

1001 Avenue of the Americas

Northwest Corner of West 37th Street

Built Corner Suite 1001 - 4,404 RSF

Great Mix of Private and Open Space

**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



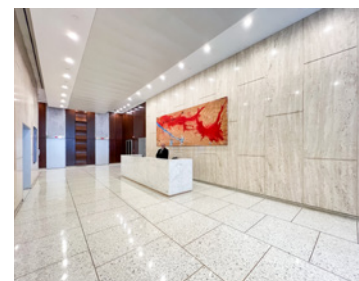
Conference Room

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

Suite 1001: 4,404 rsf

Glass-front, windowed private workspaces include:

- Conference room and (2) offices, (1) phone room
- Open area accommodates up to 32 people
- Wet pantry with seating area, reception, carpeting throughout
- 2 Sides of oversized operable windows provide good natural light
- North and east exposure provide good natural light, Bryant Park and One Vanderbilt views



Possession: January 1, 2026

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



Long Island Rail Road



SUITE 1001 - 4,404 RSF
(AS-BUILT)

[CLICK TO VIEW VIRTUAL TOUR](#)



West 37th Street

Avenue of the Americas

Floor Plan not to scale, for display purposes only
Furniture shown for layout concept only

SUITE 1001 - 4,404 RSF
(EXISTING CONDITIONS)



Glass-Front Private Workspaces

Furniture shown for layout concept only

SUITE 1001 - 4,404 RSF
(EXISTING CONDITIONS)

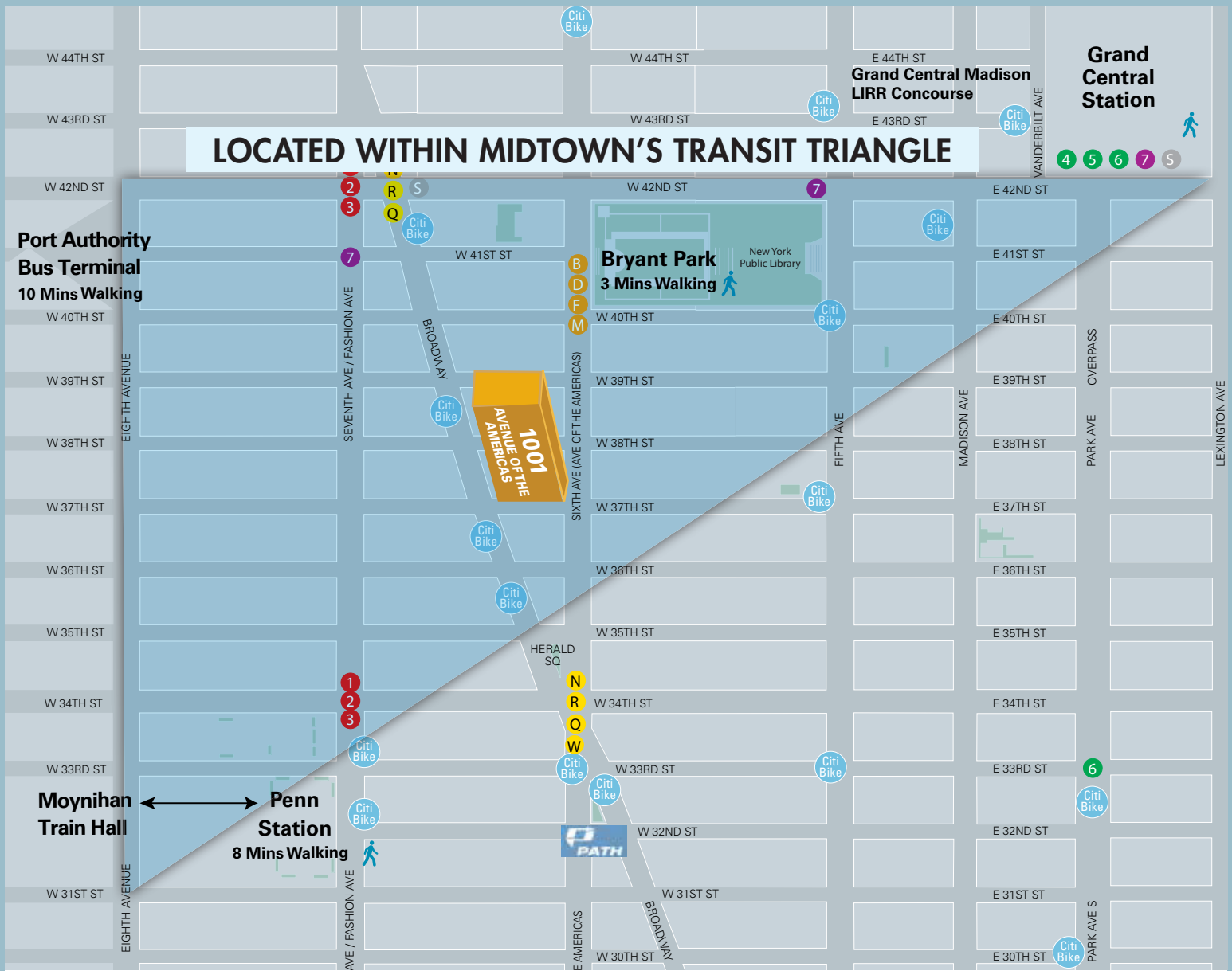


Lounge Area



Wet Pantry with Seating Space

Furniture shown for layout concept only



Walk to Grand Central Terminal



Blocks from Bryant Park



Moynihan Train Hall



Times Square

For further information and/or inspection, please contact:

John Cinosky

Partner, Licensed Assoc. Real Estate Broker
212.400.2348 | jcinosky@absre.com

William Carr

Managing Director, Licensed Assoc. Real Estate Broker
212.400.6078 | wcarr@absre.com



ABS Partners Real Estate • 200 Park Avenue South, 10th Floor, New York, NY 10003 • 212.400.6060 • www.absre.com

All information is from sources deemed reliable but is subject to errors or omissions of any magnitude, withdrawal from market, or changes in terms, all without notice. Brokers employment and payment only by written agreement.