

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

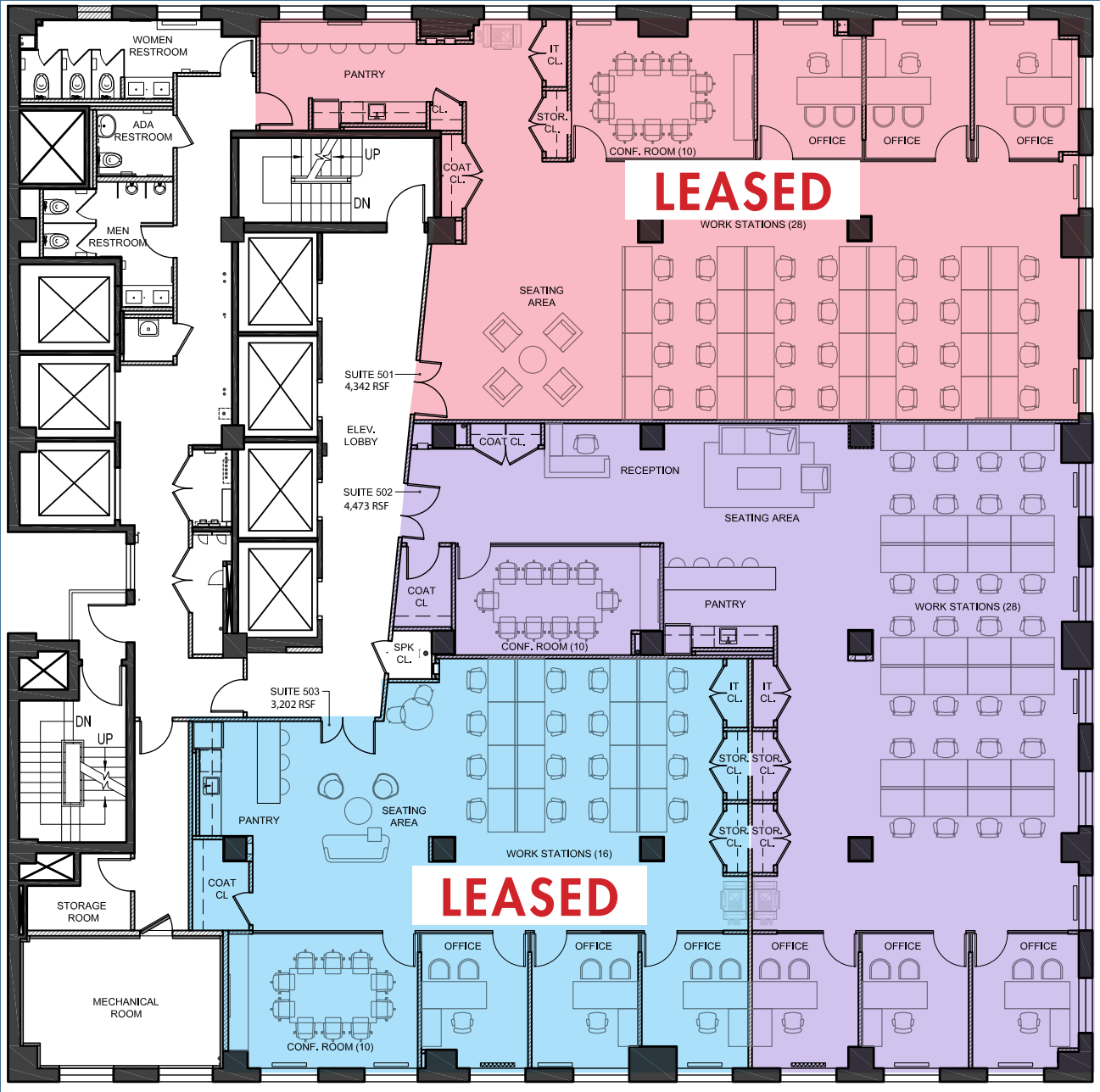
Comments:

- 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  lines and  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

