

1001 Avenue of the Americas

Southwest Corner of West 37th Street

Last 11th Fl Suite Remaining



**New Prebuilt
Opportunity**
Immediate Occupancy

2,250 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**



Suite 1101

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

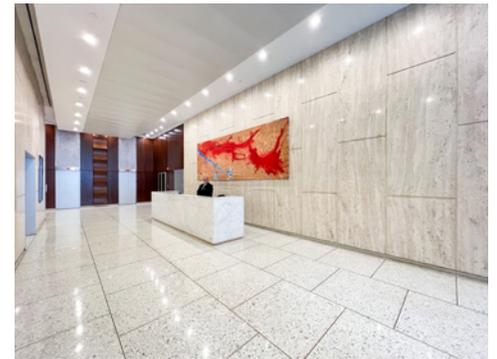
Brand New Prebuilt Units

Suite 1101: 2,250 rsf

The suite features 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:

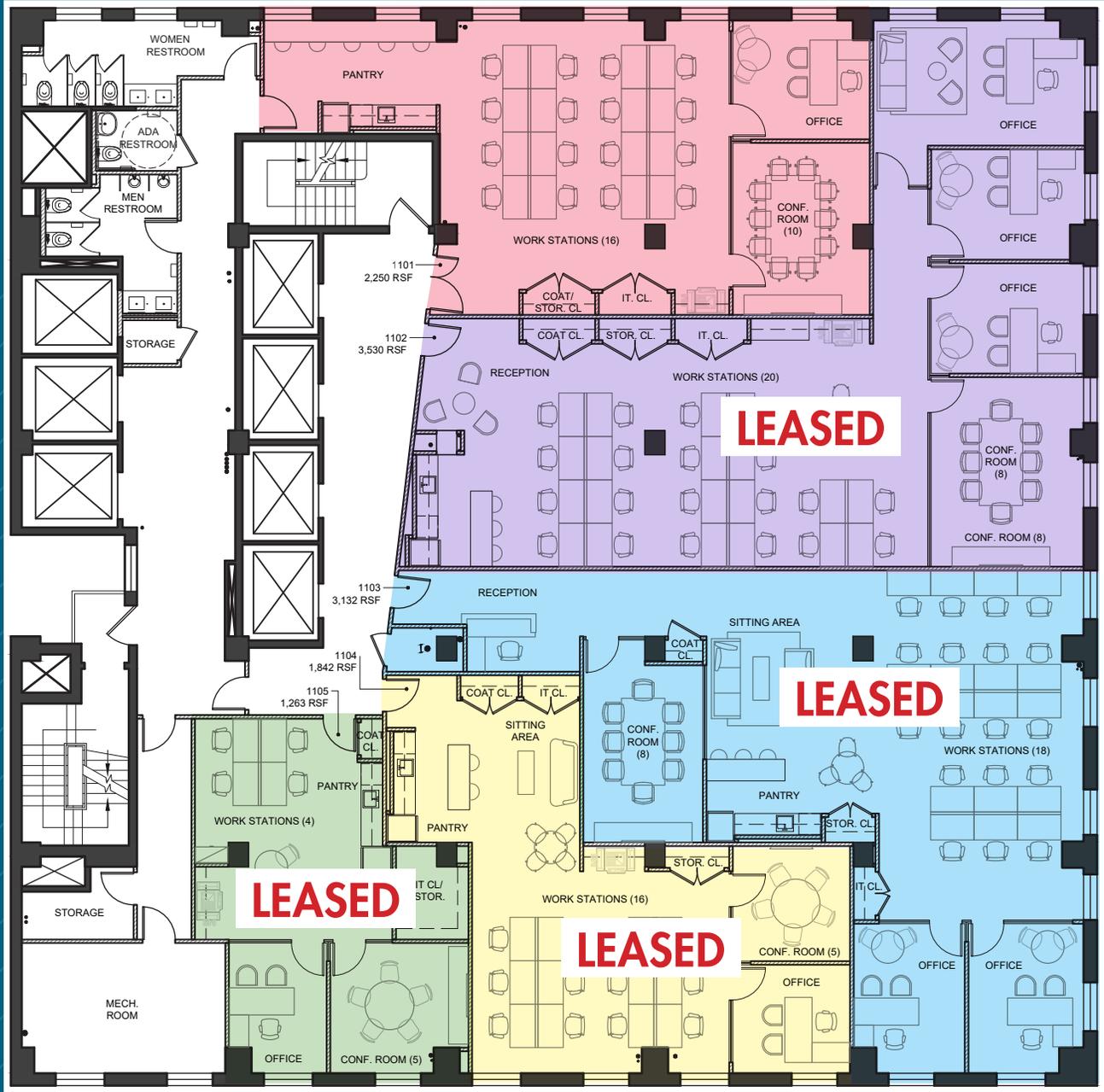
- Reasonable rents, flexible terms, stable long-term ownership
- Corner building with multiple fiber providers, tenant-controlled A/C, and 24/7/365 access
- Walk to Times Square, Penn Station, Grand Central Terminal and Bryant Park transportation hubs providing access to  lines and  Metro-North Railroad    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 11TH FLOOR - DIVISION TEST-FIT

