

# 39—W—37

39 WEST 37TH STREET

## Light-filled boutique floors at Bryant Park

A modernized pre-war building in the commuter triangle. Three sides of windows, with boutique 6,300 SF plates that divide below 3,000 SF.  
Minutes to Grand Central, Penn Station, and Port Authority.





THE BUILDING

# Classic exterior, modern interior

Modernized 1930 building. Boutique 6,300 SF plates, divisible below 3,000 SF, three sides of windows from the fifth floor up. New lobby, mechanicals, and prebuilt suites.

| FLOOR            | RSF      | CONDITION        | NOTES                                                                                                                                   |
|------------------|----------|------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| 18<br>FULL FLOOR | 3,633 SF | Move-in ready    | Top floor, windows on three sides, built and furnished. 2 offices, 1 conference room, 20 workstations.                                  |
| 17<br>FULL FLOOR | 3,996 SF | NBI pending      | Windows on three sides. Will provide NBI for qualified tenant/term.                                                                     |
| 15<br>FULL FLOOR | 4,942 SF | Second-gen build | Three sides of windows. Landlord will demolish, rebuild, and provide NBI.                                                               |
| 14<br>PARTIAL    | 1,956 SF | White-box        |                                                                                                                                         |
| 1003<br>PARTIAL  | 1,291 SF | Pre-build spec   |                                                                                                                                         |
| 07<br>FULL FLOOR | 6,261 SF | Move-in ready    | 10 windowed offices, 2 conference rooms, open area for 15. Three sides of windows.<br>\$10,000 Broker Bonus for lease signed by 8/31/26 |
| 06<br>FULL FLOOR | 6,261 SF | Pre-build        | Three sides of windows.<br>\$10,000 Broker Bonus for lease signed by 8/31/26                                                            |
| 05<br>FULL FLOOR | 6,261 SF | White-box        | Three sides of windows. Landlord will provide NBI.<br>\$10,000 Broker Bonus for lease signed by 8/31/26                                 |
| 04<br>FULL FLOOR | 6,315 SF | White-box        | Landlord will provide NBI.<br>\$10,000 Broker Bonus for lease signed by 8/31/26                                                         |

INQUIRE FOR PRICING · LANDLORD NBI FOR QUALIFIED TENANTS & TERM

LOCATION

## On the commuter triangle

37th Street between Fifth and Sixth. Walking distance to Penn Station, Grand Central, and Port Authority, with Bryant Park around the corner.

