



44
W
37



SKIP THE
COWORKING,
COME TO
44 WEST 37TH



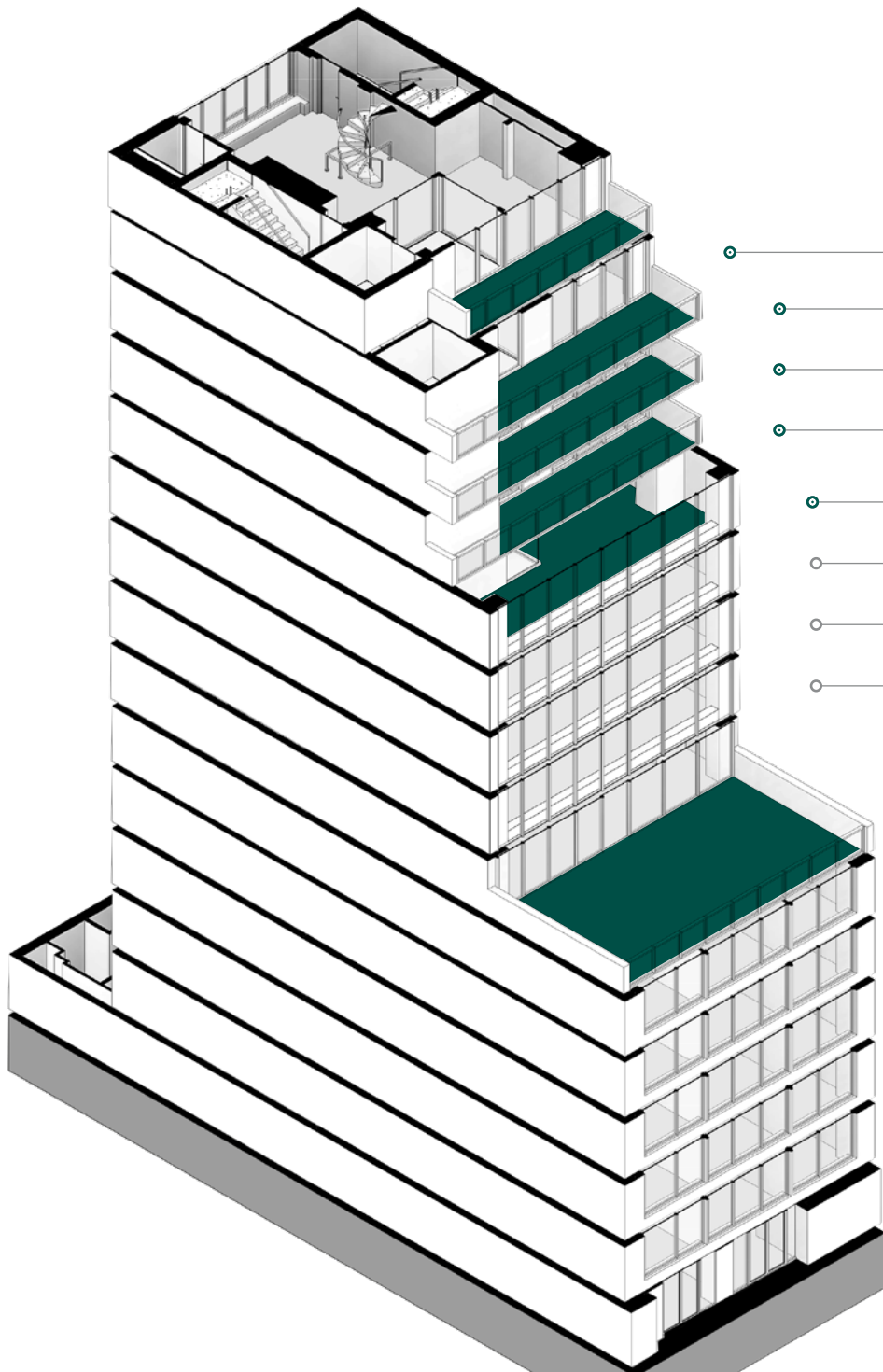
44 WEST 37TH STREET

Between 5th & 6th Avenues

SQ. FOOTAGE	Total 53,161 RSF
POSSESSION	Immediate
ASKING RENT	Upon Request
TERM	1-10 Years

