

Entire 2nd Floor - Existing Conditions

9 East 37th Street

Between 5th & Madison Avenues

Move-in Ready Opportunity
Built Space - Plug n' Play

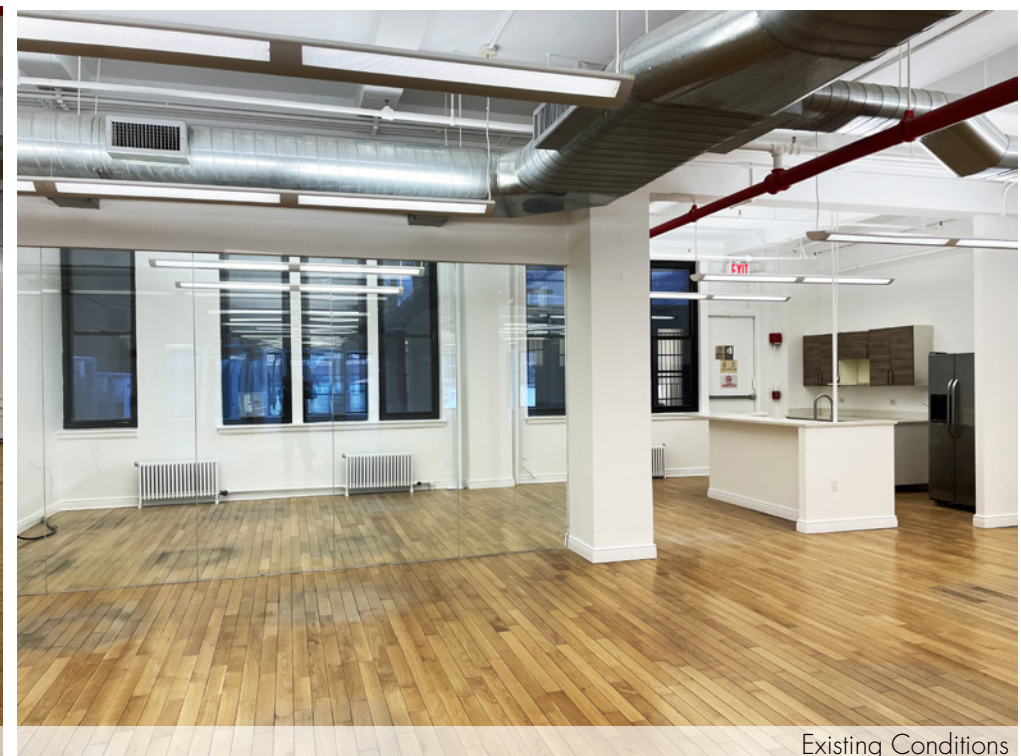
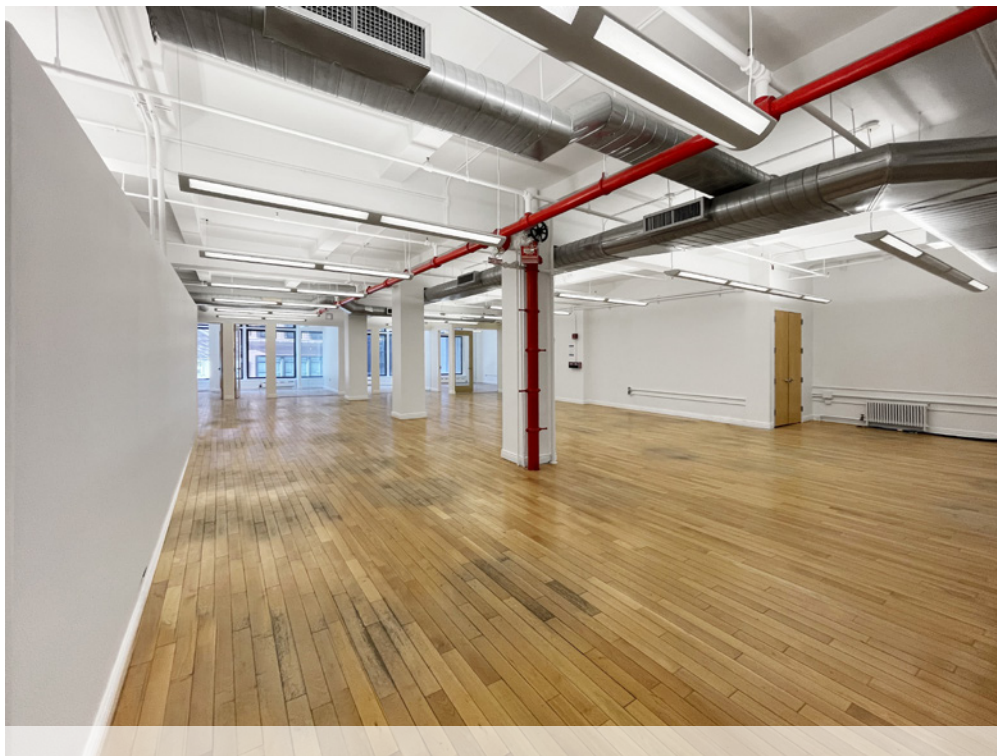