3 min BRYANT PARK

9 min PENN STATION

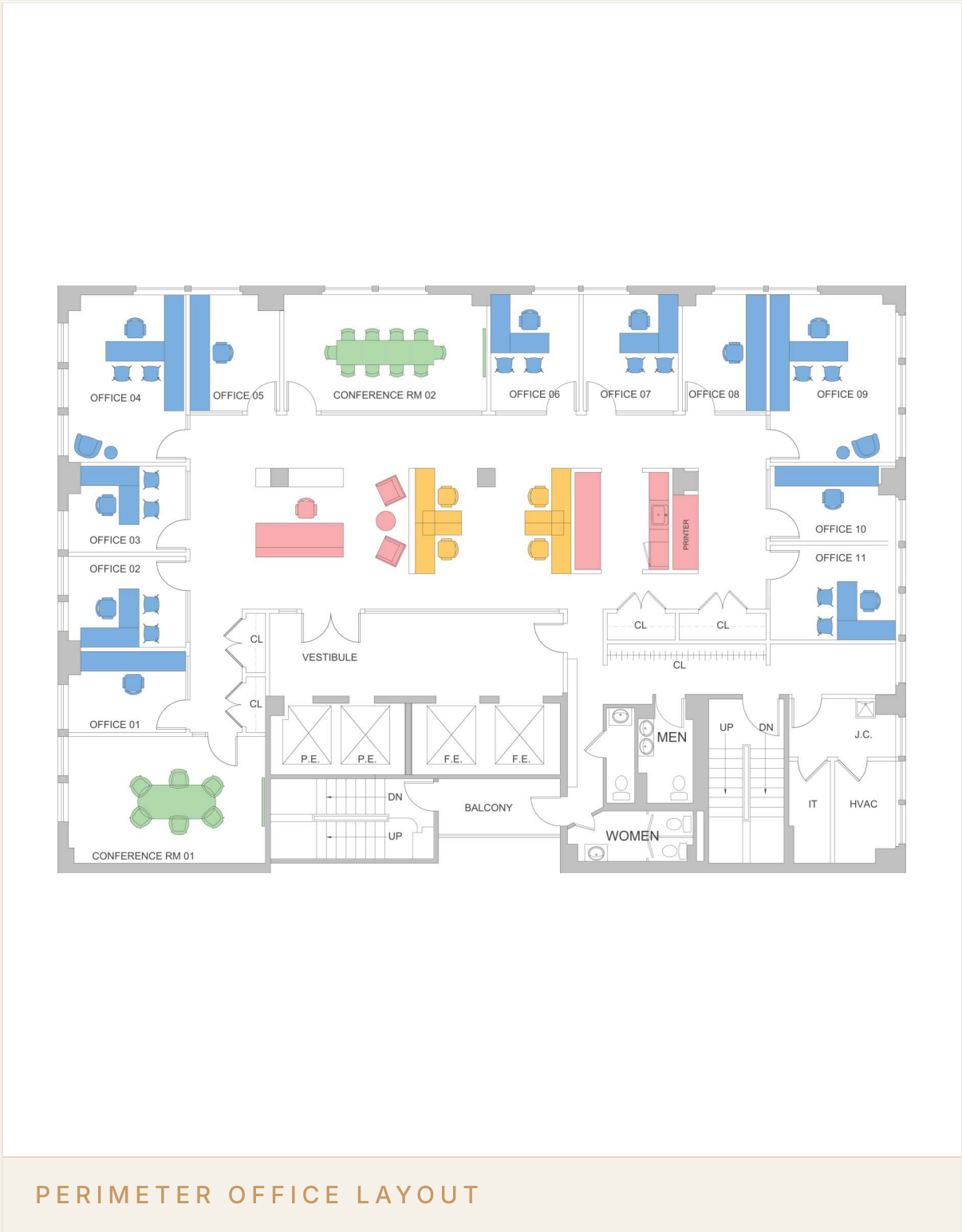