- | | |
|----------------------|---|
| BUILDING
FEATURES | <ul style="list-style-type: none">◆ New construction, entire 15 story building available including double height penthouse with 360 RSF terrace◆ Entire 15 Story Building Available◆ Column Free◆ Double height penthouse with Terrace |
|----------------------|---|





AVAILABILITIES

15TH FLOOR	2,321 RSF [*] [*]
14TH FLOOR	2,449 RSF [*]
13TH FLOOR	2,844 RSF [*]
12TH FLOOR	2,847 RSF [*]
11TH FLOOR	3,152 RSF [*]
10TH FLOOR	3,152 RSF
9TH FLOOR	3,152 RSF
8TH FLOOR	3,152 RSF
7TH FLOOR	4,216 RSF [*]
6TH FLOOR	4,223 RSF
5TH FLOOR	4,223 RSF
4TH FLOOR	4,285 RSF
3RD FLOOR	4,285 RSF
2ND FLOOR	4,285 RSF

^{*} TERRACE

^{*} DOUBLE HEIGHT, INTERNAL STAIRCASE
MEZZANINE 360 RSF INCLUDED

TOTAL 53,161 RSF

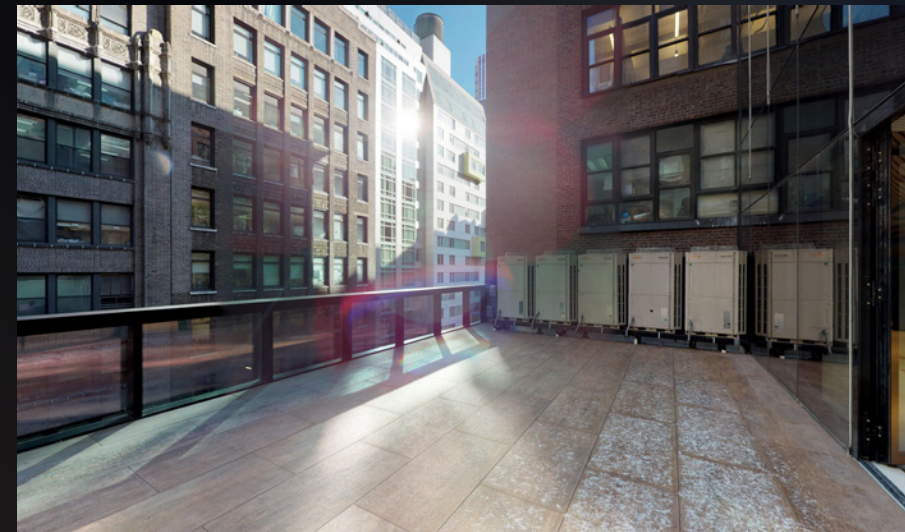
SPACE FEATURES

- Fully furnished. Move in condition
- New high-end creative installation with state of the art building finishes
- High-End Finishes
- Full Floor Presence
- Flexible Terms 1-10 years
- Plug & Play
- Fully Wired- High Speed Fiber
- Smart Building
- Fingerprint Door entry
- Voice Activated features
- Electric and internet access included



