

1001

AVENUE OF THE AMERICAS  
BRYANT PARK, NYC

10,127 RSF TOWER LEVEL DUPLEX  
PRIVATE PANORAMIC TERRACE



25th Floor Terrace - Artist's Rendering



Artist's Rendering



## Entire 25th Floor - 2,561 RSF + 2,198 SF Terrace

- Wraparound private terrace approx. 2,198 square feet providing panoramic Manhattan skyline views.
- (1) Windowed office.
- Large open area.
- Access to the 25th Floor via a common corridor staircase.

Artist's Rendering







## Entire 24th Floor - 7,566 RSF

- (13) Windowed private workspaces with glass-front, sliding-door entries providing a flexible mix of uses.
- Large reception area with open area for workrooms.



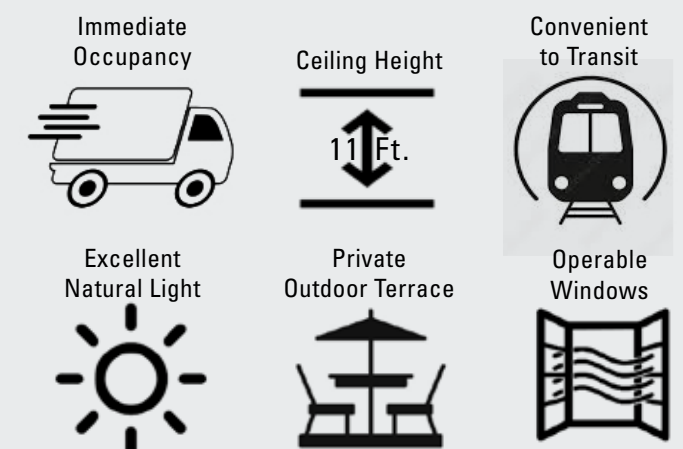


Southwest View from Terrace

- Ideally located in the Bryant Park area within Midtown's "Transit Triangle"
- Walk to Times Square, Grand Central Terminal, Grand Central Madison LIRR concourse, Penn Station with seamless connection Moynihan Train Hall, and Bryant Park Transportation Hubs providing access to **1 2 3 B D F M A C E N Q R W 7**  Metro-North Railroad    Long Island Rail Road
- Vicinity of Port Authority Bus Terminal and Rockefeller Center
- Convenient to Herald Square services, retail, and variety of eateries
- Reasonable rents, flexible terms, stable, long-term ownership

Overall floor buildouts include:

- Multiple glass-front private workspaces offering flexible conference/meeting, office or collaboration use
- Three sides of operable windows providing excellent natural light
- Private restrooms, full wet pantry with seating/lounge areas