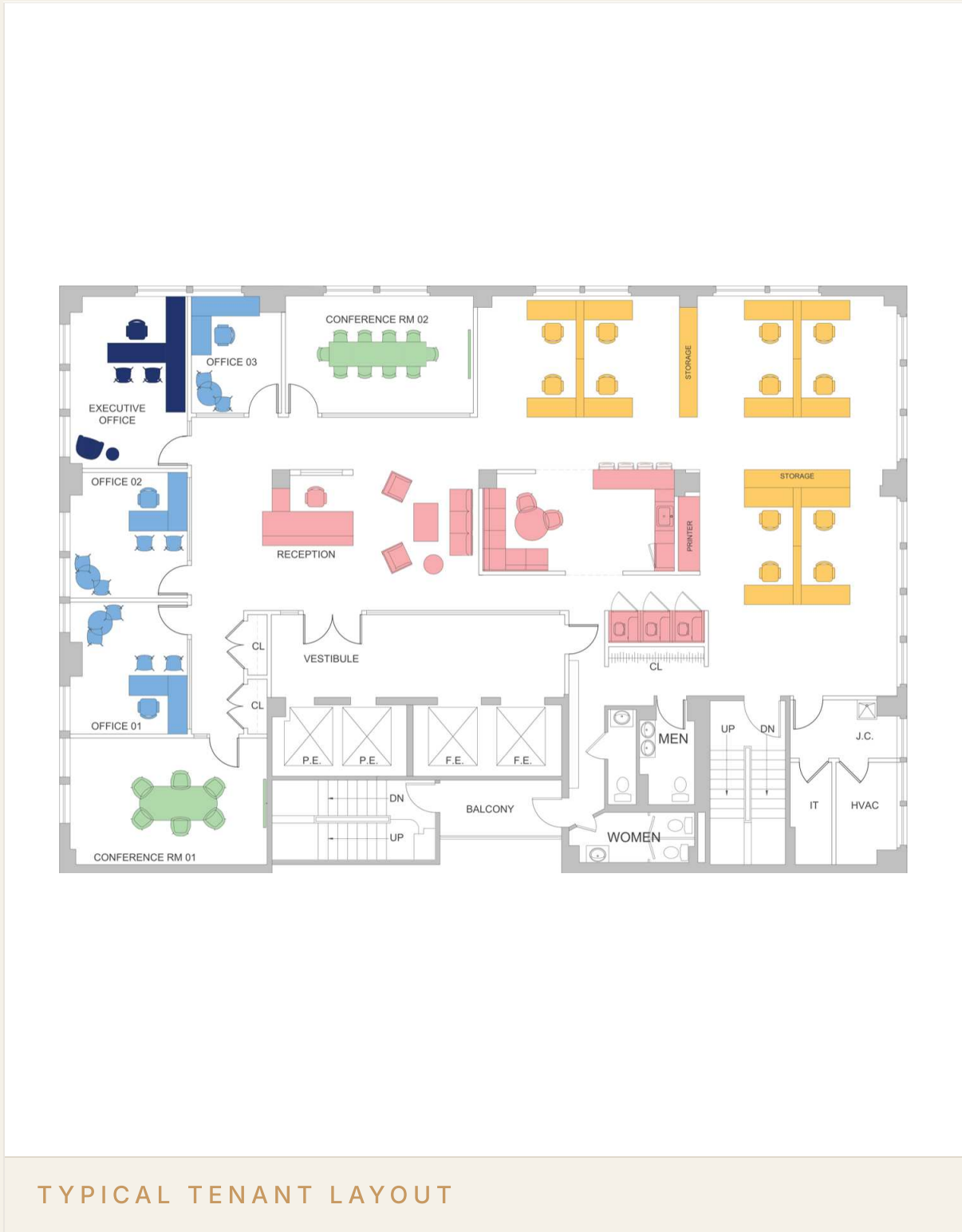
10 min GRAND CENTRAL

