

Sample White Box for Concept Only

9 East 37th Street

Between 5th & Madison Avenues

Full Floor Branding Opportunity | 5,142 RSF

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 7th Fl: 5,142 rsf
Possession: Immediate
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.

This very bright floor to undergo white box - Landlord will consider pre-build:

- Space to undergo demolition and white box - prebuild considered for qualified tenant and term
- 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



Sample Building Standard Finishes



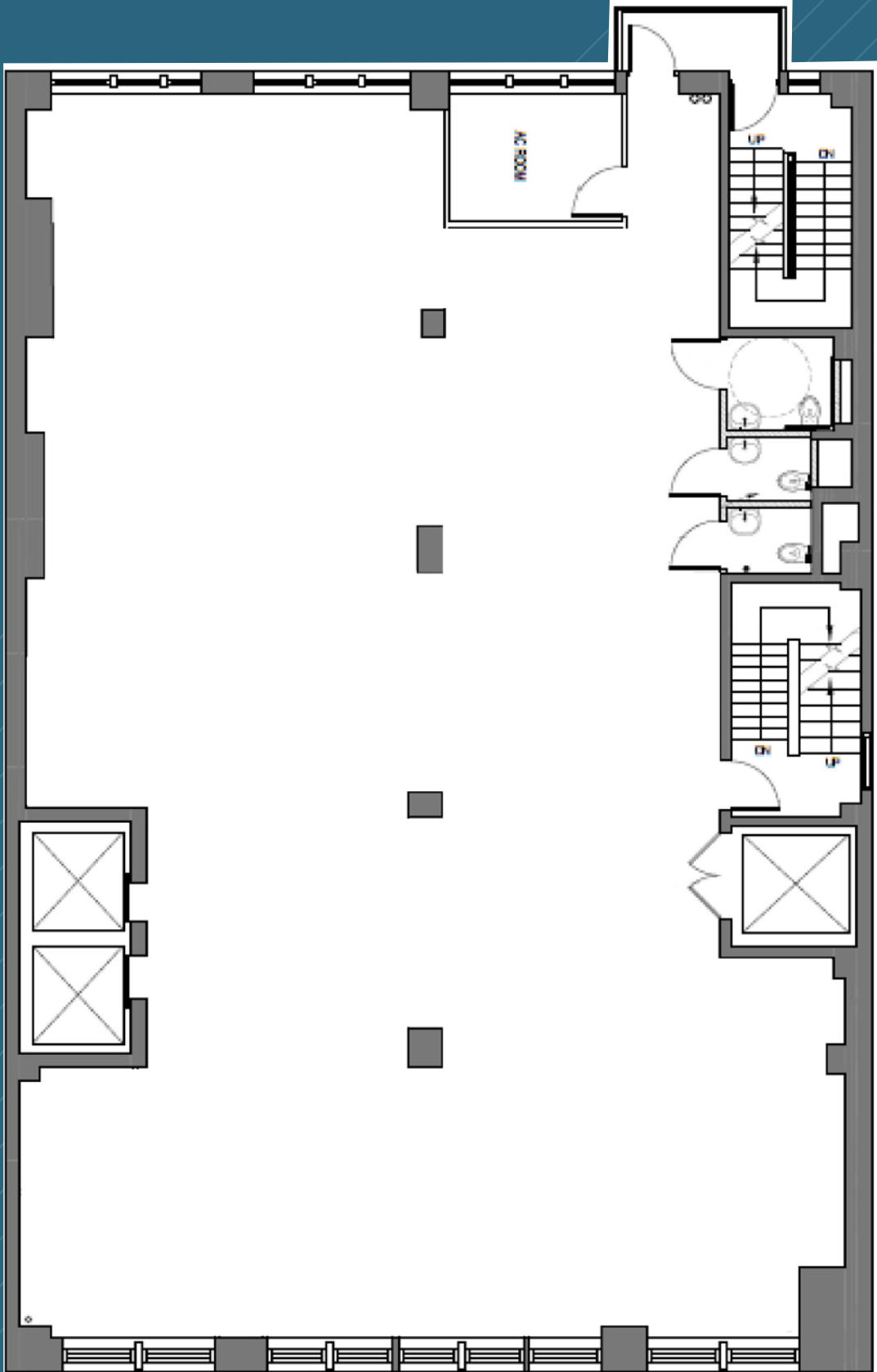


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Sample Building Standard Finishes

ENTIRE 7TH FLOOR - 5,142 RSF
(SAMPLE WHITE BOX PLAN)



EAST 37TH STREET

(for descriptive purposes only; not to scale.)



Contact Exclusive Broker:

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