



Existing Conditions

1001 Avenue of the Americas

Northwest Corner of West 37th Street

Full Floor Space | 12,017 rsf

Great Light and Views

Walk to Times Square, Grand Central Terminal,
Grand Central Madison, Herald Square and Bryant Park

N Q R W A C E 1 2 3 B D F M 7 subways and NJ  train



Abundant Natural Light

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

Entire 14th Fl: 12,017 rsf

- Built space featuring 3-Sides of operable oversized windows providing abundant natural light and great views of Bryant Park, One Vanderbilt, and Empire State Building
- (1) Windowed conference room, (8) windowed private workspaces, wet pantry/breakroom, private men's and women's restrooms plus (1) ADA restroom
- Landlord to provide additional modification if necessary
- Divisions considered

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 with seamless connection to the Moynihan Train Hall, Grand Central Terminal, Grand Central Madison LIRR concourse, and Bryant Park transportation hubs providing access to express and local subway lines and
- Vicinity of Port Authority Bus Terminal
- Great central location convenient to Times Square and Herald Square services and variety of eateries



Metro-North Railroad

NJ TRANSIT



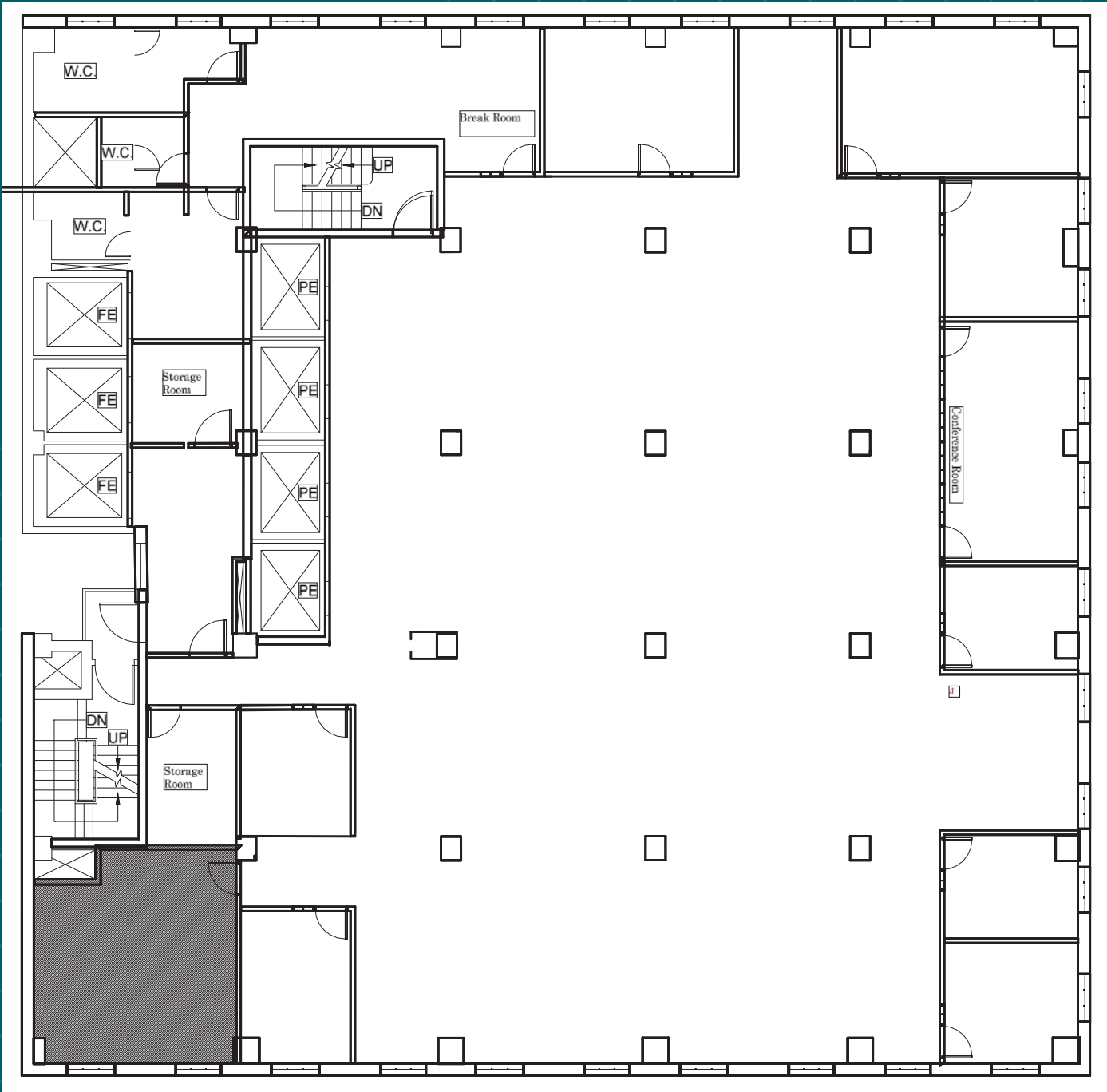
Long Island Rail Road

ACE N Q R W 7



ENTIRE 14TH FLOOR - 12,017 RSF
(AS-BUILT)