FLOOR PLATES

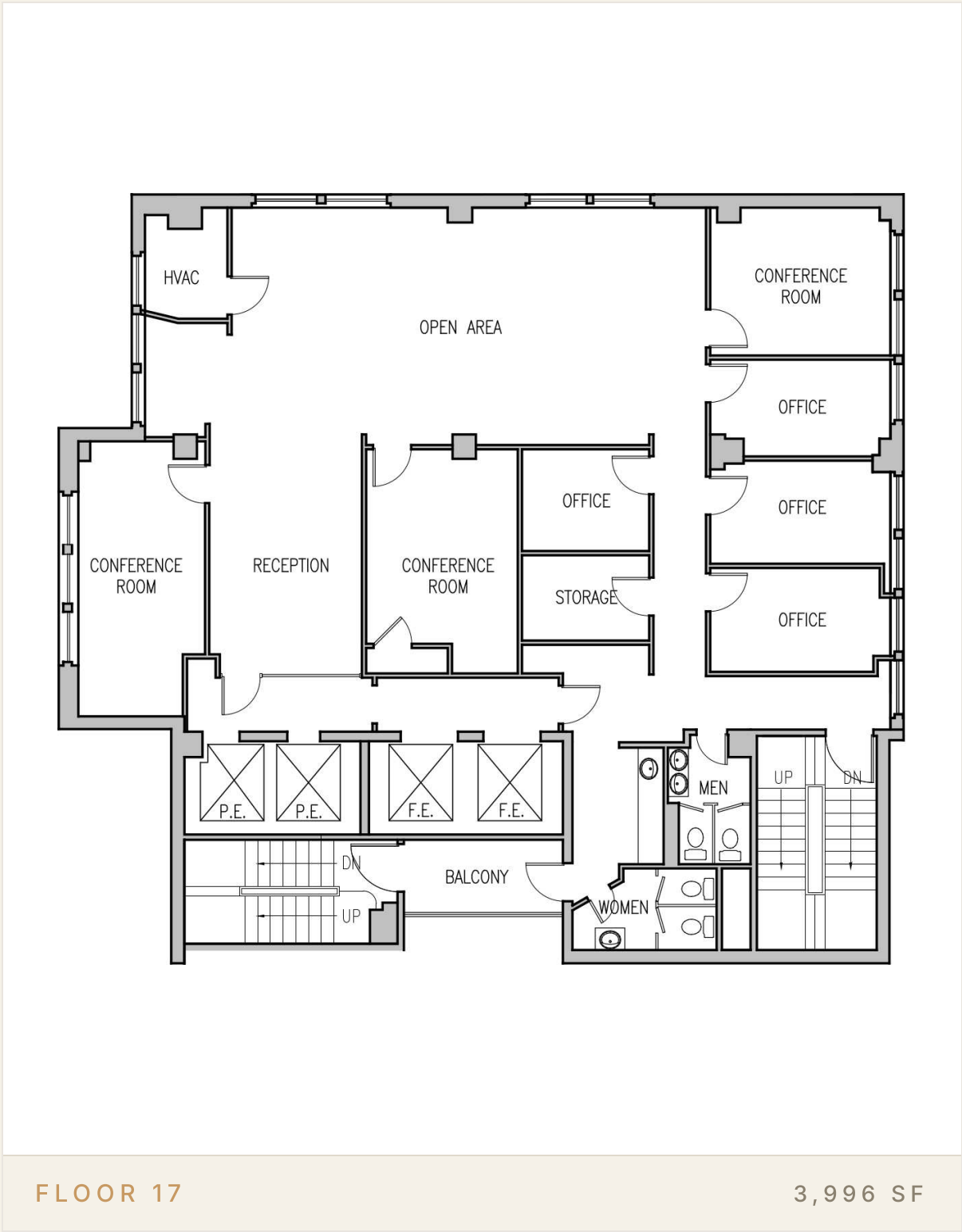
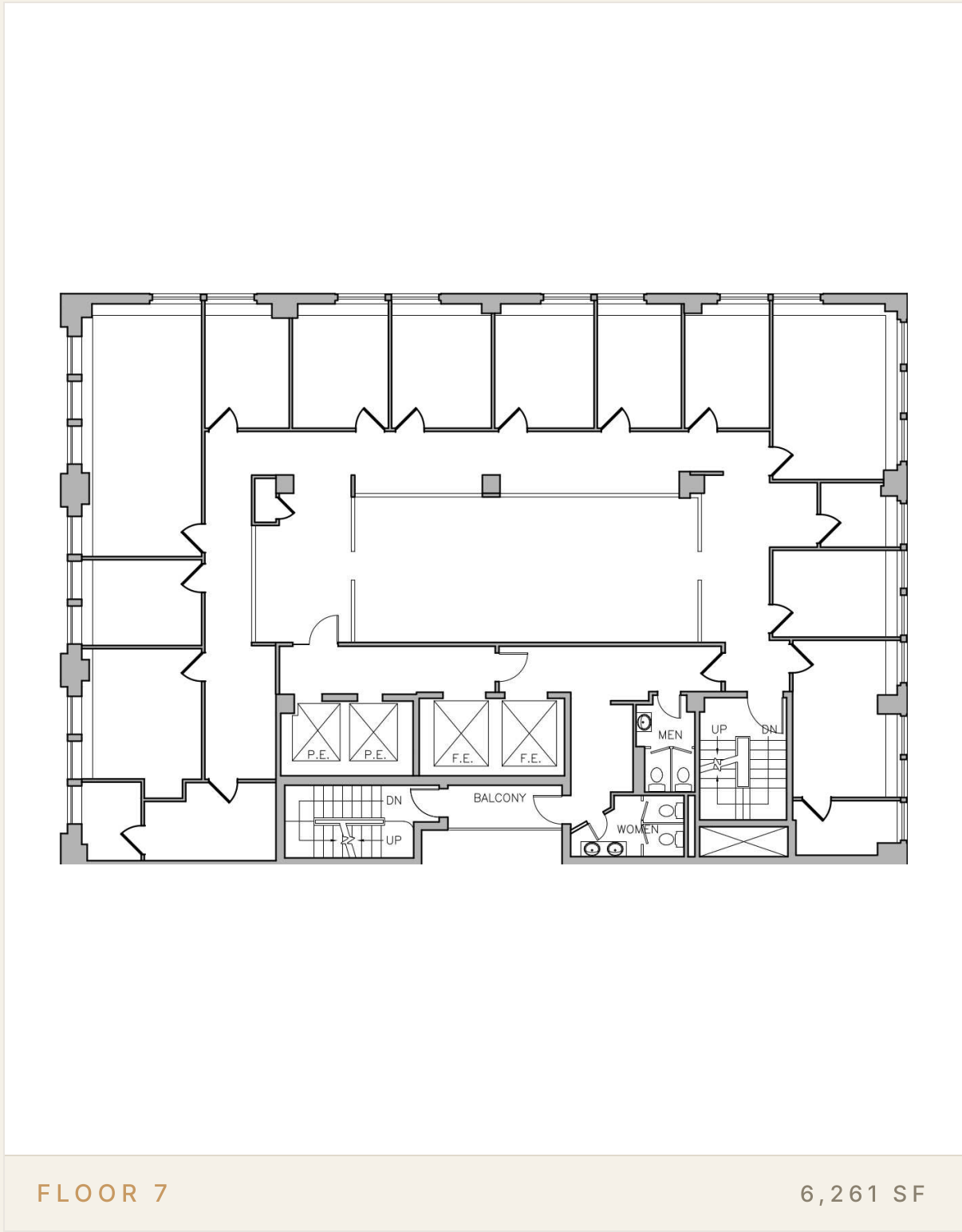
Boutique plates

