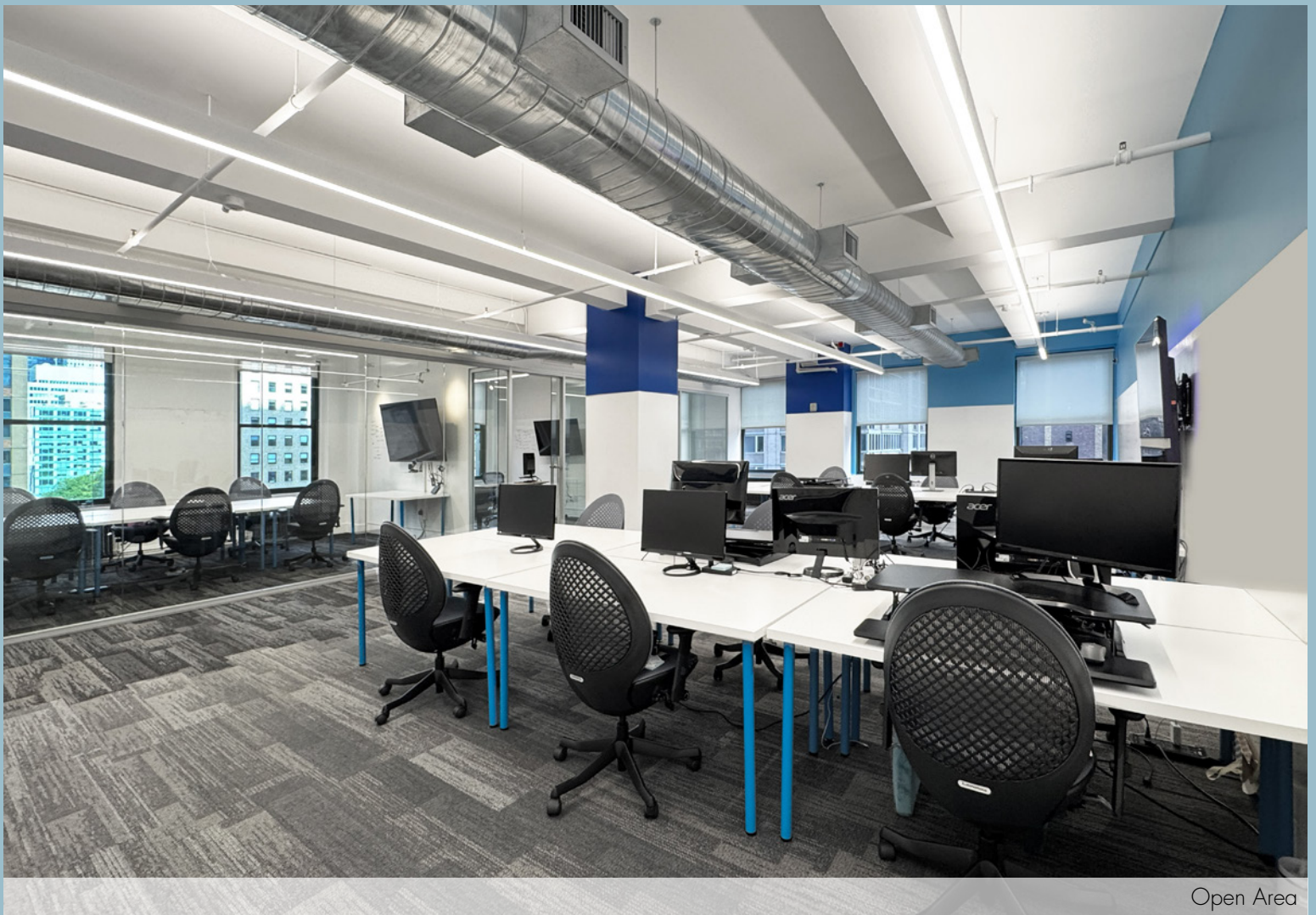




1001 Avenue of the Americas

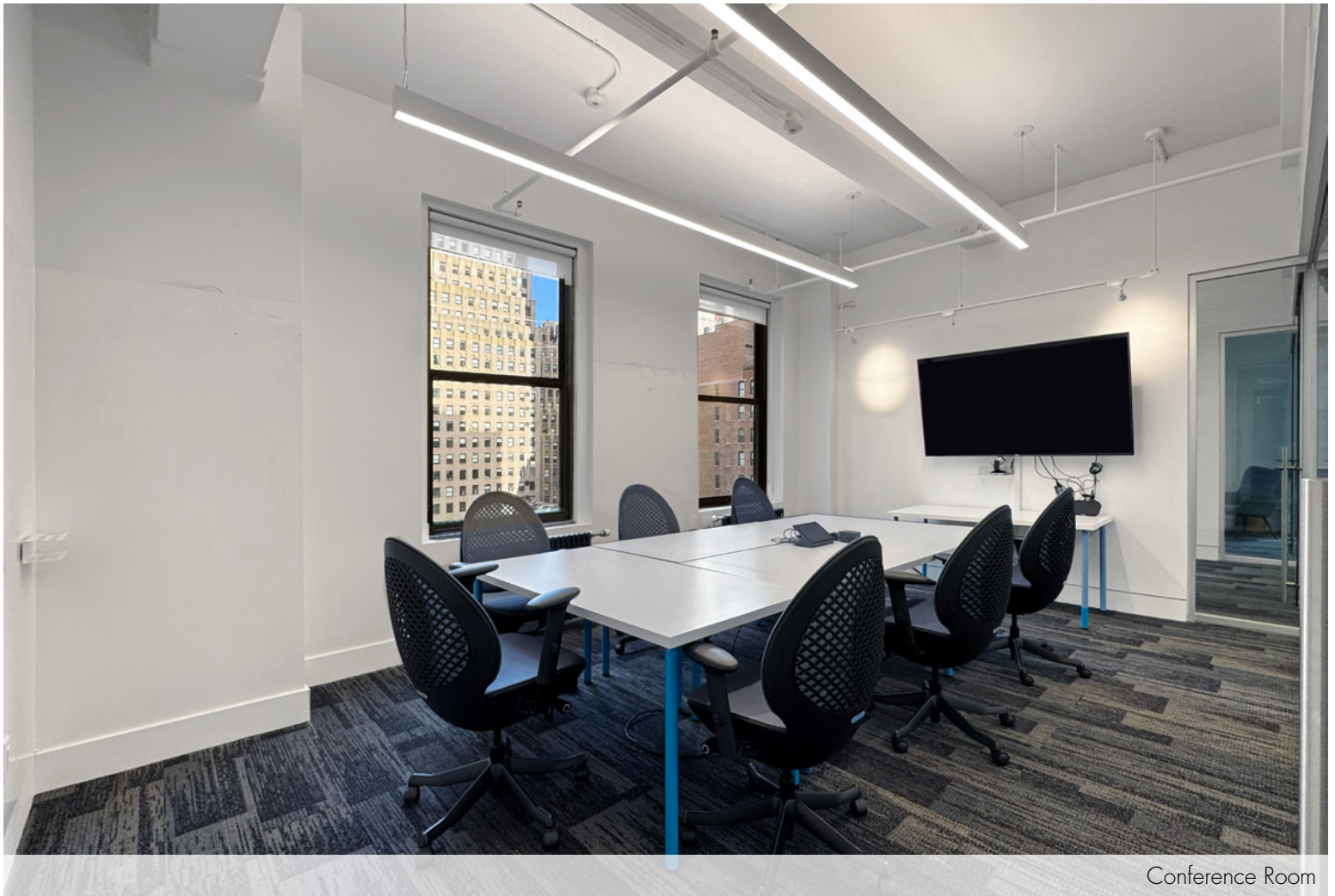
Northwest Corner of West 37th Street

Built Corner Suite 1001 - 4,404 RSF

Great Mix of Private and Open Space

**Walk to Times Square, Grand Central Terminal,
Grand Central Madison, Herald Square and Bryant Park**

N Q R W A C E 1 2 3 B D F M 7 subways and NJ  train

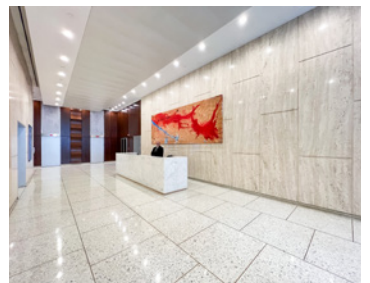


Conference Room

Suite 1001: 4,404 rsf

Glass-front, windowed private workspaces include:

- Conference room and (2) offices, (1) phone room
- Open area accommodates up to 32 people
- Wet pantry with seating area, reception, carpeting throughout
- 2 Sides of oversized operable windows provide good natural light
- North and east exposure provide good natural light, Bryant Park and One Vanderbilt views



Possession: January 1, 2026

Rent: Call or email for details

Comments:

- Reasonable rents, flexible terms, stable long-term ownership
- Corner building with multiple fiber providers, tenant-controlled A/C, and 24/7/365 access
- Walk to Times Square, Penn Station with seamless connection to the Moynihan Train Hall, Grand Central Terminal, Grand Central Madison LIRR concourse, and Bryant Park transportation hubs providing access to        

SUITE 1001 - 4,404 RSF
(AS-BUILT)



West 37th Street

Avenue of the Americas

SUITE 1001 - 4,404 RSF
(EXISTING CONDITIONS)



Glass-Front Private Workspaces

Furniture shown for layout concept only

SUITE 1001 - 4,404 RSF
(EXISTING CONDITIONS)



Lounge Area



Wet Pantry with Seating Space

Furniture shown for layout concept only



Walk to Grand Central Terminal



Blocks from Bryant Park



Moynihan Train Hall



Times Square