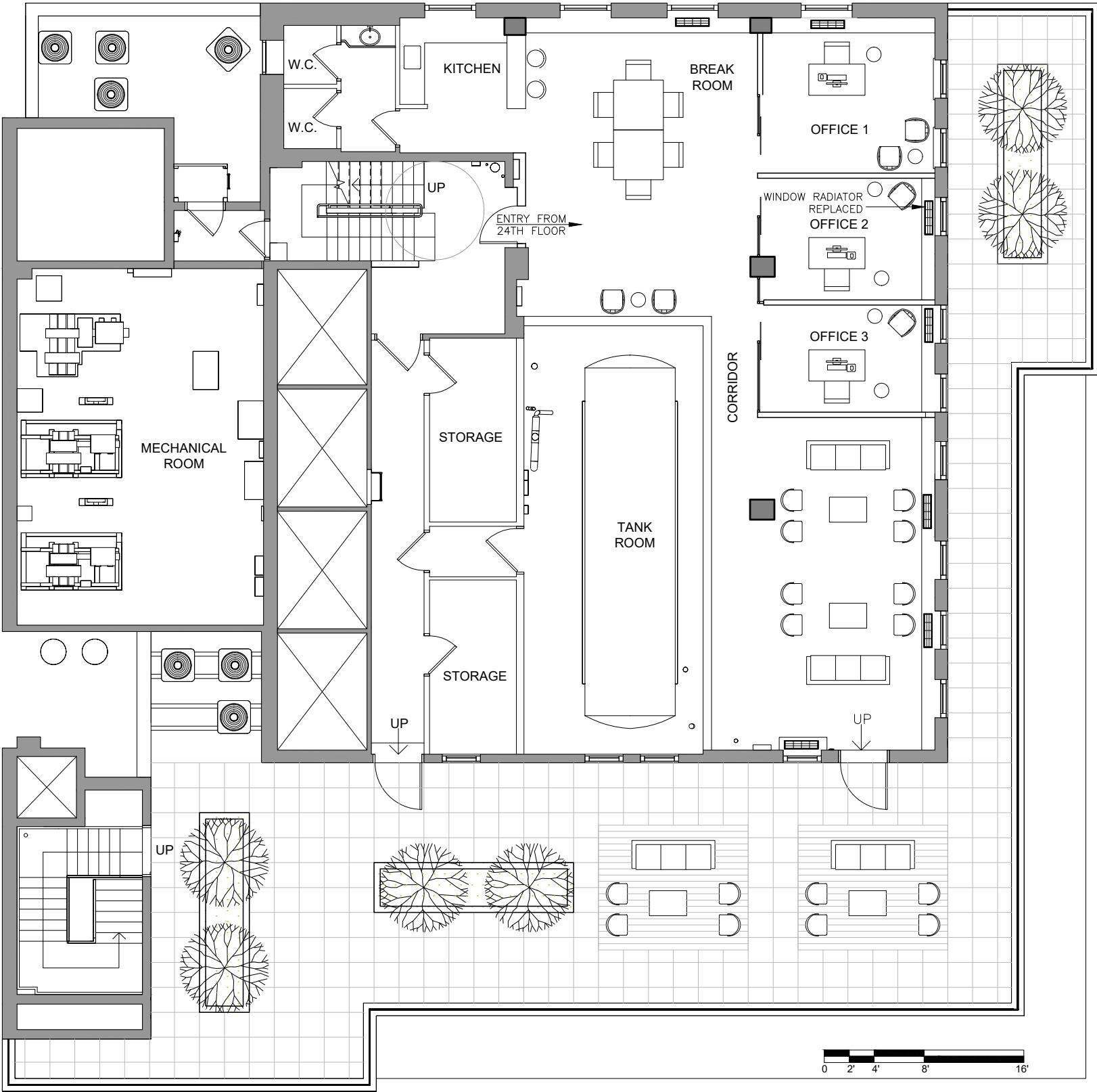
Scan or Click to Experience  
The Terrace Views

A building currently under construction in the photo above has been rendered for concept only

All information is from sources deemed reliable but is subject to errors or omissions of any magnitude, withdrawal from market, or changes in terms, all without notice. Brokers employment and payment only by written agreement.

