

Existing Conditions

# 9 East 37th Street

Between 5th & Madison Avenues

Turnkey, Fully Furnished 5,132 RSF Sublease  
Convenient to the Midtown Area's Variety of  
Transportation, Restaurants, Retail & Services

Short walk to Grand Central Terminal, Herald Square, Grand  
Central Madison LIRR Concourse, Bryant Park transportation  
hubs' **B D F M 4 5 6 7 N Q R W S** subway lines and





South View

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


Entire 12th Fl: 5,132 rsf - immediate possession

Sublease term: Through December 31, 2024 (direct extension may be available for qualified tenant)

Rent: Call or email for details

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.

#### Comments:

- Glass-front workspaces — (1) windowed conference room, and (2) interior two-person offices
- (1) Windowed corner office, (1) windowed two-person office, (1) small interior office, (1) phone room.
- Large open area with 28 workstations, full wet pantry with seating area
- Exposed ceiling, north and south exposures provide good natural light
- Private men's and women's restrooms – ADA accessibility
- 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, Grand Central Madison LIRR concourse, Herald Square, Bryant Park subway and rail lines   
- Proximity to Penn Station's  trains





Glass-front Conference Room



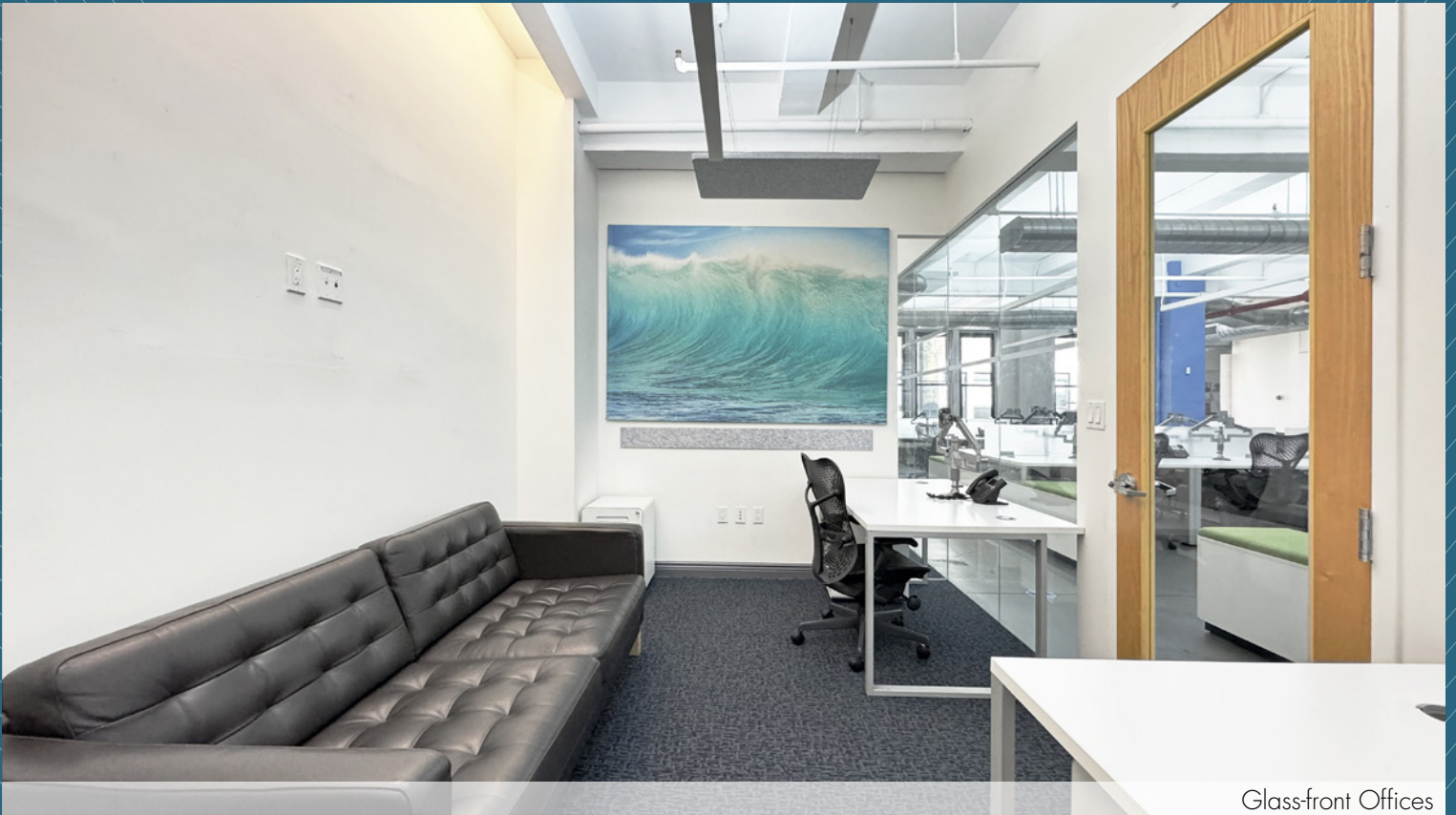




Open Area







Glassfront Offices







Full Wet Pantry with Seating Area



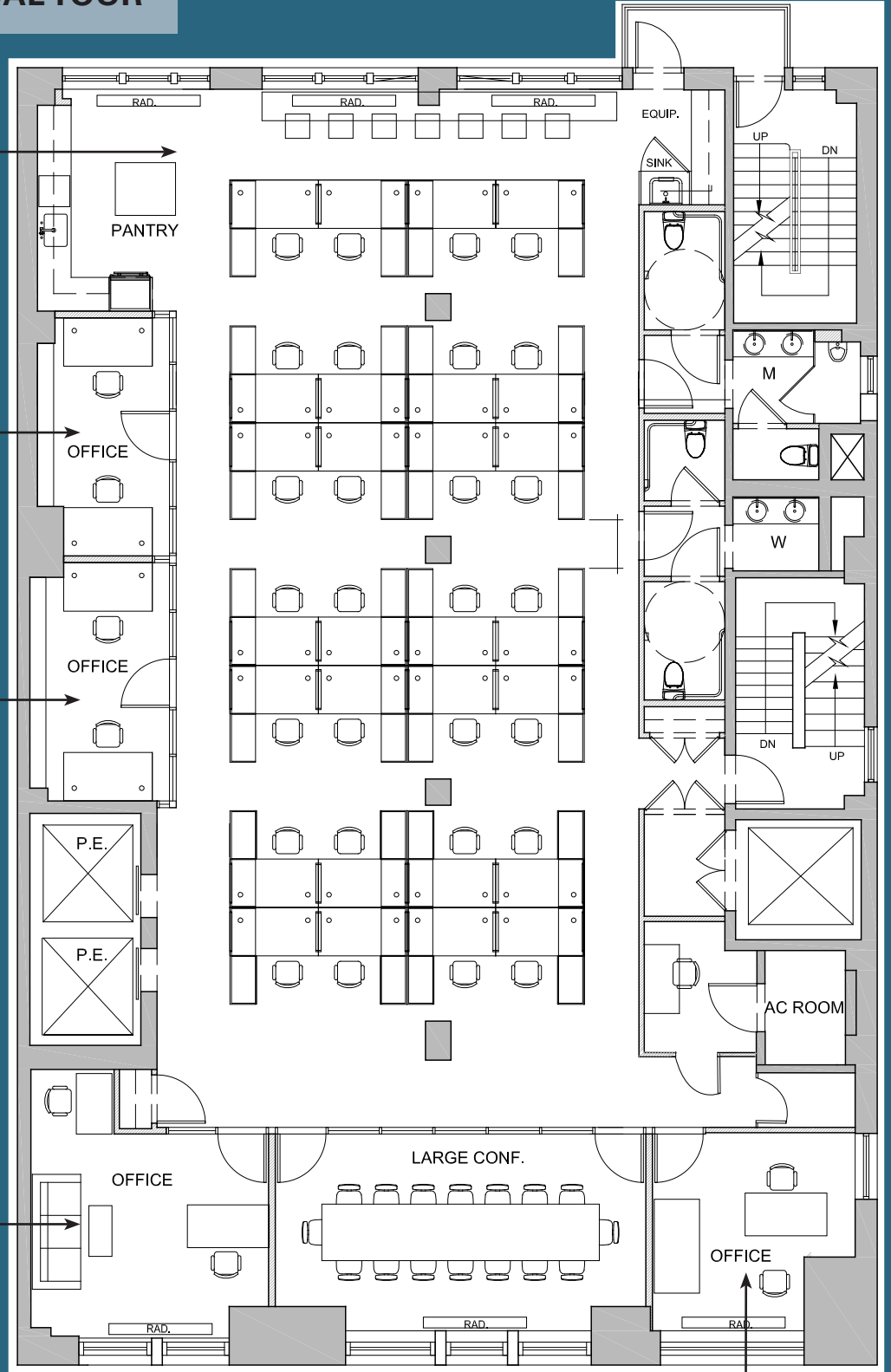
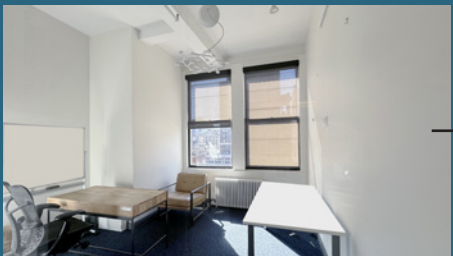
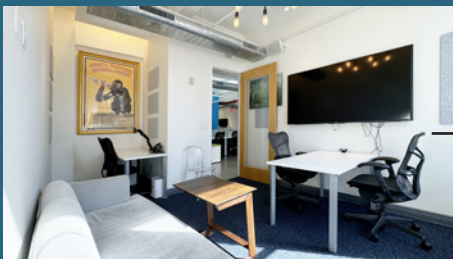
Private Men's and Women's Restrooms



Phone Room

ENTIRE 12TH FLOOR - 5,132 RSF (EXISTING CONDITIONS)

[CLICK TO VIEW A VIRTUAL TOUR](#)



EAST 37TH STREET

*(Floor plan for descriptive purposes only; not to scale.)*





Contact Exclusive Broker:

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