

5 West 37th Street · 12th Floor

PENTHOUSE OFFICE | MIDTOWN MANHATTAN, NY 10018

A rare **full-floor penthouse office** in the heart of Midtown. This bright, open $\pm 10,500$ SF floor is flooded with natural light from **skylights overhead**, anchored by a brand-new kitchen, and configured for a modern team — private offices, conference rooms, phone booths, and a 76-person open workspace. **Fully furnished and move-in ready.**

HIGHLIGHTS

- ◆ Full-floor penthouse
- ◆ New kitchen & appliances
- ◆ 12 private offices
- ◆ 76-person open area
- ◆ Reception & copy room
- ◆ New 8 ft glass partitions
- ◆ Overhead skylights
- ◆ Open, light-filled layout
- ◆ 2 conference rooms
- ◆ 2 private phone booths
- ◆ Furniture included
- ◆ Private restrooms on floor

PROPERTY SPECS

Address	5 West 37th St, 12th Fl
Submarket	Midtown — NoMad / Garment
Size	$\pm 10,500$ RSF (full floor)
Floor	12th — Penthouse
Condition	Furnished / Move-in ready
Possession	Immediate

ASKING RENT

\$35,000 / month

Rentable area	$\pm 10,500$ SF
Annual rent	$\approx \$420,000$
Rent / SF / year	$\approx \$40.00$
Rent / SF / month	$\approx \$3.33$

★ Furniture included

Real estate taxes & CAM / operating expenses — contact for current pass-through detail. Figures approximate; rent quoted on a gross annual basis and subject to final lease terms.

AVAILABLE TERMS

SUBLEASE

Short-term sublease available immediately — flexible duration.

DIRECT

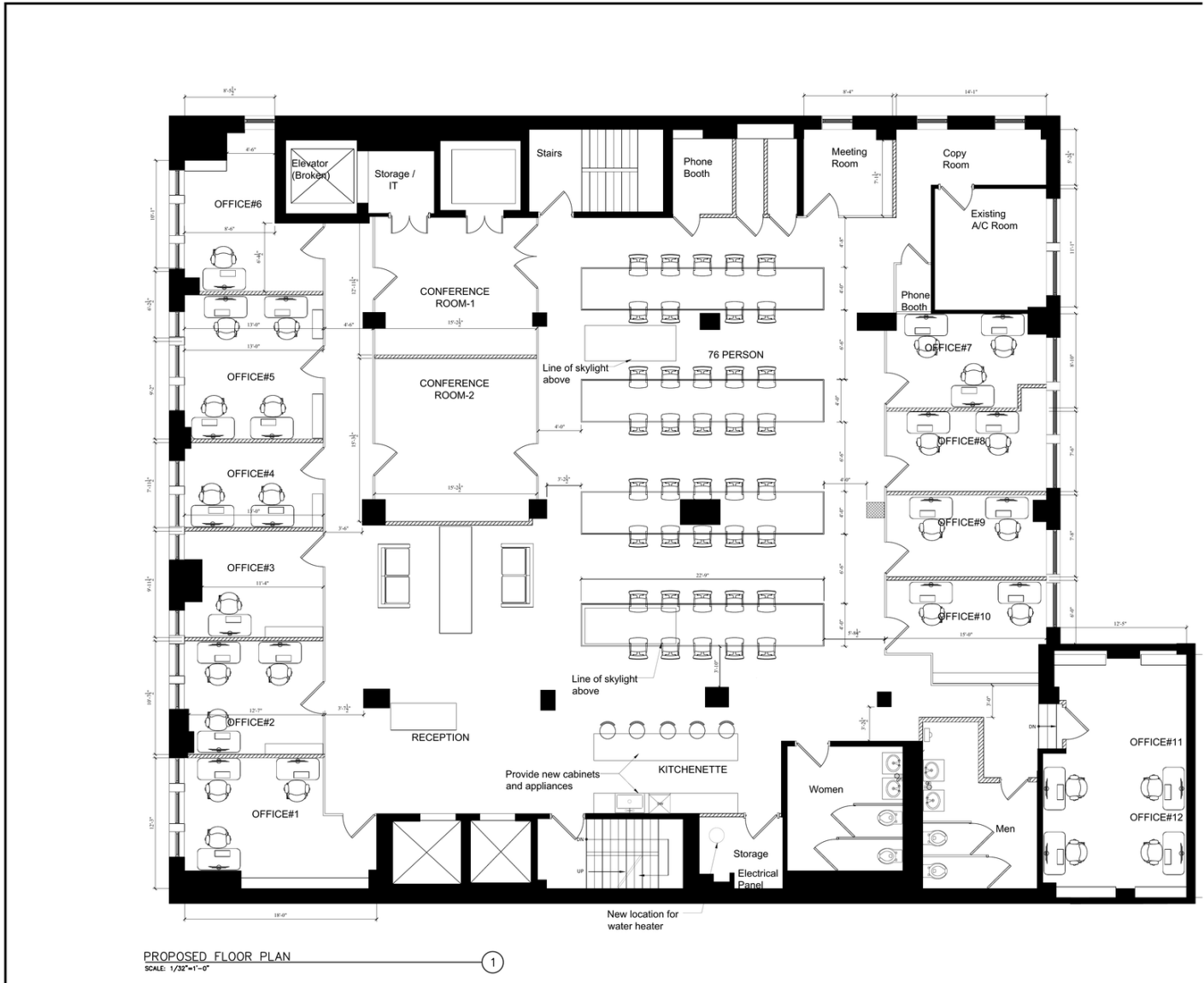
Direct deal with the landlord for a long-term lease of 10+ years.

FLEX

Open to short-term or long-term — structure to fit your team.

LAYOUT

Proposed Floor Plan · ±10,500 SF Full Floor



Proposed floor plan (Oprea Design Group) — full-floor layout, ±10,500 SF. Full architectural drawing available on request.

GALLERY