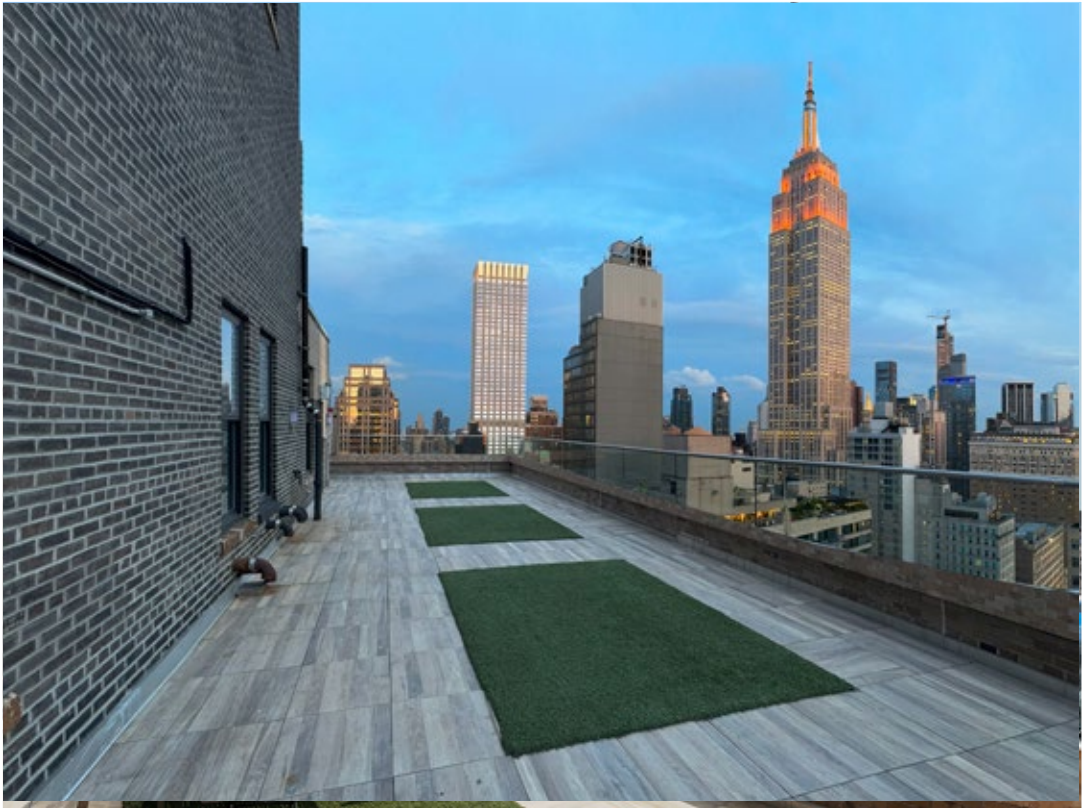


Proposed Buildout 25th Floor Plan - 2,561 rsf + 2,198 SF Terrace



Avenue of the Americas

West 37th Street



25th Floor Terrace





# Existing Conditions 25th Floor Plan - 2,561 rsf + 2,198 SF Terrace



Floor plan not to scale, for descriptive purposes only; furniture shown for layout concept only





