

1001

AVENUE OF THE AMERICAS  
BRYANT PARK, NYC

10,127 RSF TOWER LEVEL DUPLEX  
PRIVATE PANORAMIC TERRACE



25th Floor Terrace - Artist's Rendering

Artist's Rendering



## Entire 25th Floor - 2,561 RSF + 2,198 SF Terrace

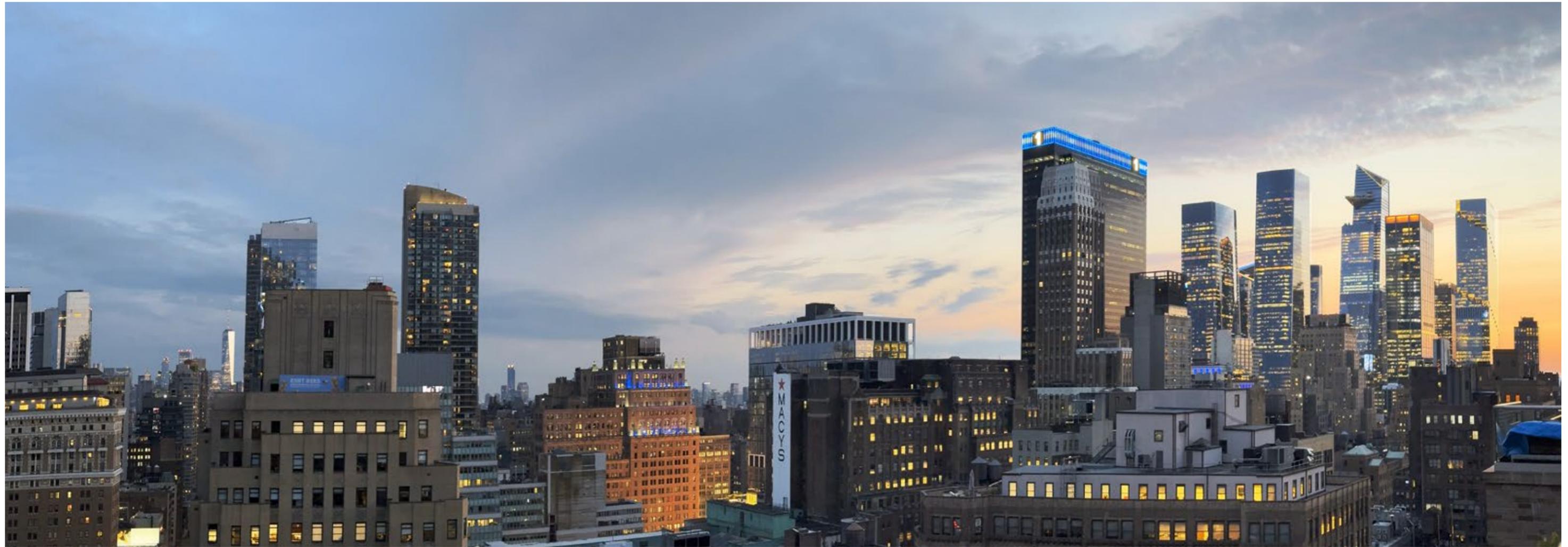
- Wraparound private terrace approx. 2,198 square feet providing panoramic Manhattan skyline views.
- (1) Windowed office.
- Large open area.
- Access to the 25th Floor via a common corridor staircase.

Artist's Rendering



## Entire 24th Floor - 7,566 RSF

- (13) Windowed private workspaces with glass-front, sliding-door entries providing a flexible mix of uses.
- Large reception area with open area for workrooms.