Boutique 6.3K SF full-floor plates with light on three sides. 3K-1K SF cuts available.

Floors 4–6 · representative test fits



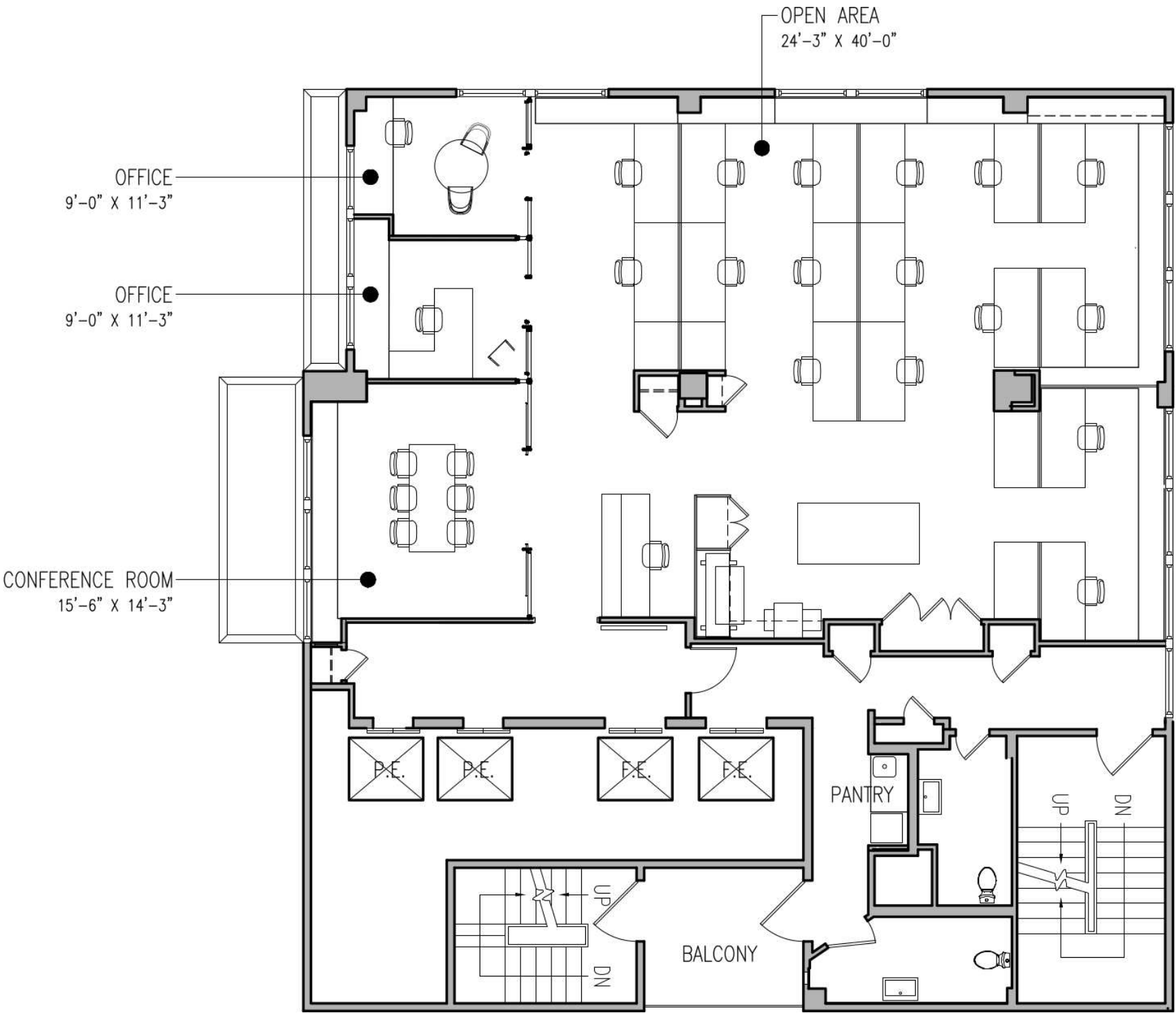
As-built plans



