

1001 Avenue of the Americas

Southwest Corner of West 37th Street



**New Prebuilt
Opportunity
4,473 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



Bryant Park

ABS Partners Real Estate, as the exclusive agent is pleased to offer the following opportunity for lease:

Planned New Prebuilt Units

~~Suite 501: 4,342 rsf - LEASED~~

~~Suite 502: 4,473 rsf~~

~~Suite 503: 3,202 rsf - LEASED~~

All suites feature high-quality glass-front finishes, polished concrete floors, exposed ceilings, and energy-efficient LED lighting. The oversized operable windows provide abundant natural light and city views.



Possession: Immediate

Rent: Call or email for details

Comments:

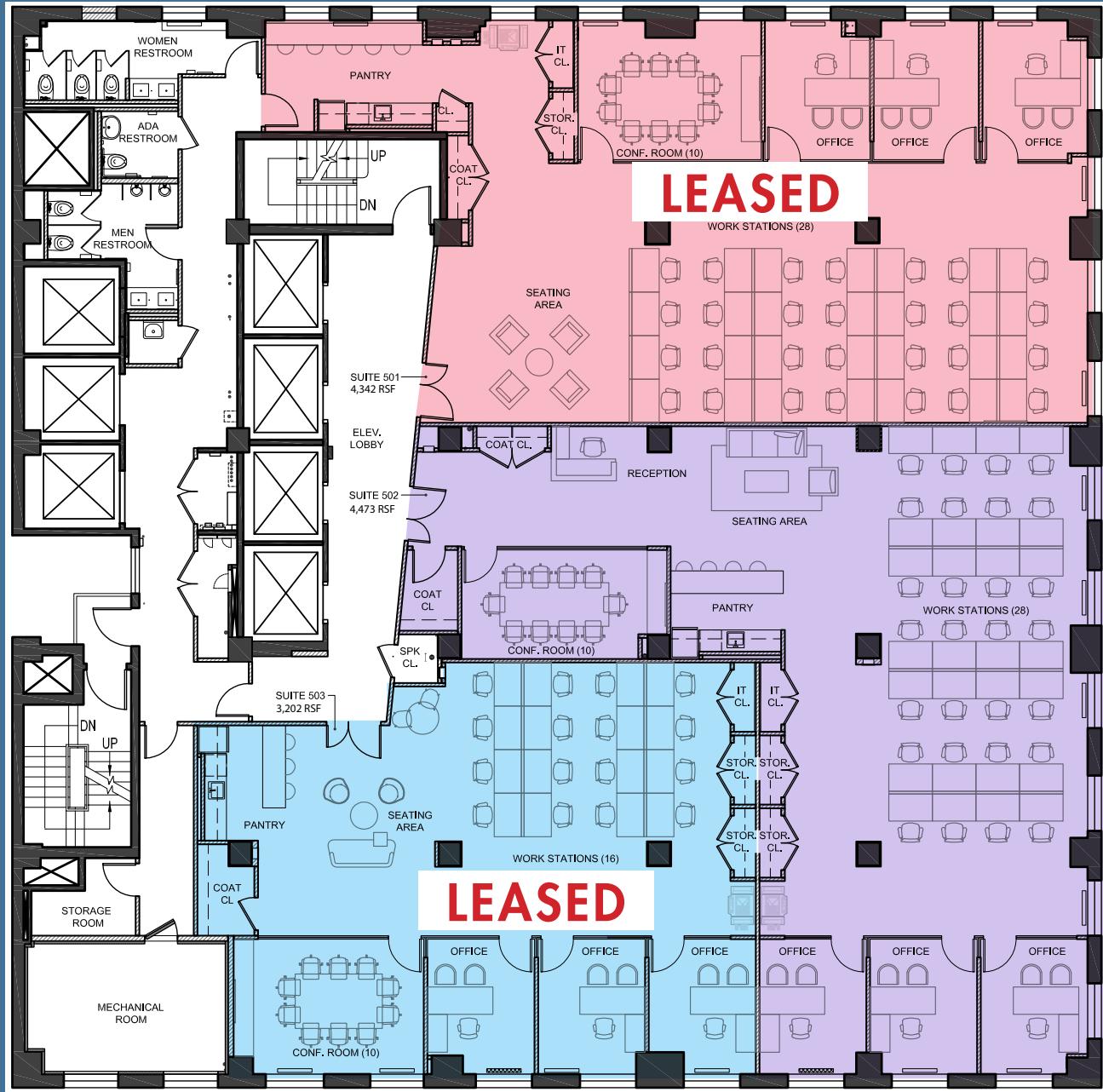
- Reasonable rents, flexible terms, stable long-term ownership
- Corner building with multiple fiber providers, tenant-controlled A/C, and 24/7/365 access
- Walk to Times Square, Penn Station, Grand Central Terminal and Bryant Park transportation hubs providing access to **1 2 3 B D F M** lines and **A C E N Q R W 7** lines and **PATH** **Metro-North Railroad** **NJ TRANSIT** **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 5TH FLOOR - DIVISION TEST-FIT

