



Conference Room

1001 Avenue of the Americas

Northwest corner of West 37th Street

Upper Floor Corner Suite - 3,894 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 



Corner Office

Suite 2206: 3,894 rsf






- Built corner space offering north and east exposure providing good natural light and views of the Empire State Building and One Vanderbilt
- Existing buildout includes (1) conference room, (5) offices, reception area, wet pantry with seating space, and open area
- Furniture shown for layout concept only



Possession: Q4 2024

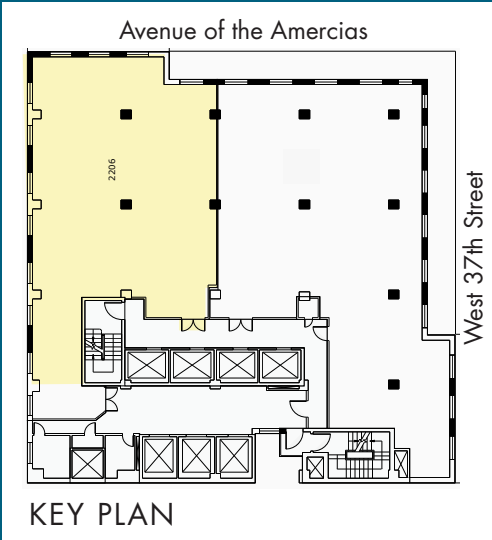
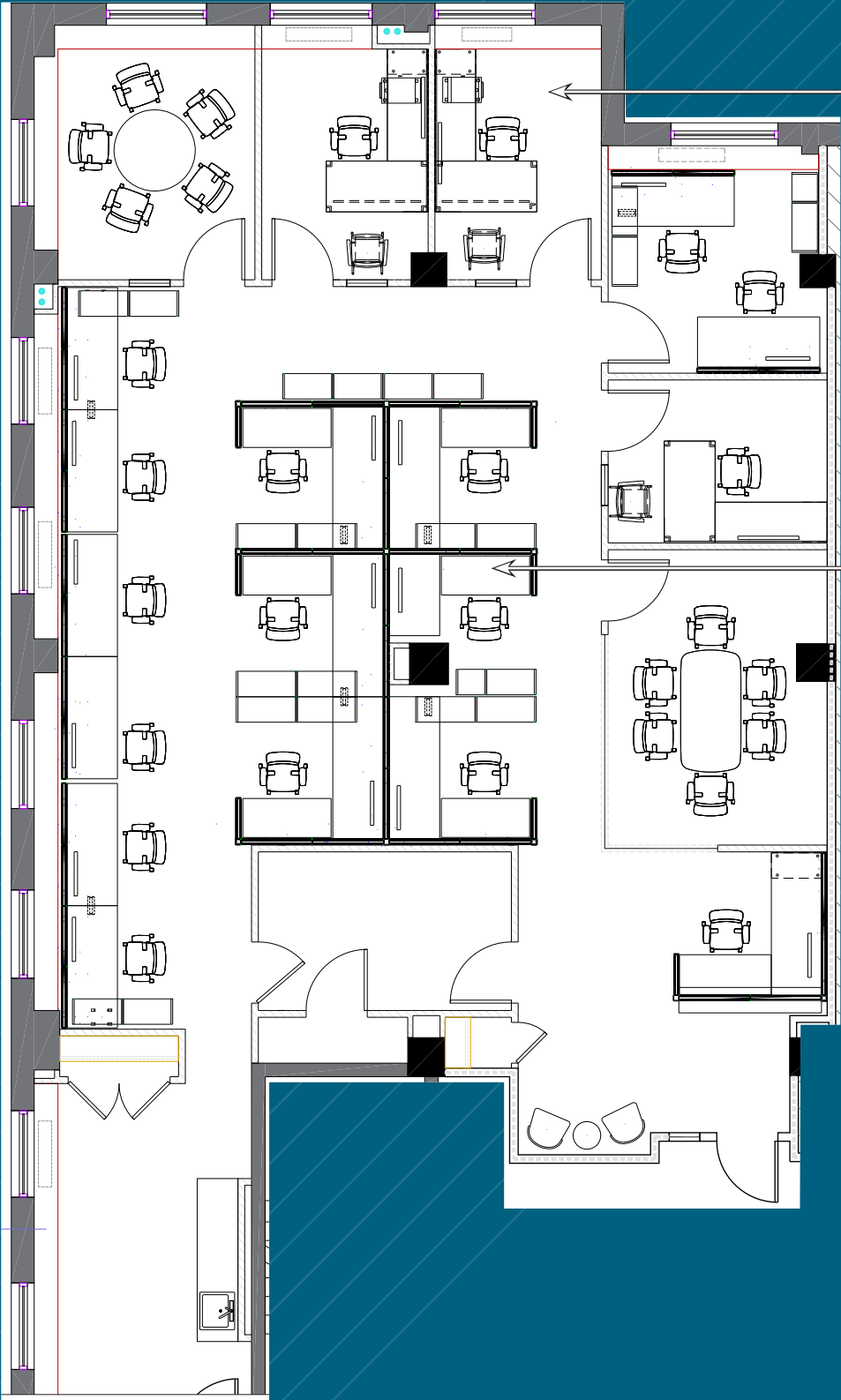
Rent: Call or email for details