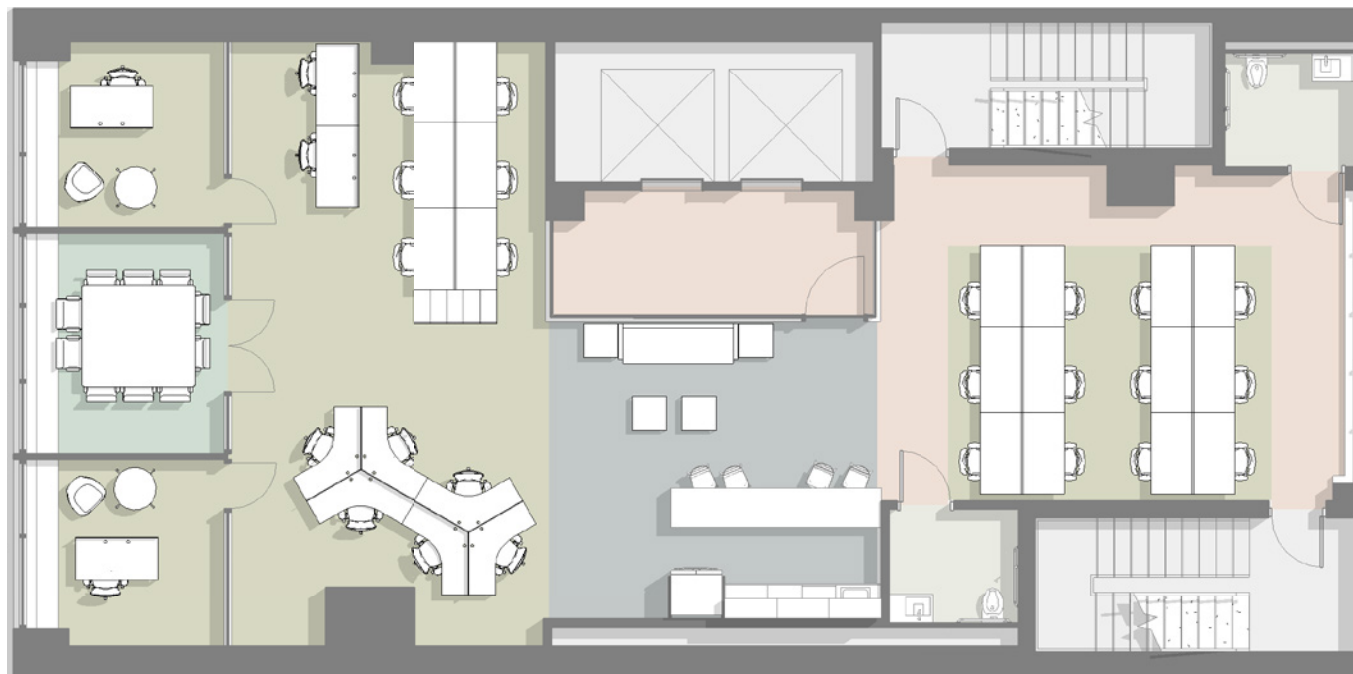


TOP OF THE LINE BUILDING STANDARD FINISHES





6th Avenue →
37th Street
← 5th Avenue



28 DESKS*

4,223 RSF-

4,285 RSF

WORKSTATIONS	26
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SINGLE OFFICES	2
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DOUBLE OFFICES	0
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TOTAL WORK DESKS	28
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OPEN/CLOSED	93%/7%
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CONFERENCE ROOMS	1
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PHONE BOOTHS	0
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CONFERENCE SEATS	10
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PANTRY SEATS	4
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BREAKOUT SEATS	0
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TOTAL COLLABORATION SEATS	14
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WORK/COLLABORATION	1:0.5
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SUPPORT AREAS	2
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RSF/DESK	153
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AS-BUILT
LEVEL 2-6



← 5th Avenue 37th Street 6th Avenue →



17 DESKS*

4,216 RSF

WORKSTATIONS	15
SINGLE OFFICES	2
DOUBLE OFFICES	0
TOTAL WORK DESKS	17
OPEN/CLOSED	88%/12%
CONFERENCE ROOMS	1
PHONE BOOTHS	0
CONFERENCE SEATS	4
PANTRY SEATS	0
BREAKOUT SEATS	0
TOTAL COLLABORATION SEATS	4
WORK/COLLABORATION	1:0.2
SUPPORT AREAS	2
RSF/DESK	248

AS-BUILT
LEVEL 7



6th Avenue →
 37th Street
 ← 5th Avenue



16 DESKS*

3,152 RSF

WORKSTATIONS	15
SINGLE OFFICES	1
DOUBLE OFFICES	0
TOTAL WORK DESKS	16
OPEN/CLOSED	94%/6%
CONFERENCE ROOMS	1
PHONE BOOTHS	0
CONFERENCE SEATS	4
PANTRY SEATS	0
BREAKOUT SEATS	0
TOTAL COLLABORATION SEATS	4
WORK/COLLABORATION	1:0.25
SUPPORT AREAS	2
RSF/DESK	264