Southwest View from Terrace

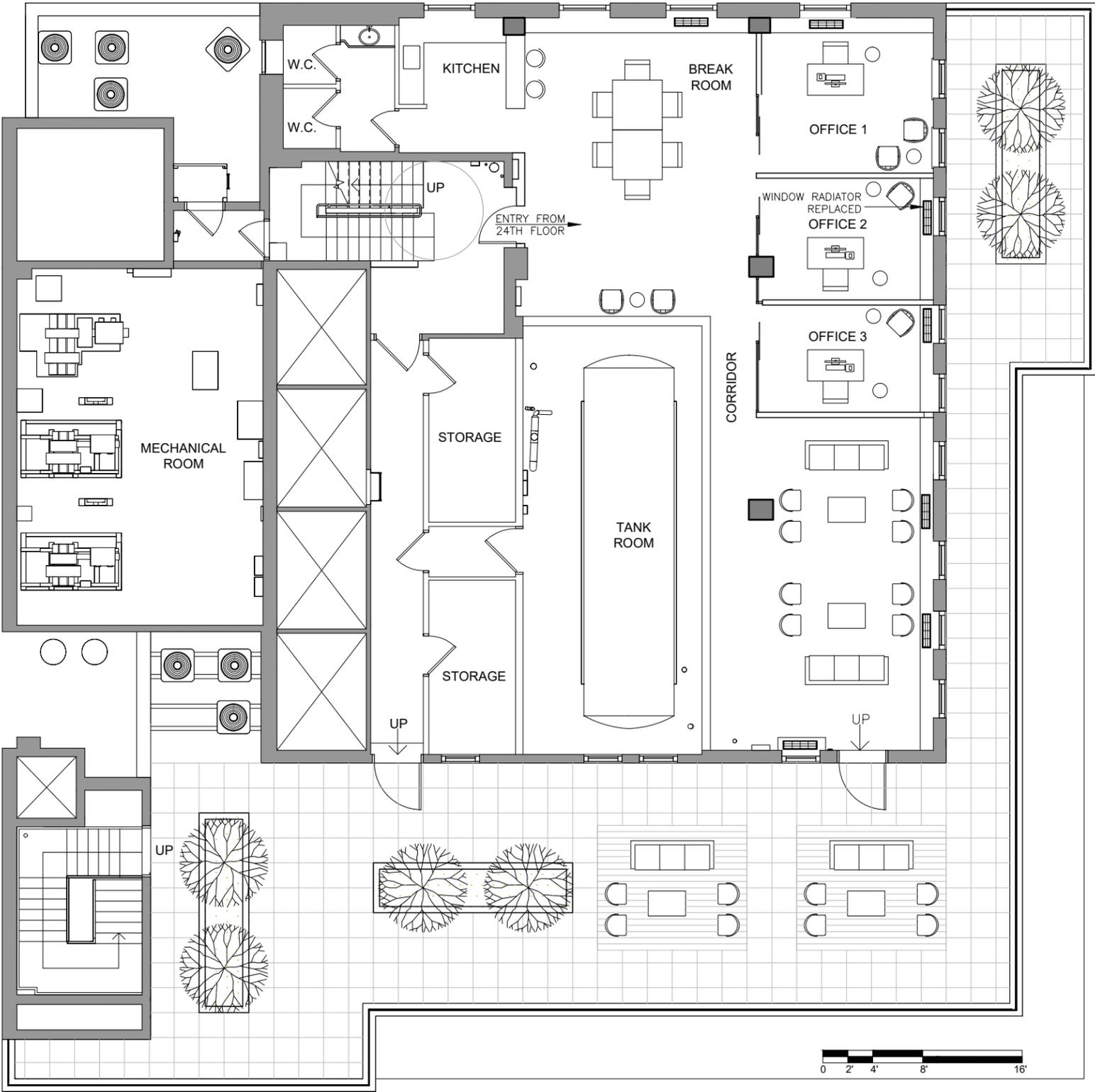
- Ideally located in the Bryant Park area within Midtown's "Transit Triangle"
- Walk to Times Square, Grand Central Terminal, Grand Central Madison LIRR concourse, Penn Station with seamless connection Moynihan Train Hall, and Bryant Park Transportation Hubs providing access to **1 2 3 B D F M A C E N Q R W 7**  Metro-North Railroad    Long Island Rail Road
- Vicinity of Port Authority Bus Terminal and Rockefeller Center
- Convenient to Herald Square services, retail, and variety of eateries
- Reasonable rents, flexible terms, stable, long-term ownership