(FURNITURE SHOWN FOR LAYOUT CONCEPT ONLY)

Divisions:

- Suite 1101 - 2,250 rsf
- Suite 1102 - 3,530 rsf - LEASED
- Suite 1103 - 3,132 rsf - LEASED
- Suite 1104 - 1,842 rsf - LEASED
- Suite 1105 - 1,263 rsf - LEASED



AVENUE OF THE AMERICAS

WEST 37TH STREET

SUITE 1101 - 2,250 RSF

[CLICK TO VIEW VIRTUAL TOUR](#)

(1) Conference room, (1) windowed office, wet pantry with seating counter, and open area, North exposure offers views of OneVanderbilt and Bryant Park

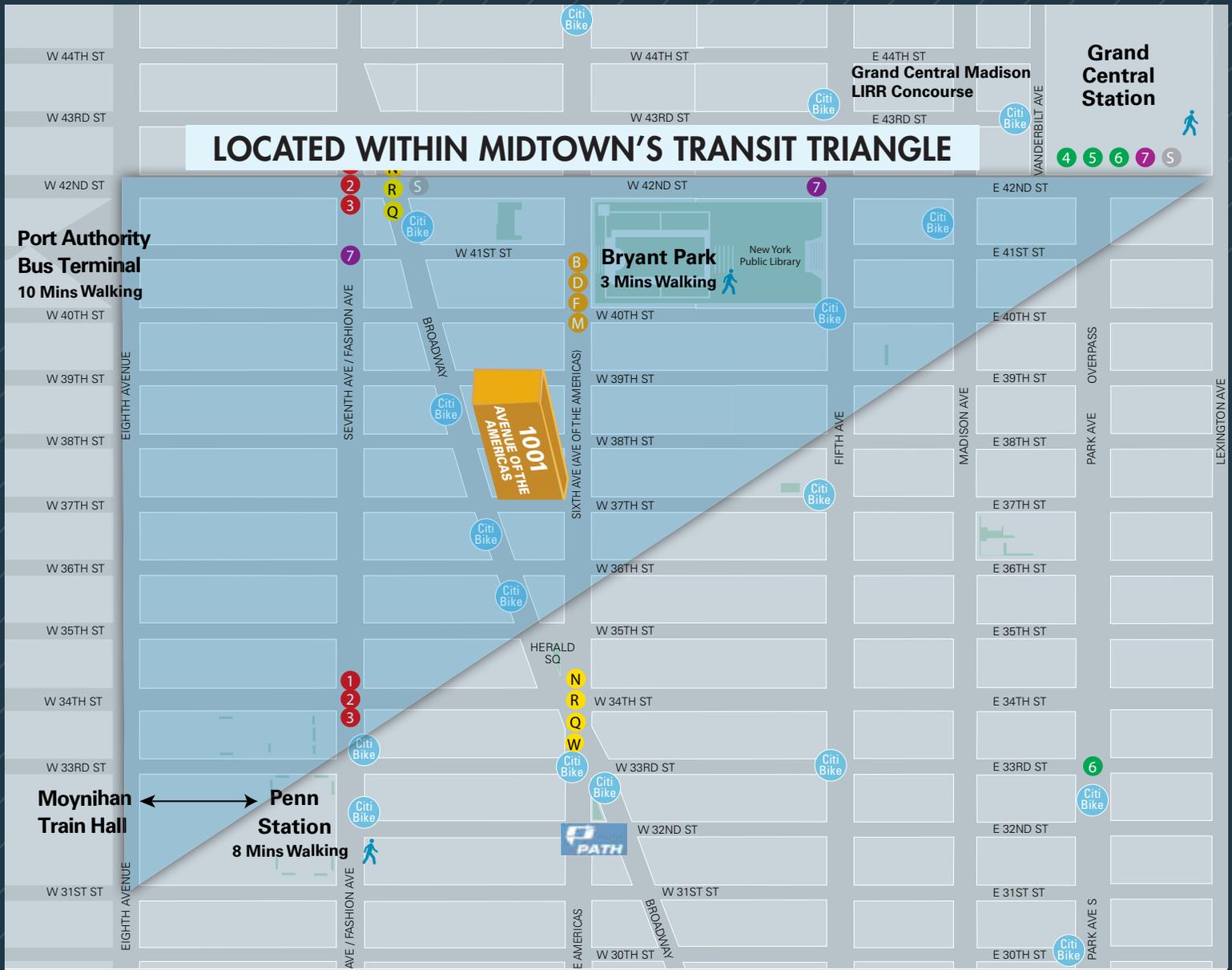




North View



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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