AS-BUILT
LEVEL 8-11



6th Avenue →
 37th Street
 ← 5th Avenue



16 DESKS*

2,449 RSF-

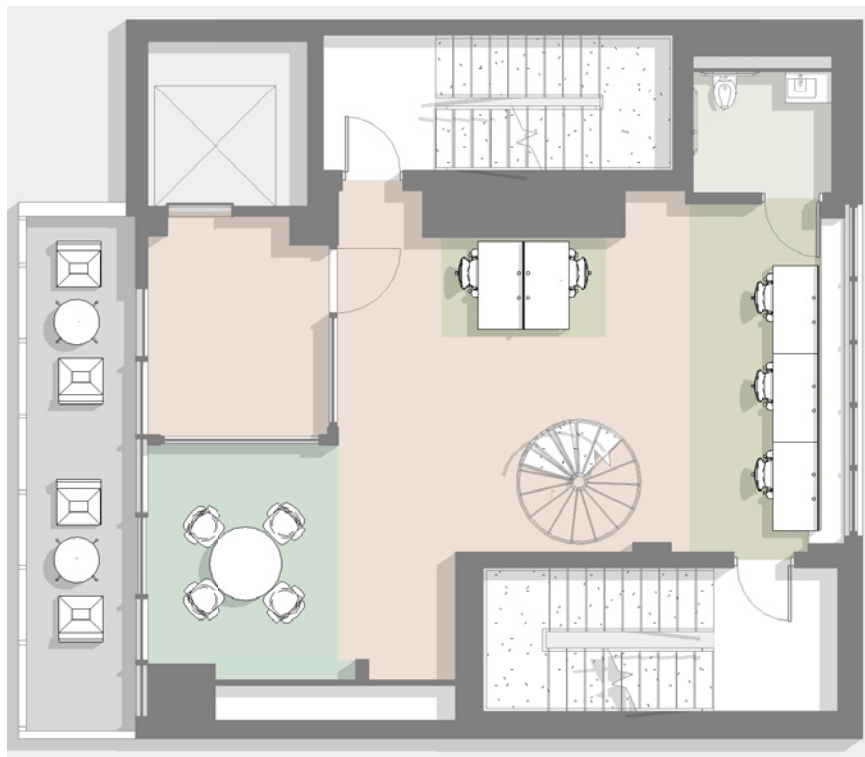
2,847 RSF

WORKSTATIONS	16
SINGLE OFFICES	0
DOUBLE OFFICES	0
TOTAL WORK DESKS	16
OPEN/CLOSED	100%/0%
CONFERENCE ROOMS	1
PHONE BOOTHS	0
CONFERENCE SEATS	4
PANTRY SEATS	0
BREAKOUT SEATS	0
TOTAL COLLABORATION SEATS	4
WORK/COLLABORATION	1:0.25
SUPPORT AREAS	2
RSF/DESK	178