Overall floor buildouts include:

- Multiple glass-front private workspaces offering flexible conference/meeting, office or collaboration use
- Three sides of operable windows providing excellent natural light
- Private restrooms, full wet pantry with seating/lounge areas

<p>Immediate Occupancy</p> 	<p>Ceiling Height</p> 	<p>Convenient to Transit</p> 
<p>Excellent Natural Light</p> 	<p>Private Outdoor Terrace</p> 	<p>Operable Windows</p> 

# Proposed Buildout 25th Floor Plan - 2,561 rsf + 2,198 SF Terrace



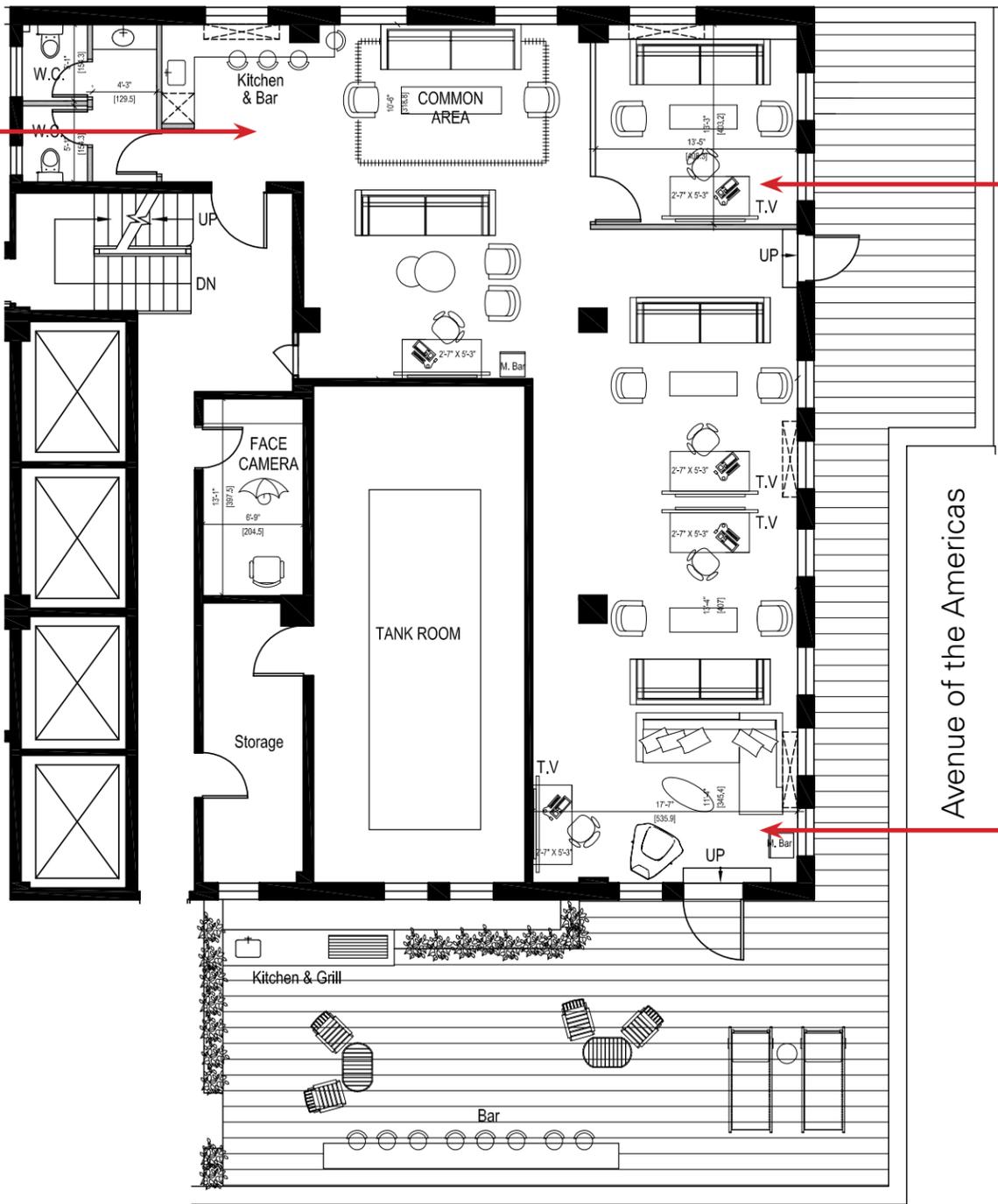
West 37th Street

Avenue of the Americas



25th Floor Terrace

# Existing Conditions 25th Floor Plan - 2,561 rsf + 2,198 SF Terrace



West 37th Street

Floor plan not to scale, for descriptive purposes only; furniture shown for layout concept only