(FURNITURE SHOWN FOR LAYOUT CONCEPT ONLY)

Divisions:

- Suite 501 - 4,342 rsf - LEASED
- Suite 502 - 4,473 rsf
- Suite 503 - 3,202 rsf - LEASED



AVENUE OF THE AMERICAS

WEST 37TH STREET



Sample Glass-Front Finishes



Sample Pantry Finishes



North View



South View

LOCATED WITHIN MIDTOWN'S TRANSIT TRIANGLE

Grand Central Station

4 5 6 7 S

Port Authority
Bus Terminal
10 Mins Walking

W 40TH ST

W 39TH ST

W 38TH ST

W 37TH ST

W 36TH ST

W 35TH ST

W 34TH ST

W 33RD ST

Moynihan
Train Hall

W 31ST ST



Walk to Grand Central Terminal



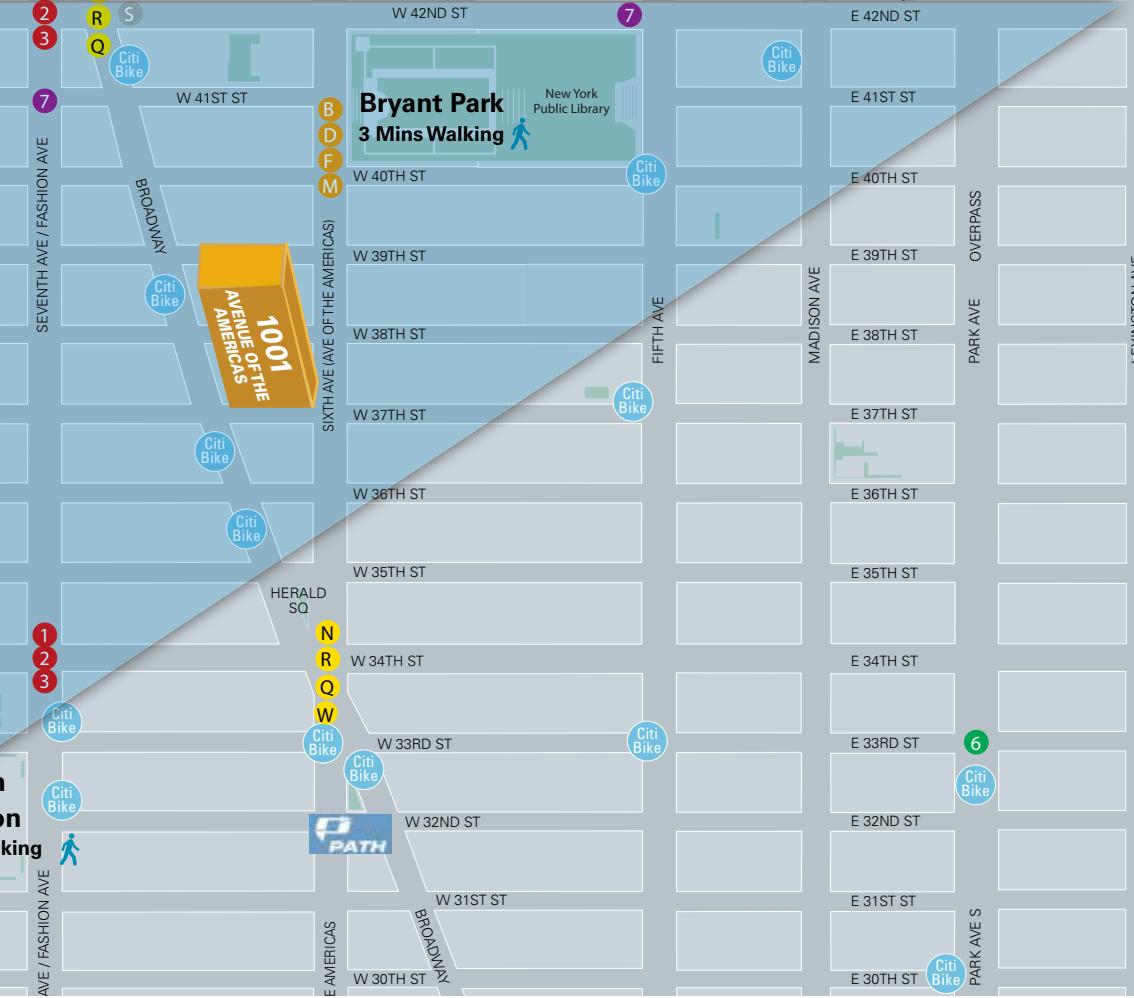
Blocks from Bryant Park



Moynihan Train Hall



Times Square



For further information and/or inspection, please contact:

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