AS-BUILT
LEVEL 12-14



6th Avenue →
 37th Street
 ← 5th Avenue



16 DESKS*

2,321 RSF

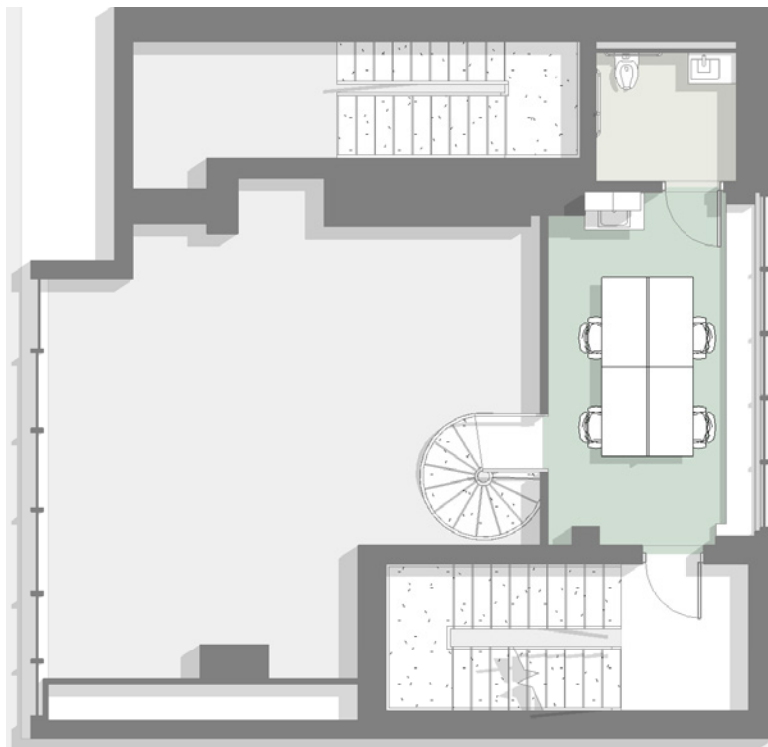
(MEZZANINE - 360 RSF)

WORKSTATIONS	4
SINGLE OFFICES	0
DOUBLE OFFICES	0
TOTAL WORK DESKS	5
OPEN/CLOSED	100%/0%
CONFERENCE ROOMS	1
PHONE BOOTHS	0
CONFERENCE SEATS	4
PANTRY SEATS	0
BREAKOUT SEATS	0
TOTAL COLLABORATION SEATS	4
WORK/COLLABORATION	1:0.8
SUPPORT AREAS	1
RSF/DESK	464

AS-BUILT
LEVEL 15



← 5th Avenue
 37th Street
 6th Avenue →



4 DESKS*

360 RSF

WORKSTATIONS	0
SINGLE OFFICES	0
DOUBLE OFFICES	0
TOTAL WORK DESKS	0
OPEN/CLOSED	0%/0%
CONFERENCE ROOMS	1
PHONE BOOTHS	0
CONFERENCE SEATS	4
PANTRY SEATS	0
BREAKOUT SEATS	0
TOTAL COLLABORATION SEATS	4
WORK/COLLABORATION	1:4
SUPPORT AREAS	1
RSF/DESK	90