25th Floor - Artist's Rendering





25th Floor - Artist's Rendering

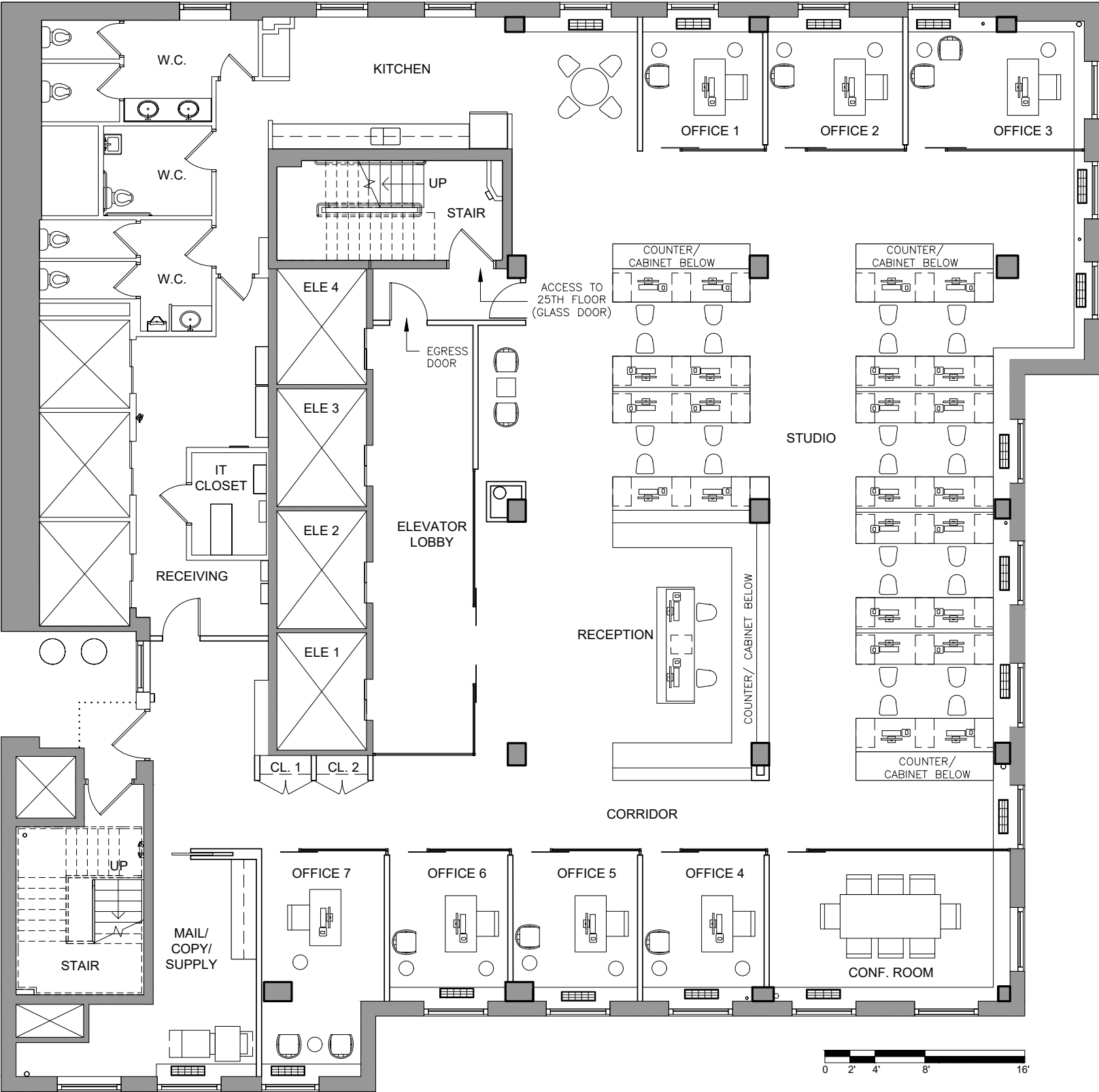




25th Floor - Artist's Rendering



Proposed Buildout 24th Floor Plan - 7,566 rsf



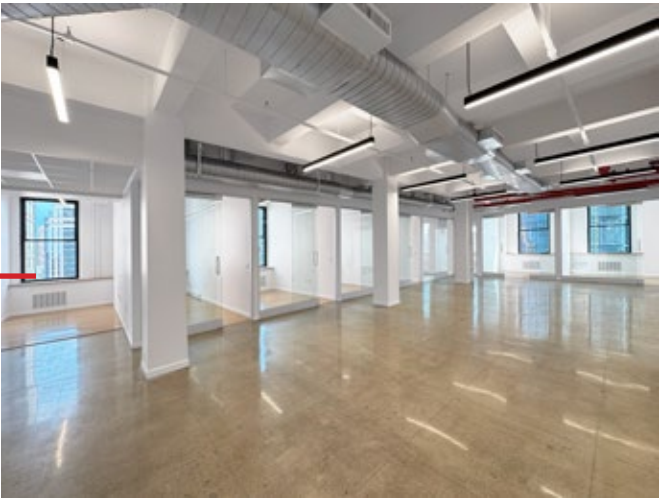
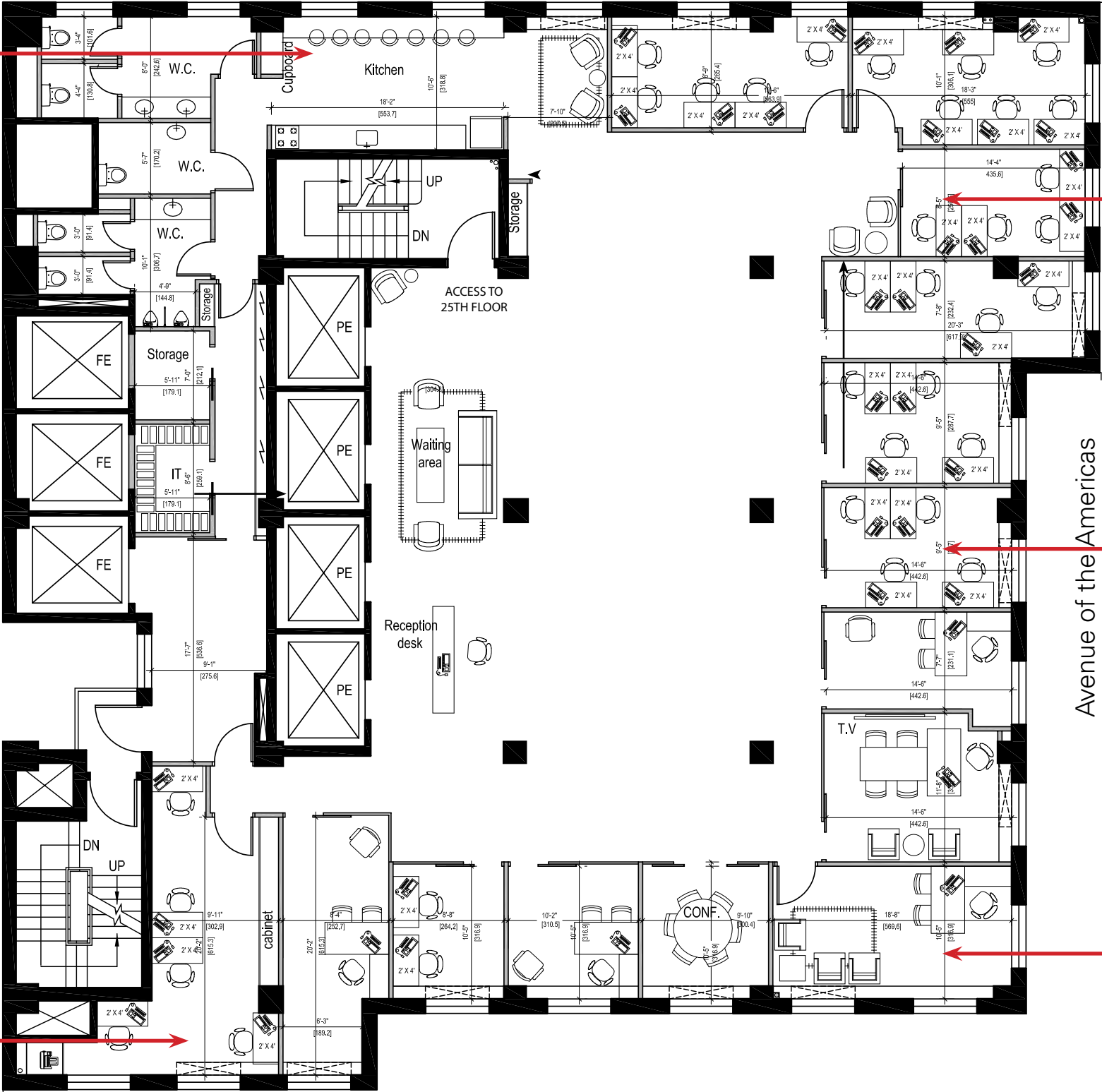
West 37th Street

Avenue of the Americas





# Existing Conditions Entire 24th Floor Plan - 7,566 rsf



Avenue of the Americas

West 37th Street

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24th Floor - Artist's Rendering





24th Floor - Artist's Rendering





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