

Existing Conditions

9 East 37th Street

Between 5th & Madison Avenues

New Semi-Prebuilt White Box Installation
10,000 RSF Contiguous Across (2) Floors
Exceptional Light and More Expansive Feel


Short walk to Grand Central Terminal, Herald Square, Bryant
Park **B D F M 4 5 6 7 N Q R W S** subway lines and  Metro-North Railroad



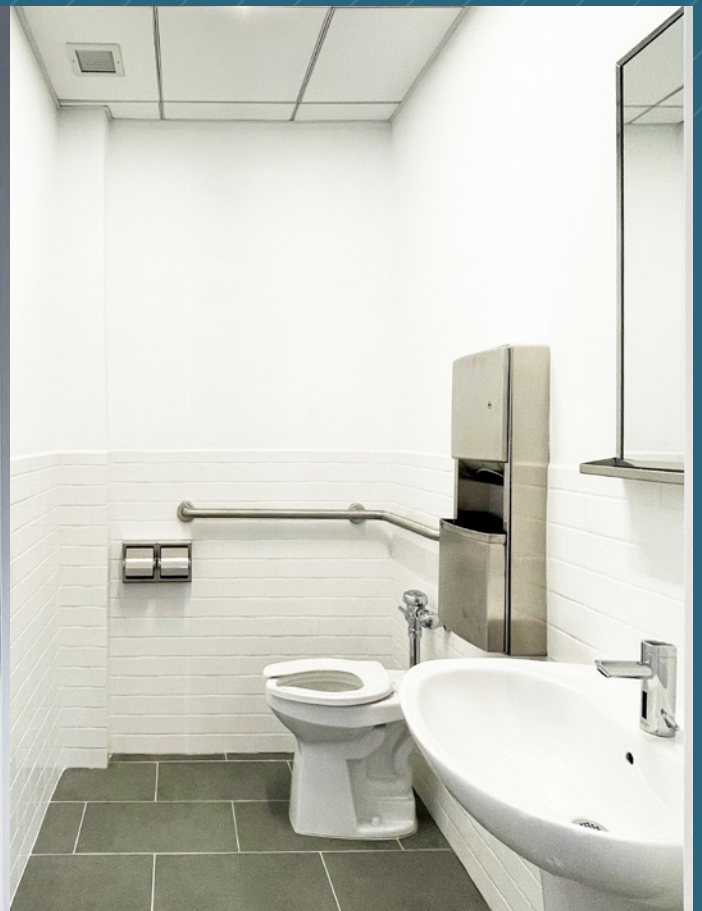
Entire 4th Fl: 5,000 rsf
 Entire 5th Fl: 5,000 rsf > Opportunity to create 10,000 rsf contiguous across (2) floors

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.

These very bright floors are semi-prebuilt with a white box-plus installation that features:

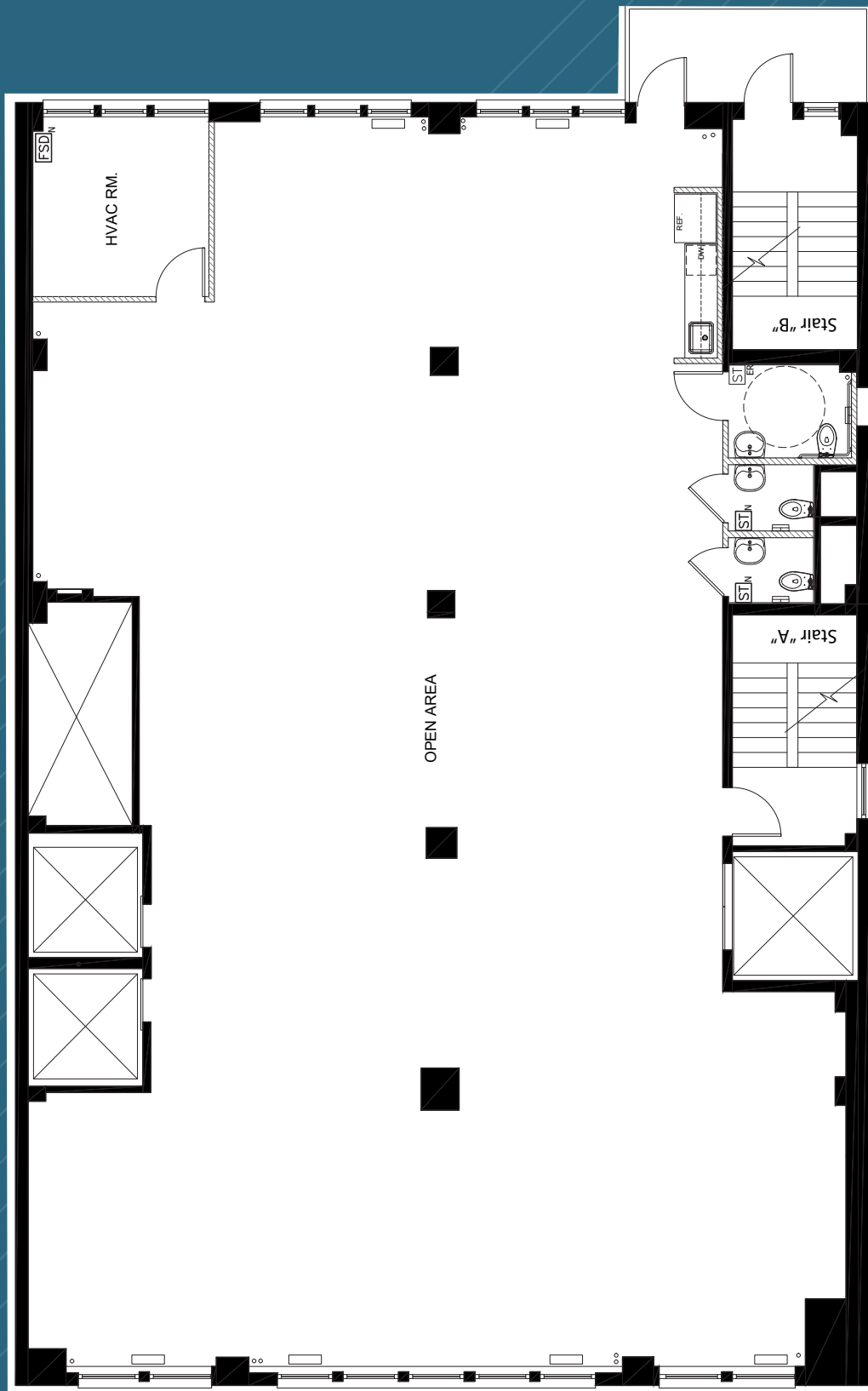
- Exposed ceilings, new hardwood floors throughout, (3) new bathrooms—one ADA compliant and new wet pantry, operable windows offering abundant natural light
- Landlord will install HVAC, and using building standard finishes — lighting, offices and conference room
- Attended lobby with (2) passenger elevators plus (1) freight elevator, submetered electric
- Convenient Midtown location offering fantastic transportation access within walking distance to Grand Central Terminal, Herald Square, Bryant Park  subway lines and proximity to Penn Station subways and





ENTIRE 4TH & 5TH FLRS - 5,000 RSF EACH (EXISTING CONDITIONS)

10,000 RSF CONTIGUOUS ACROSS (2) FLOORS



EAST 37TH STREET

(for descriptive purposes only; not to scale.)