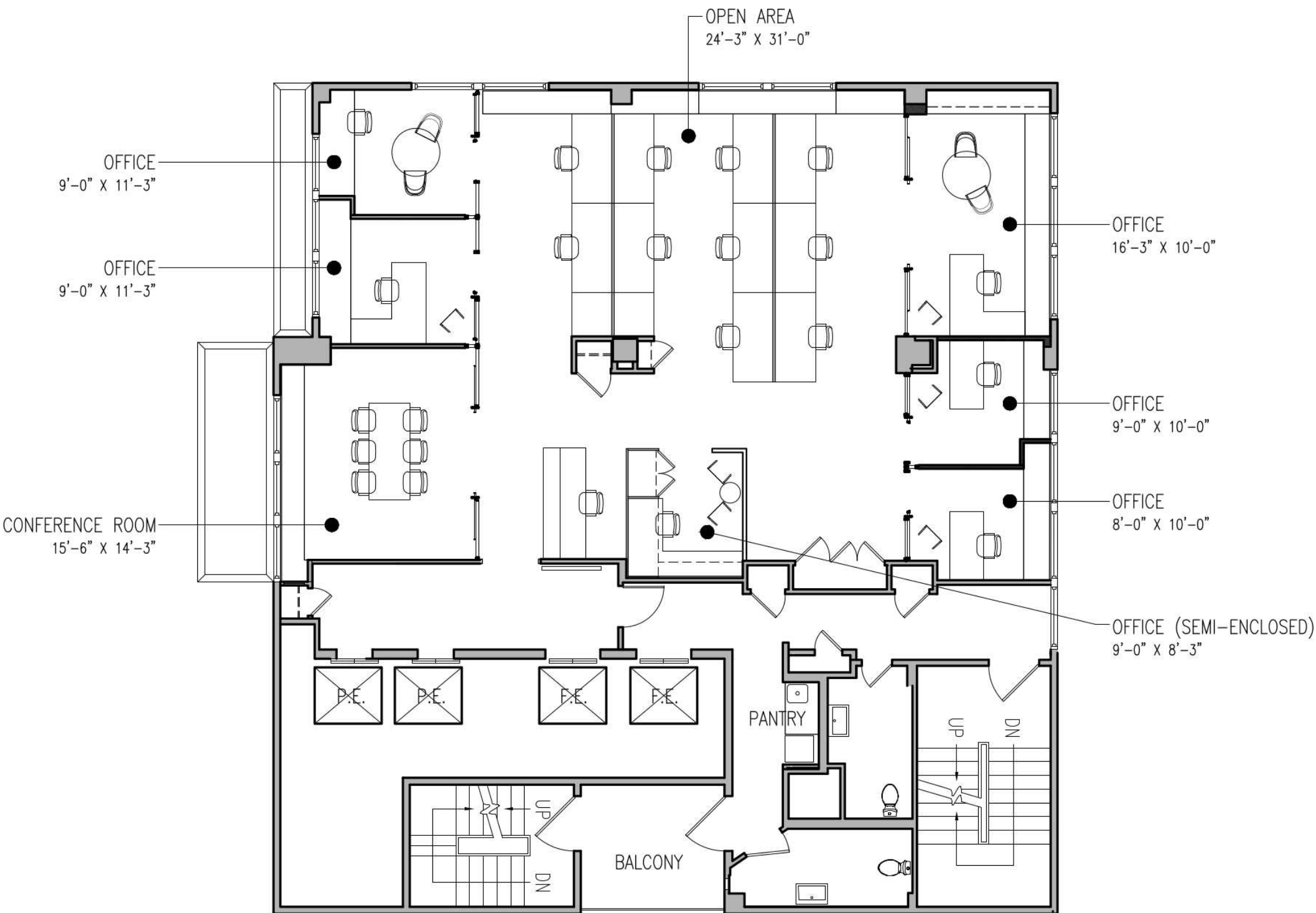
TOP FLOOR

# The 18th floor

The building's top floor, built and furnished and ready to occupy. 3,633 SF wrapped in light on three sides.