Floor Plan not to scale, for display purposes only



Sample Glass-Front Finishes



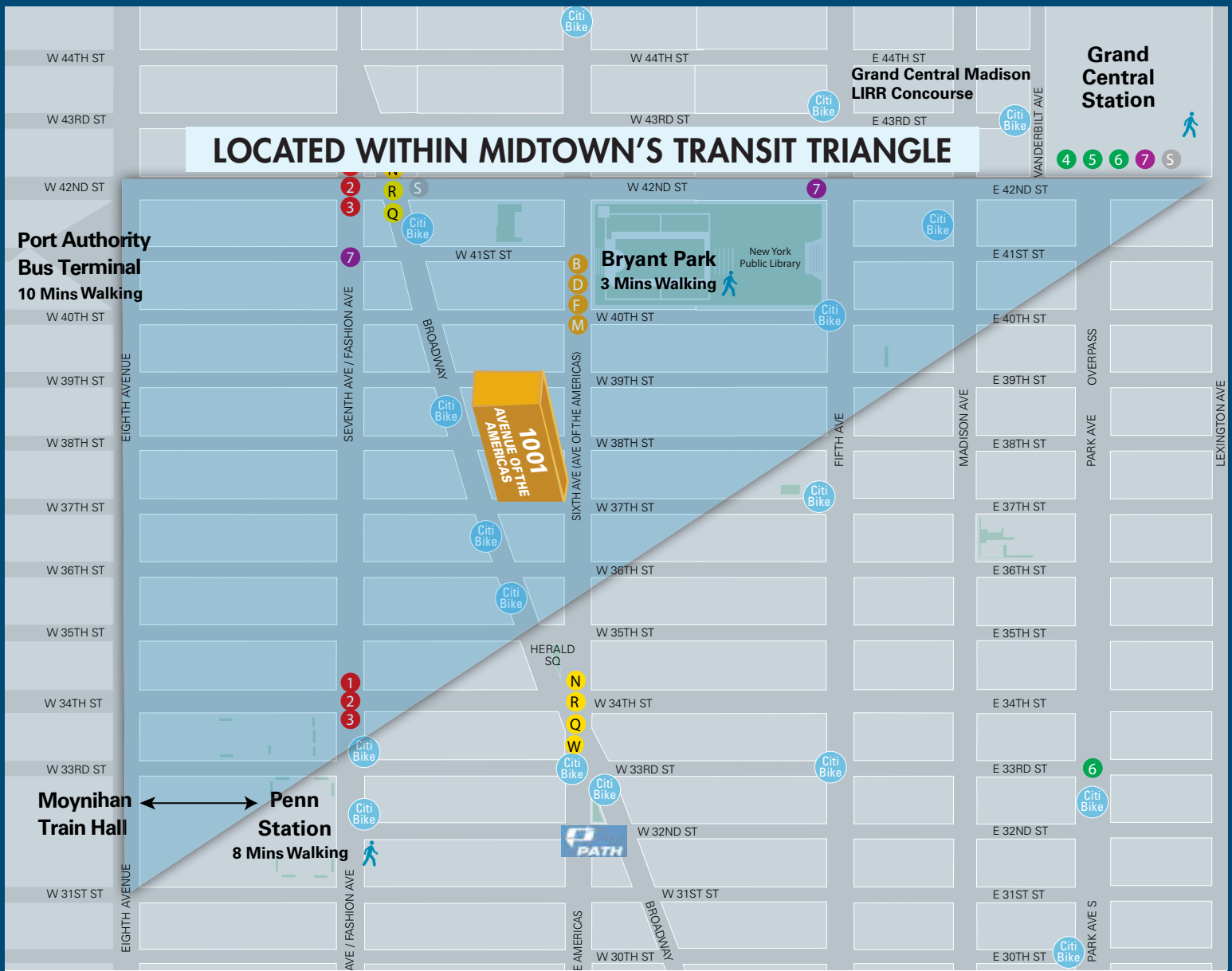
Sample Pantry Finishes



North View



South View



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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