Short Walk to Grand Central Terminal, Herald Square,
and Bryant Park



subway lines and





Existing Conditions

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

- Entire 2nd Fl: 5,000 rsf
- Built, great move-in condition space with (3) glass-fronted offices and (2) conference rooms, pantry-lounge and large open area

Possession: 30 Days

Comments:

- Windows overlooking 37th Street offer great south light
- Attended lobby with (2) passenger elevators plus (1) freight elevator
- New wood floors, exposed ceilings, submetered electric
- Tenant controlled air-cooled A/C on every floor

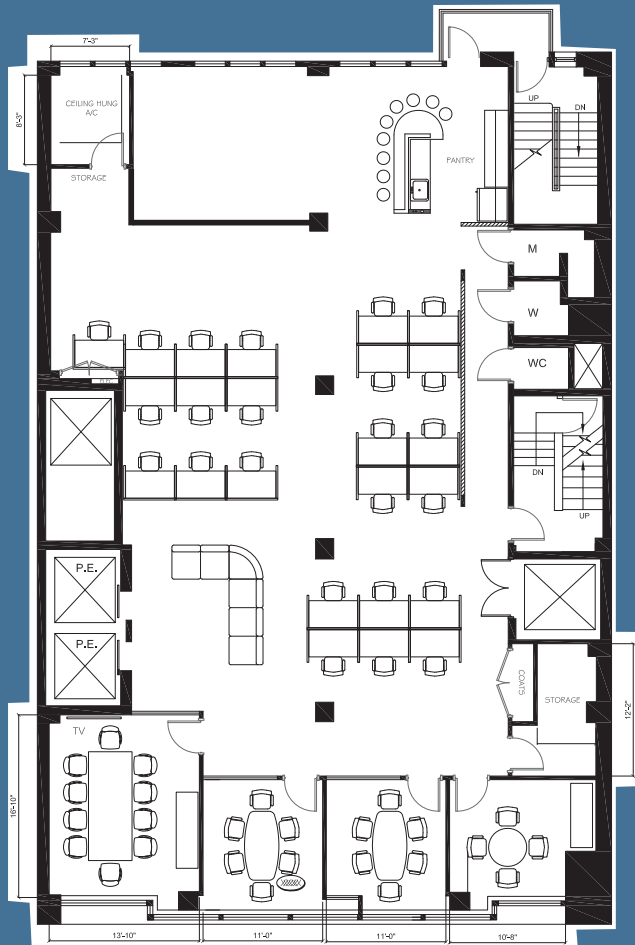


- Planned lobby renovation
 - Convenient Midtown location within walking distance to Grand Central Terminal, Bryant Park and Herald Square
- 7 N Q R W S subway lines
B D F M 4 5 6
and proximity to Penn Station 1 2 3 subways and MTA Long Island Rail Road
A C E

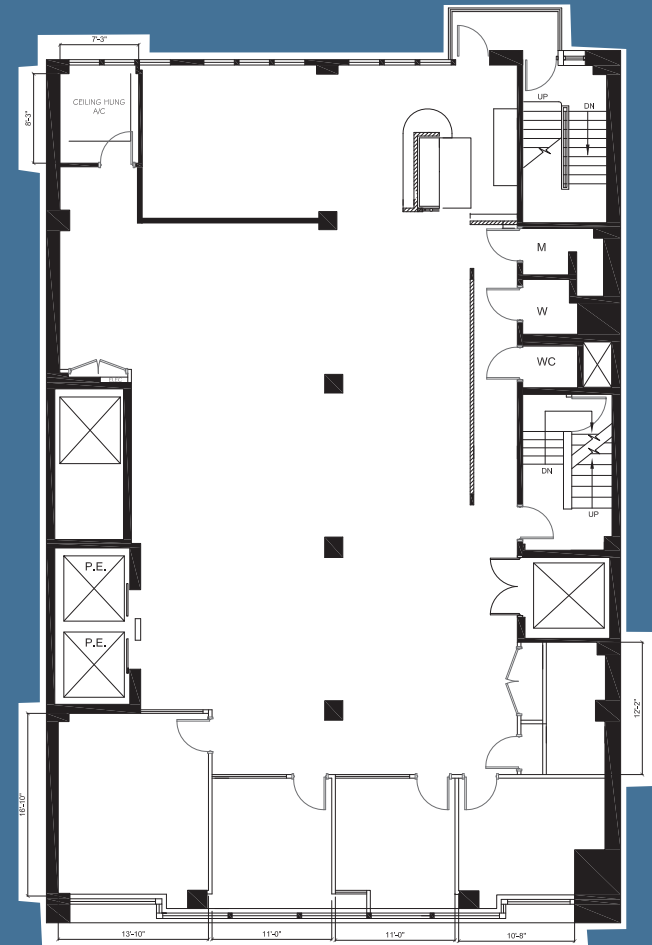
ENTIRE 2ND FLOOR - 5,000 RSF
(AS-BUILT)

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Proposed Furniture Plan



Existing Conditions



EAST 37TH STREET

Not to scale, for display purposes only

ENTIRE 2ND FLOOR - 5,000 RSF (EXISTING CONDITIONS)





For further information and/or inspection, please contact:

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Blocks from Bryant Park



Walk to Grand Central Terminal



Madison Avenue Access



Located in Bustling Midtown