EXISTING LAYOUT

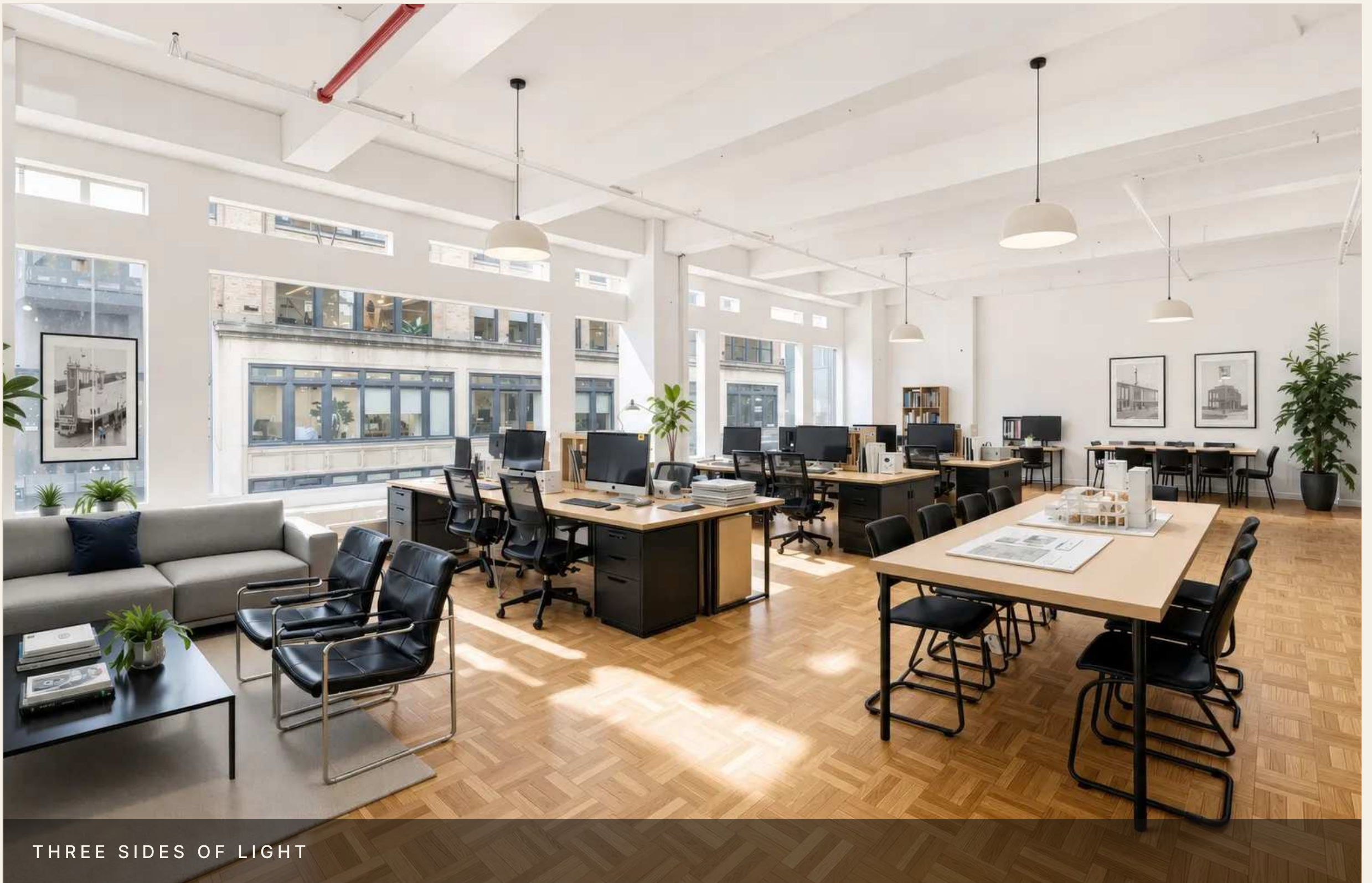


OPTION A · 6 OFFICES, 1 CONF.



