


Existing Conditions

# 9 East 37th Street

Between 5th & Madison Avenues

New Semi-Prebuilt 5,000 RSF White Box Installation  
Exceptional Light and More Expansive Feel

Short walk to Grand Central Terminal, Herald Square, Bryant Park **B D F M 4 5 6 7 N Q R W S** subway lines and  Metro-North Railroad



South View

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

Entire 5th Fl: 5,000 rsf

At 54 feet, the floors at 9 East 37th Street are slightly wider than other buildings of similar size, allowing for a much more expansive feel; better office flow; longer window lines; and a brighter environment with views of The Empire State building.

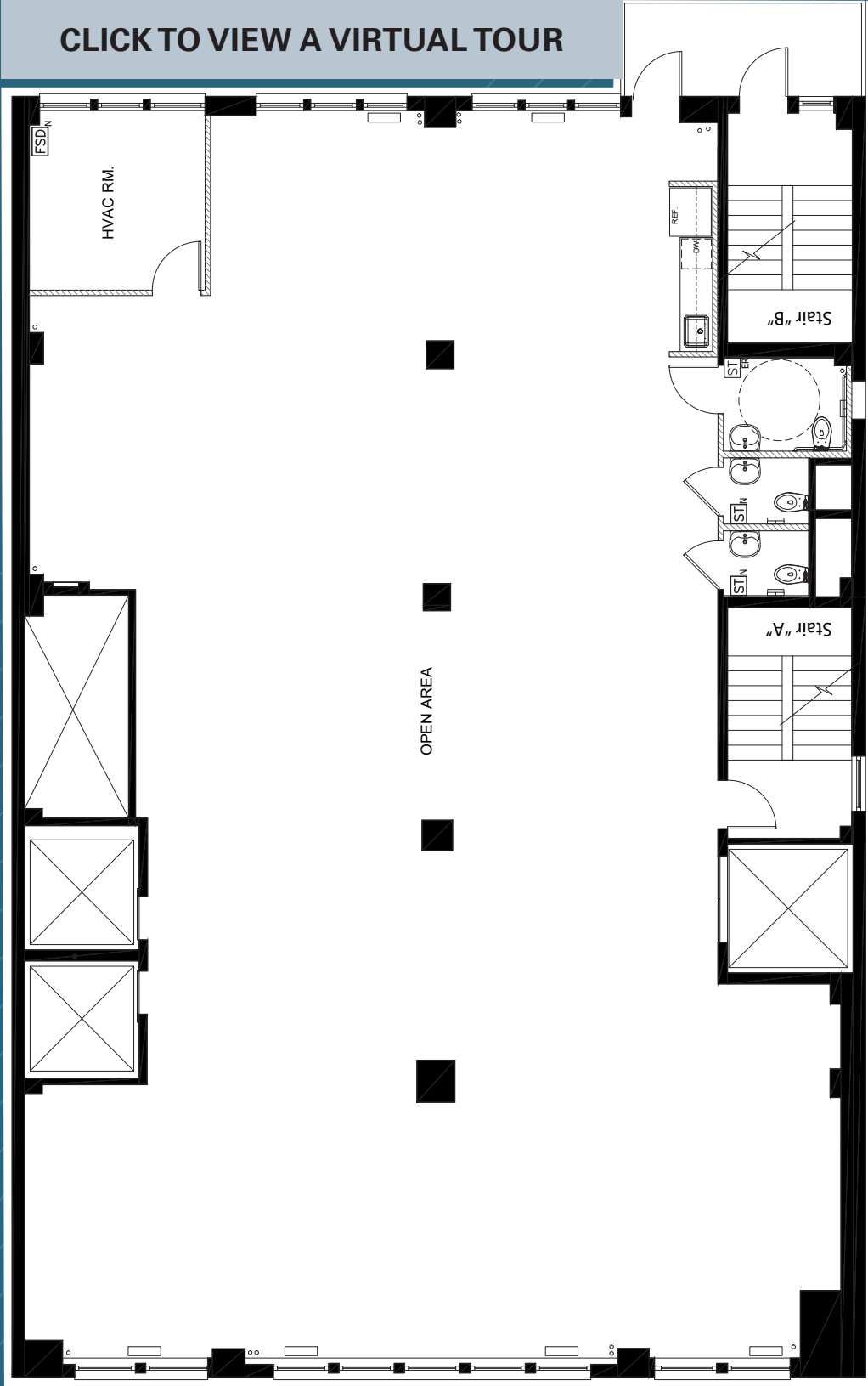
**This very bright floor is semi-prebuilt with a white box-plus installation that features:**

- Exposed ceilings, new hardwood floors throughout, (3) new bathrooms—one ADA compliant and new wet pantry, operable windows offering abundant natural light
- Landlord will install HVAC, and using building standard finishes—lighting, offices and conference room
- Attended lobby with (2) passenger elevators plus (1) freight elevator, submetered electric
- Convenient Midtown location offering fantastic transportation access within walking distance to Grand Central Terminal, Herald Square, Bryant Park  subway lines and proximity to Penn Station  subways and  Long Island Rail Road





ENTIRE 5TH FLOOR - 5,000 RSF  
(EXISTING CONDITIONS)



EAST 37TH STREET

(for descriptive purposes only; not to scale.)



Contact Exclusive Broker:

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