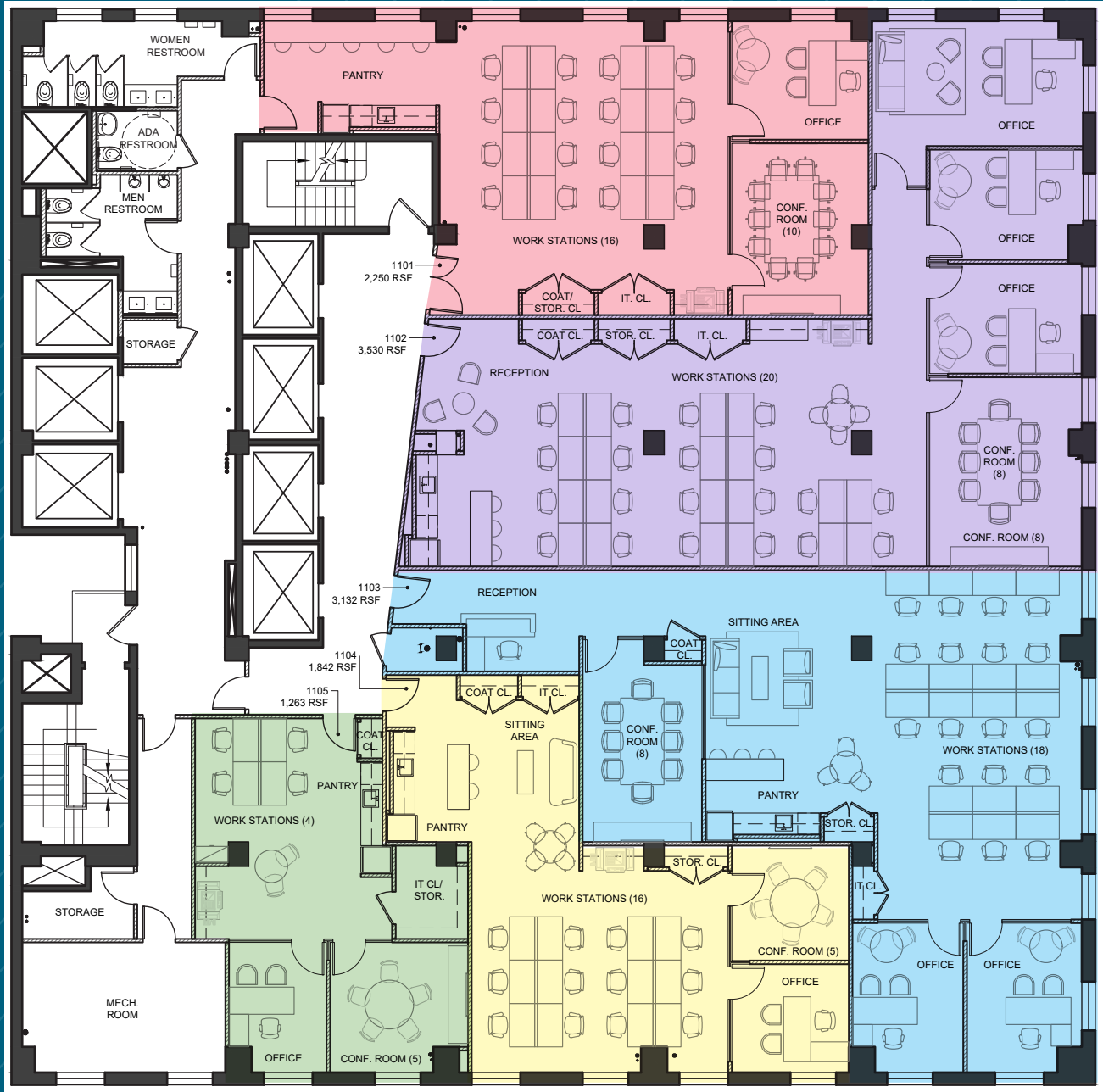
- Reasonable rents, flexible terms, stable long-term ownership
- Corner building with multiple fiber providers, tenant-controlled A/C, and 24/7/365 access
- Walk to Times Square, Penn Station, Grand Central Terminal and Bryant Park transportation hubs providing access to  lines and  Metro-North Railroad    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

ENTIRE 11TH FLOOR - DIVISION TEST-FIT

(FURNITURE SHOWN FOR LAYOUT CONCEPT ONLY)

Divisions:

- Suite 1101 - 2,250 rsf
- Suite 1102 - 3,530 rsf
- Suite 1103 - 3,132 rsf
- Suite 1104 - 1,842 rsf
- Suite 1105 - 1,263 rsf



WEST 37TH STREET

AVENUE OF THE AMERICAS



Sample Glass-Front Finishes



Sample Pantry Finishes



North View



South View