GALLERY

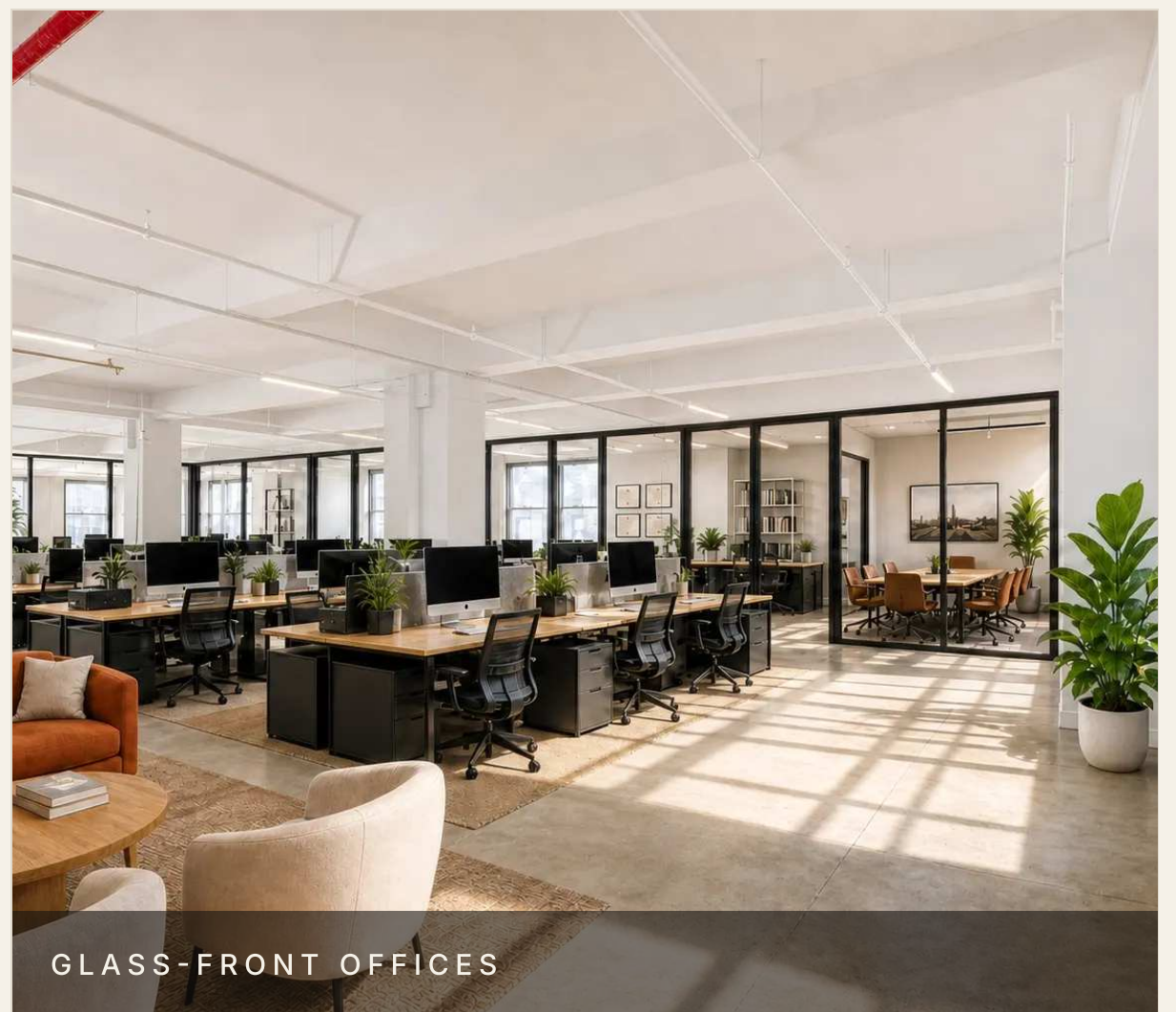
# Inside 39 W 37



THREE SIDES OF LIGHT



THE RENOVATED LOBBY



GLASS-FRONT OFFICES

## 39—W—37

39 WEST 37TH STREET, NEW YORK, NY 10018  
OWNED & MANAGED BY BLAKE PARTNERS

LEASING CONTACT

### Ben Blumenthal

Noah & Co

[b@noahre.com](mailto:b@noahre.com)

(212) 580-1604