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 2206 - 3,894 RSF
(AS-BUILT)

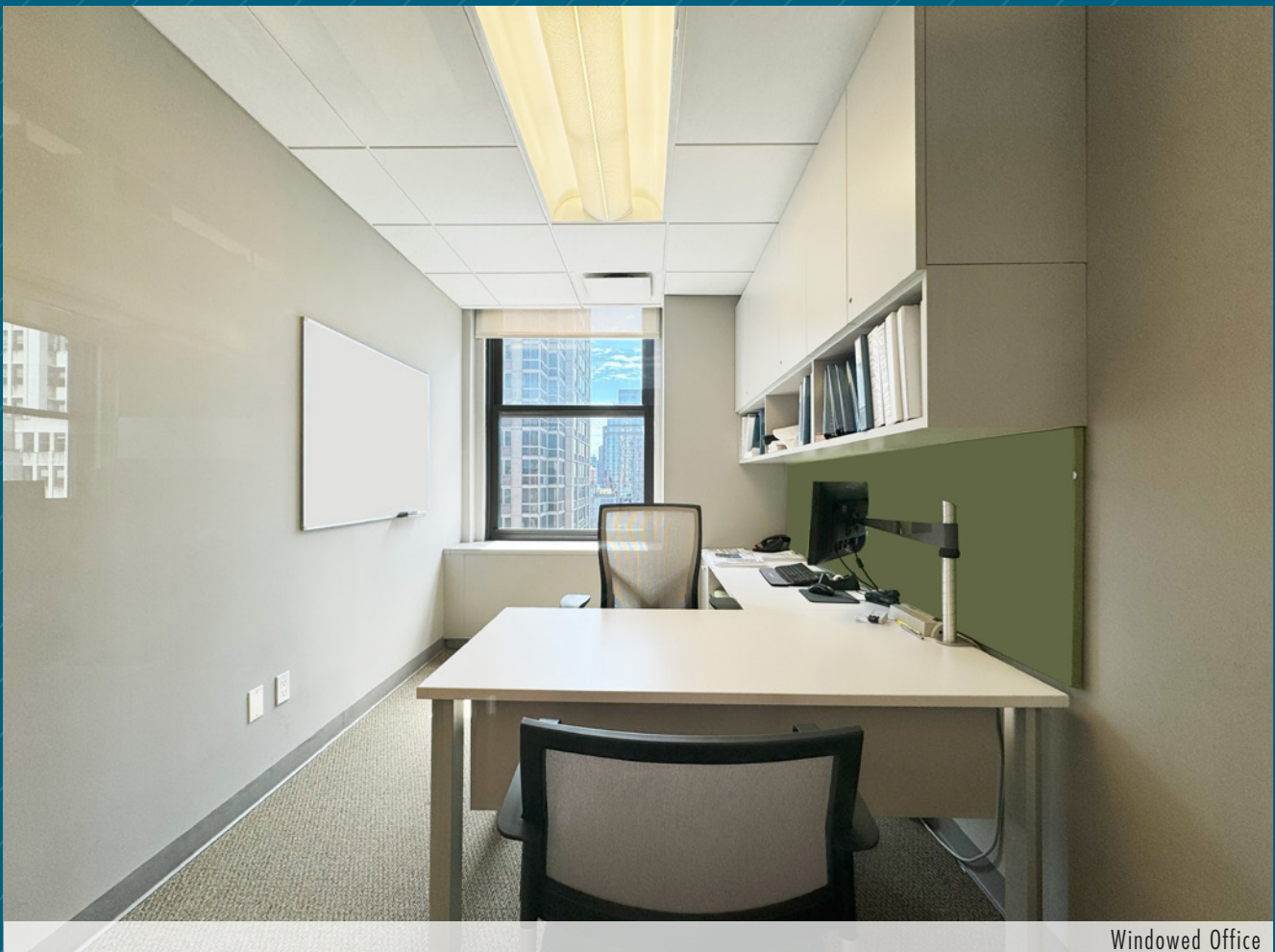
AVENUE OF THE AMERICAS



(Floor plan for descriptive purposes only; not to scale. Furniture shown for layout concept only)