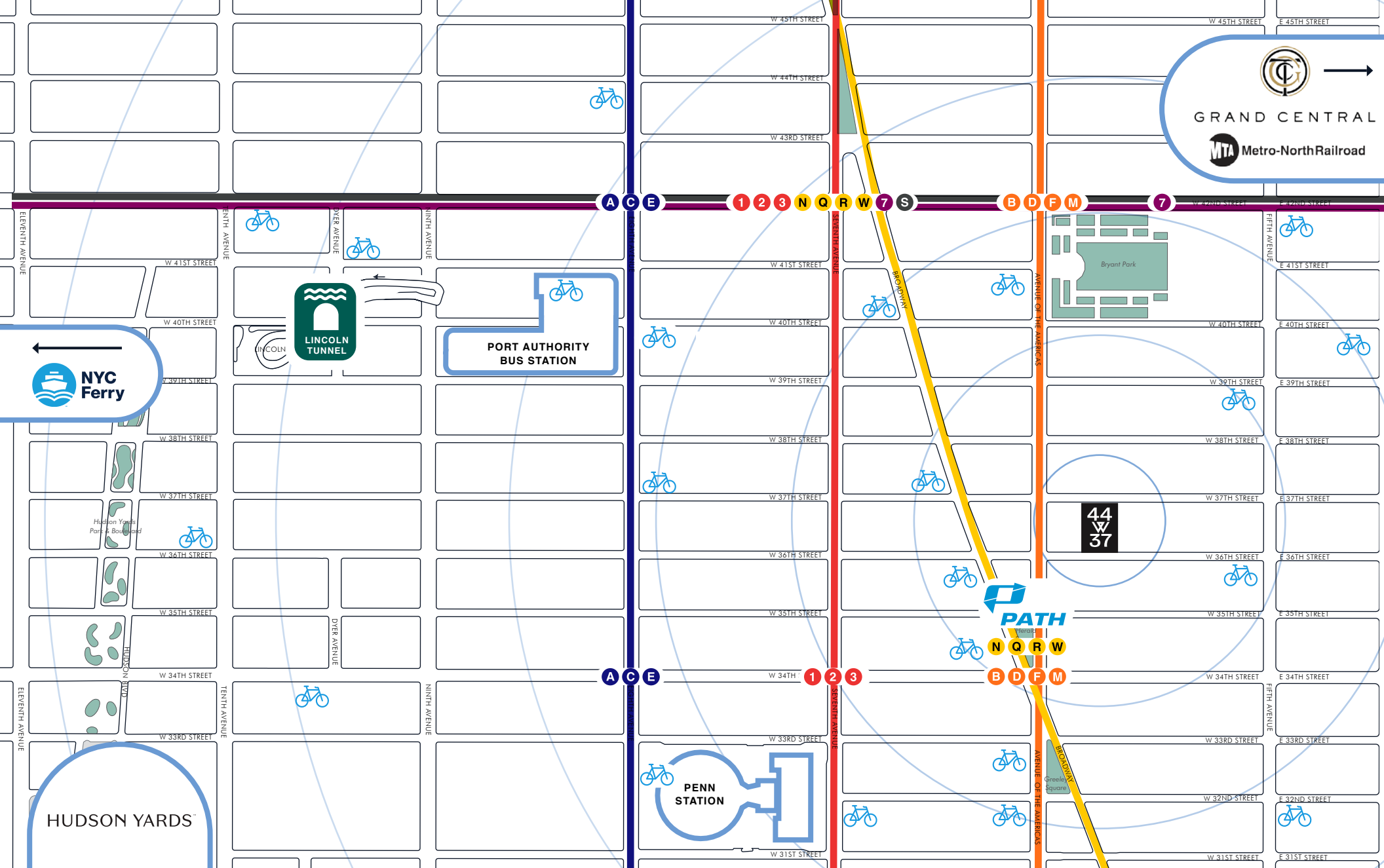
AS-BUILT
MEZZANINE





STEPS FROM MICHELIN
STAR DINING & SOME
OF THE BEST TAKE-OUT
IN TOWN





BUILDING FACTS



LOCATION	44 West 37th between 5th and 6th Avenues
BUILDING	15 Story Building with Penthouse
FLOORS	Consist of concrete slabs throughout entire building The sizes of these slabs range depending on the location the tile is placed 10 ft floor slabs with recessed molding in the same slab tile
WALLS	Office Space - Concrete Wall Panels (acting as ventilated facade) Bathrooms - Porcelain Slabs Lobby - Venetian Plaster
CEILINGS	Baffle Ceiling System
LIGHTING	All consist of LED smart lighting dimmable switches The Lighting ranges from: Strip Lighting, Linear lighting, Outdoor Lighting (With human sensor)
FURNITURE	Custom office furniture made to spec and color New innovative phone pod booth located on each floor Lockers located on each floor Desks with electric easily wired and accessible through electric ports within the floors High end office chairs
KITCHENS	All include full cabinetry with Corian counter-top finishes, refrigerator, microwave and sink
RESTROOMS	New ADA compliant restrooms
ELEVATORS	Elevators designed with lighting features and other design elements as well as 2 additional freight elevators
FIRE ALARM	The entire building is fire rated and is fully equipped
GENERATOR	Kohler 230kw Diesel Generator ASCO Automatic Transfer Switch (1) 600Amp, (2) 100Amp
AIR CONDITIONING	Two new VRF split system for heating and cooling being used on every floor
FACADE/ CURTAIN WALL	Floor to ceiling ventilated glass facade in front and back of building with LED strip lights used as design components
IT	24-hour camera monitors (Security System) Smart lighting, smart cooling, and pixelated TV screens (To be placed in the lobby)
SECURITY	24/7 security and 24-hour camera monitors
LOBBY	Lobby desk with LED strip lighting and other design components