[CLICK TO VIEW VIRTUAL TOUR](#)



Avenue of the Americas

West 37th Street

ENTIRE 14TH FLOOR - 12,017 RSF
(EXISTING CONDITIONS)



Large Open Area

ENTIRE 14TH FLOOR - VIEWS



North View



Southeast View

ENTIRE 14TH FLOOR - 12,017 RSF
(EXISTING CONDITIONS)



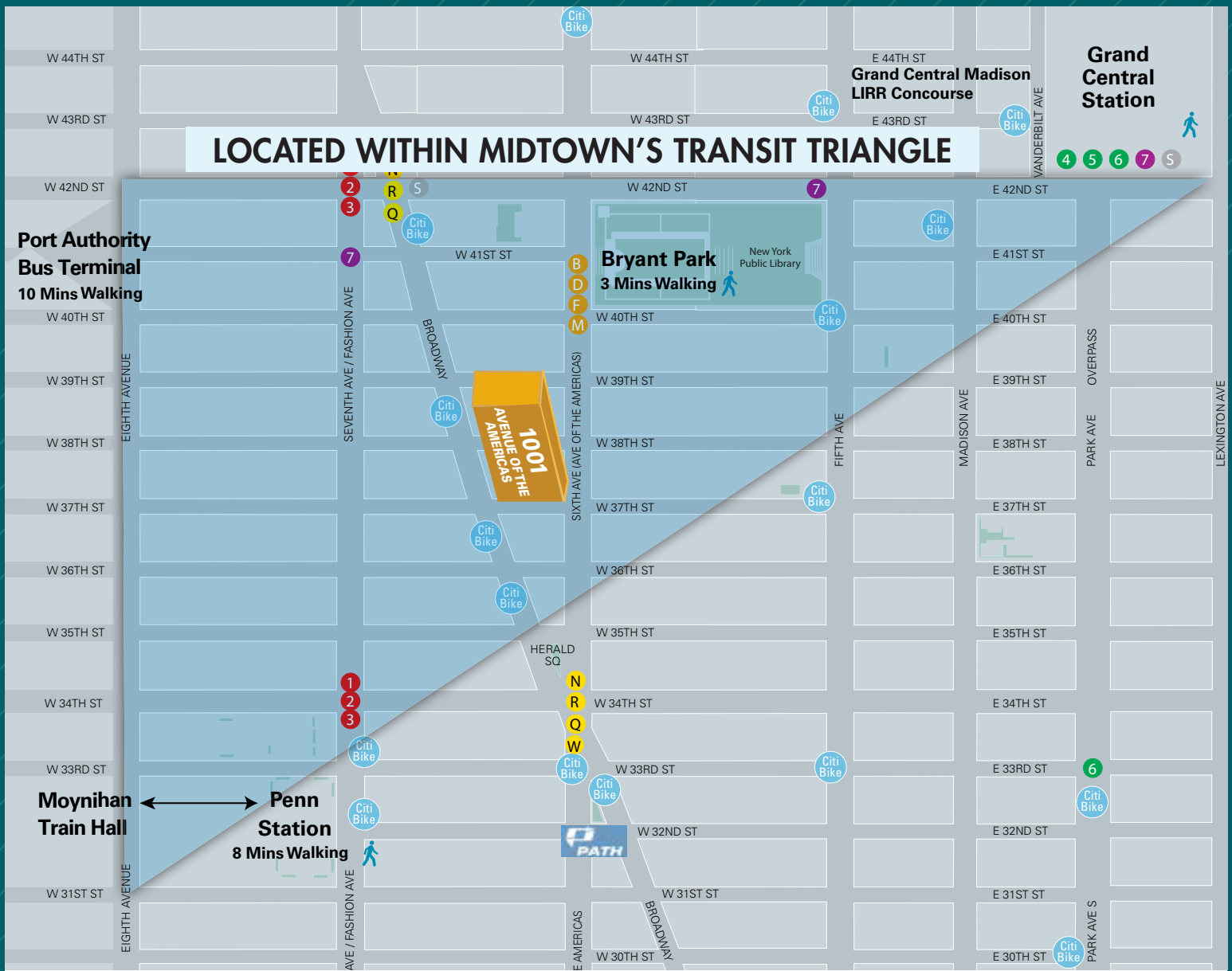
Conference Room



Wet Pantry with Seating Counter

ENTIRE 14TH FLOOR - 12,017 RSF
(EXISTING CONDITIONS)





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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