Bullpen Area



Windowed Office



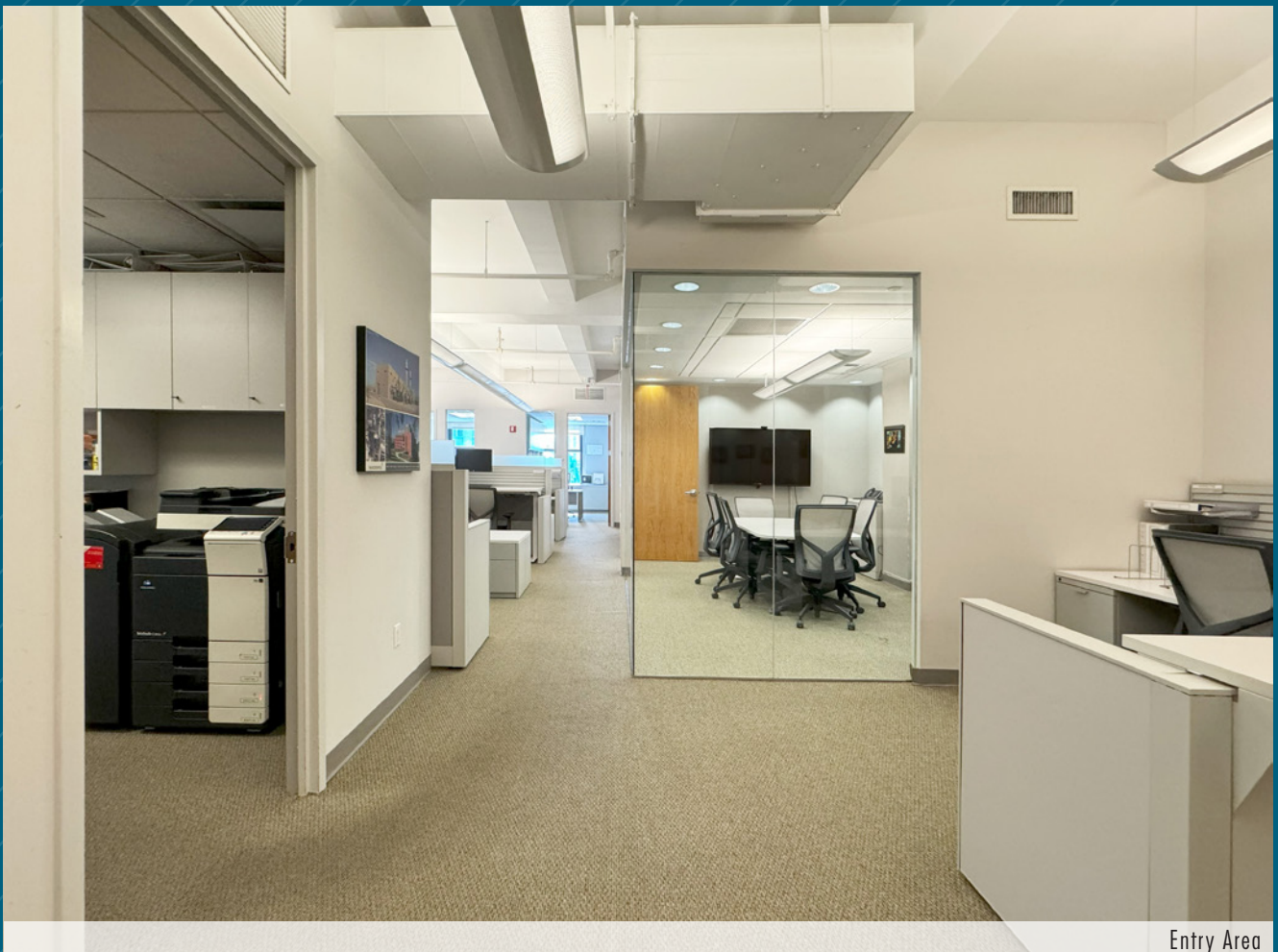
Reception Area



Wet Pantry



East View



Entry Area



Walk to Grand Central Terminal



Blocks from Bryant Park



Moynihan Train Hall



Times Square