25th Floor - Artist's Rendering



25th Floor - Artist's Rendering



25th Floor - Artist's Rendering

# Proposed Buildout 24th Floor Plan - 7,566 rsf



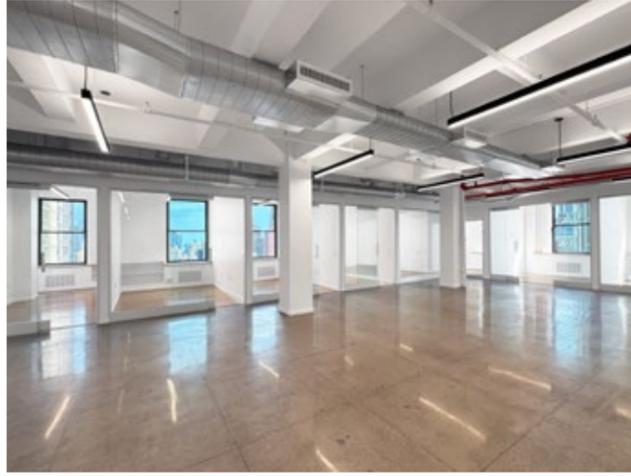
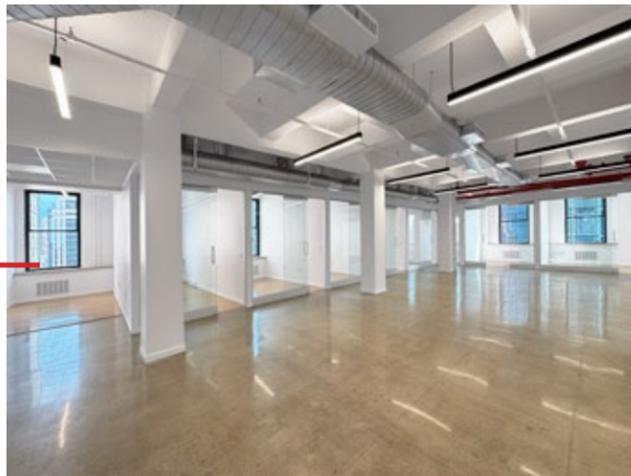
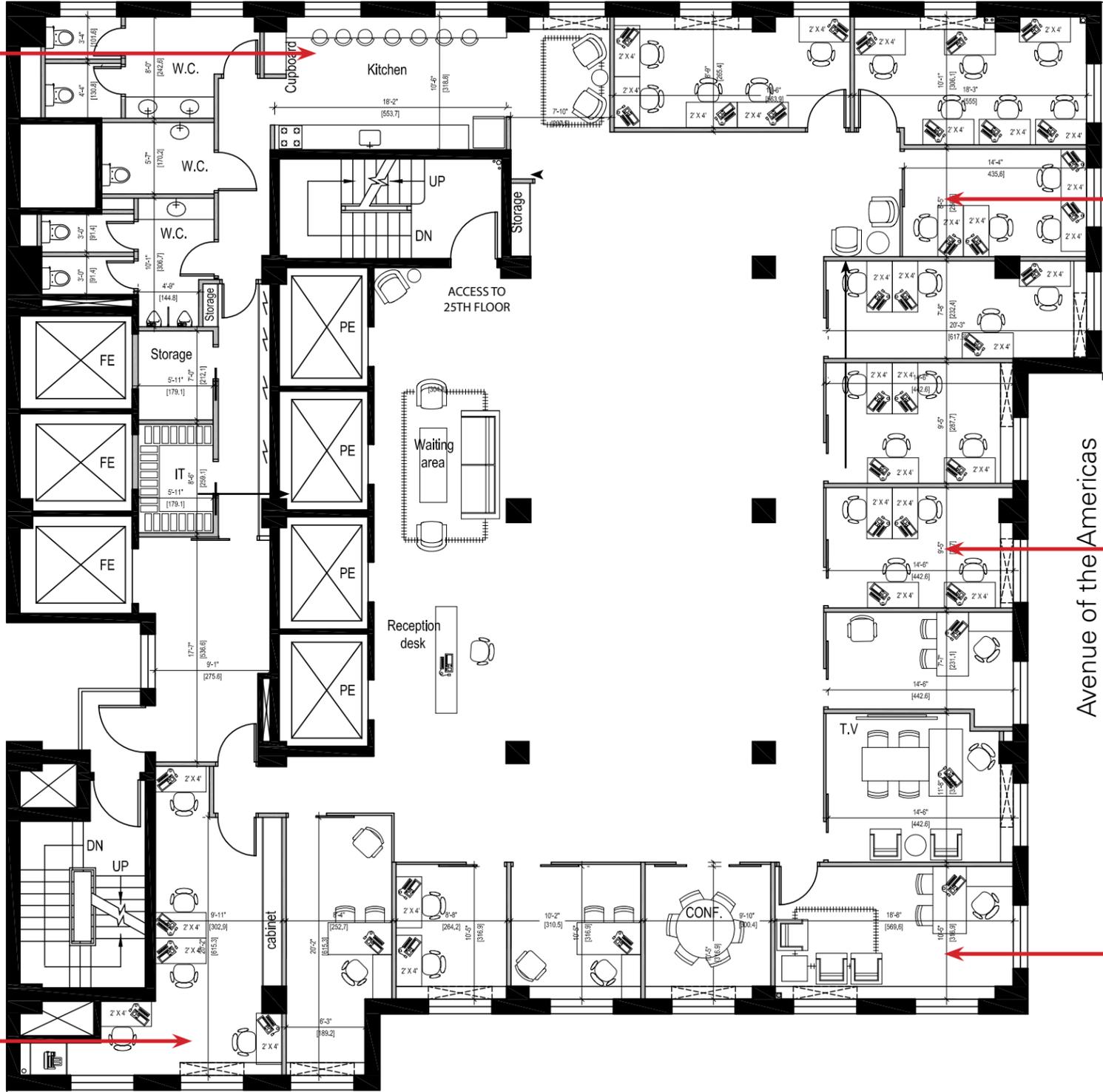
West 37th Street



Avenue of the Americas



# Existing Conditions Entire 24th Floor Plan - 7,566 rsf



Avenue of the Americas

West 37th Street

Floor plan not to scale, for descriptive purposes only; furniture shown for layout concept only



24th Floor - Artist's Rendering



24th Floor - Artist's Rendering

# LOCATED WITHIN MIDTOWN'S TRANSIT TRIANGLE

**Port Authority  
Bus Terminal**  
10 Mins Walking

**Grand  
Central  
Station**  
10 Mins Walking

4 5 6 7 S

**Bryant Park**  
3 Mins Walking

New York  
Public Library

**Moy  
Train Hall** ↔ **Penn  
Station**  
8 Mins Walking

**1001**  
AVENUE OF THE  
AMERICAS

