



Glass-Front Private Workspaces

1001 Avenue of the Americas

Northwest Corner of West 37th Street

Built Corner Unit | 7,614 RSF

Great Light and Views

**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



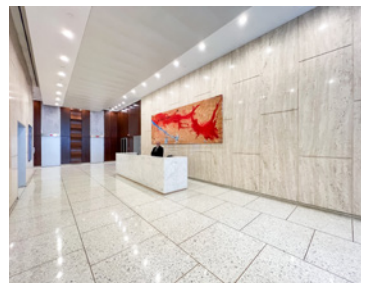
Conference Room

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

Suite 1002: 7,614 rsf

Glass-front, windowed private workspaces include:

- Conference room, corner executive office, (2) offices, meeting room,
- Open area accommodates up to 60 people
- Wet pantry with seating area and (2) glass-front phone/breakout rooms
- Hardwood floors and 2 sides of oversized operable windows provide good natural light
- South and east exposure offer views of the One Vanderbilt and the Empire State Building



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 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

NJ TRANSIT



Long Island Rail Road



SUITE 1002 - 7,614 RSF
(AS-BUILT)

[CLICK TO VIEW VIRTUAL TOUR](#)

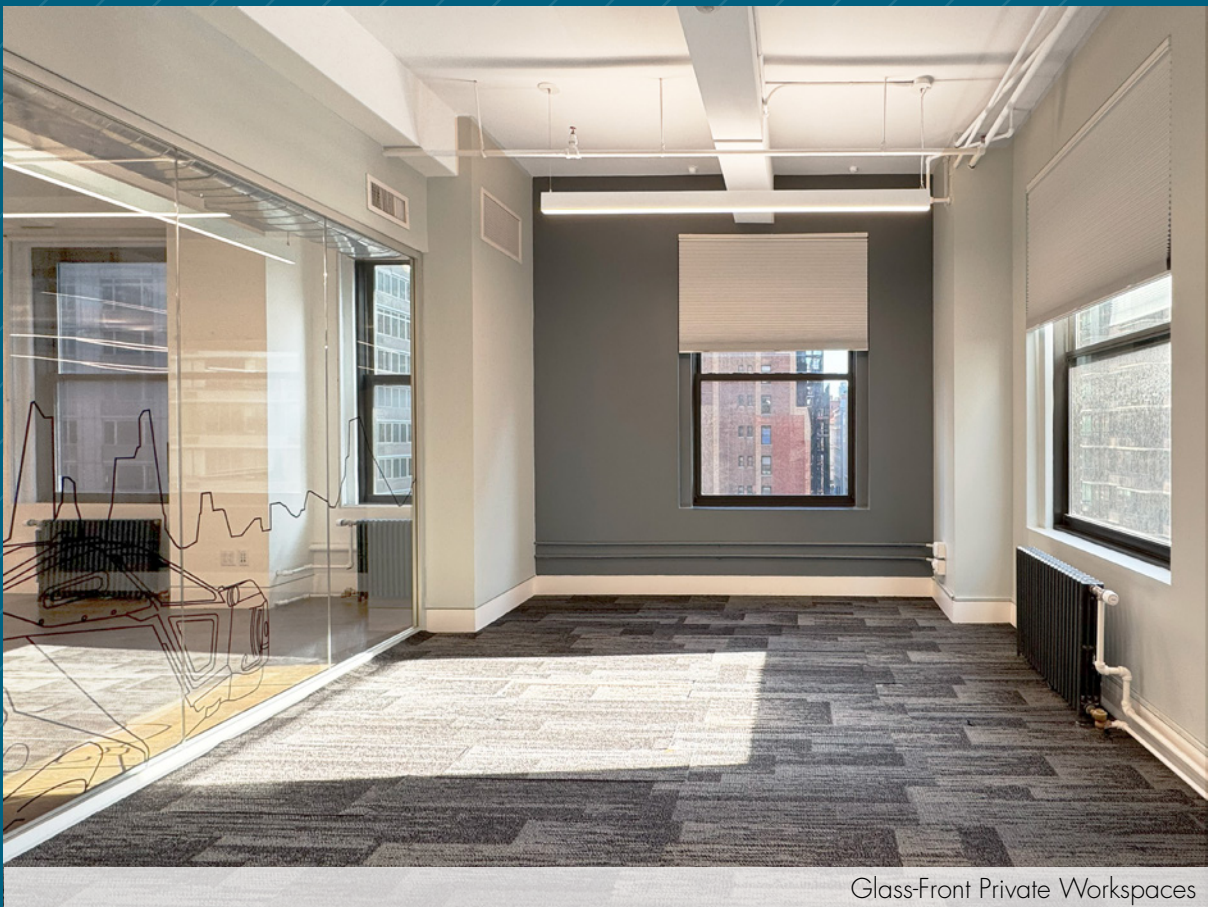


West 37th Street

Avenue of the Americas

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

SUITE 1002 - 7,614 RSF
(EXISTING CONDITIONS)



SUITE 1002 - 7,614 RSF
(EXISTING CONDITIONS)



South View



Wet Pantry with Seating Space and Two Glass-Front Break/Phone Rooms



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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