



Entire 3rd Floor - Existing Conditions

9 East 37th Street

Between 5th & Madison Avenues

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

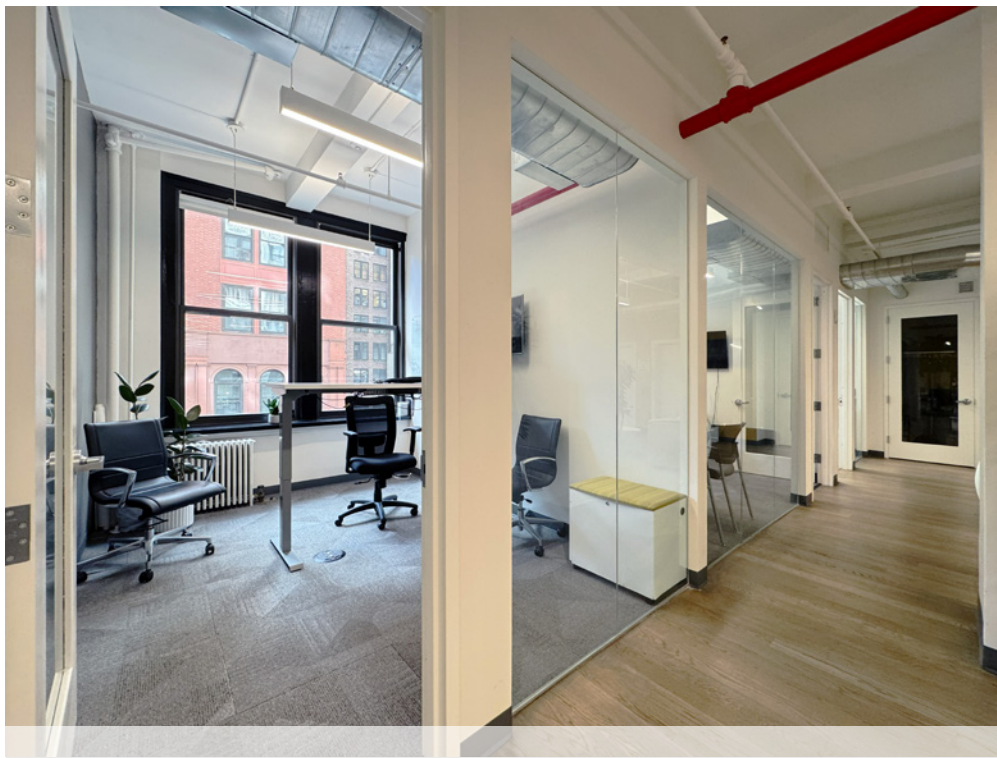


Short Walk to Grand Central Terminal, Herald Square,
and Bryant Park



subway lines and





Existing Conditions

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

Entire 3rd Fl: 5,000 rsf

- Built, great move-in condition space with (5) glass-front offices and (1) conference room, pantry with seating space, lounge area, large open area, and (3) private restrooms
- Mix of hardwood floors and carpet

Possession: January 1, 2026

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

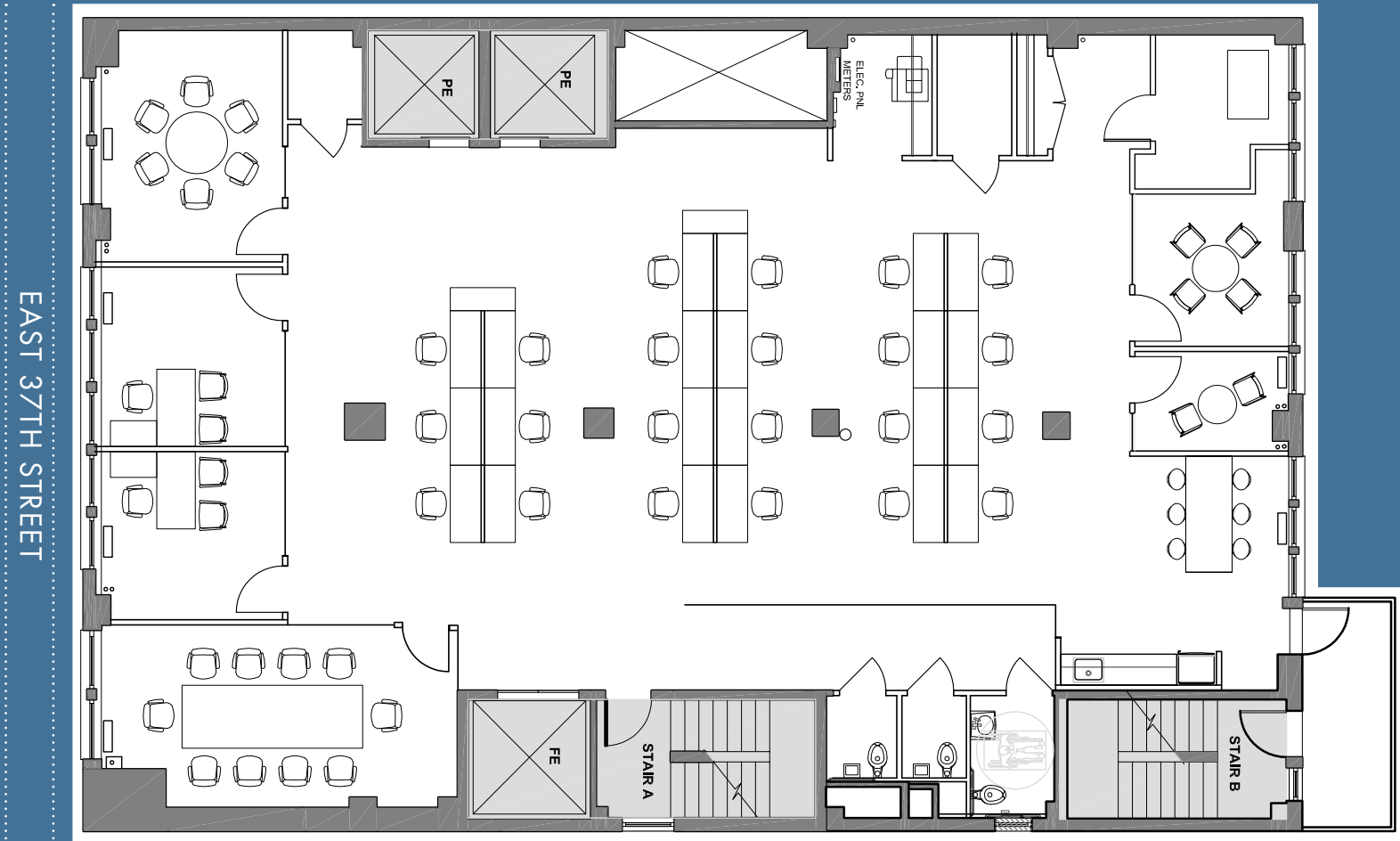


- Planned lobby renovation
- Convenient Midtown location within walking distance to Grand Central Terminal, Bryant Park and Herald Square

7 N Q R W S
B D F M 4 5 6
1 2 3
A C E
subway lines
and proximity to Penn Station
and MTA Long Island Rail Road

ENTIRE 3RD FLOOR - 5,000 RSF
(AS-BUILT)

[CLICK TO VIEW VIRTUAL TOUR](#)



Not to scale, for display purposes only
Furniture shown for layout concept only

ENTIRE 3RD FLOOR - 5,000 RSF (EXISTING CONDITIONS - FURNITURE SHOWN FOR LAYOUT CONCEPT ONLY)





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