



Open Area

# 1001 Avenue of the Americas

Northwest Corner of West 37th Street

Turnkey, Furnished Suite - 4,500 RSF

Great Mix of Private and Open Space

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

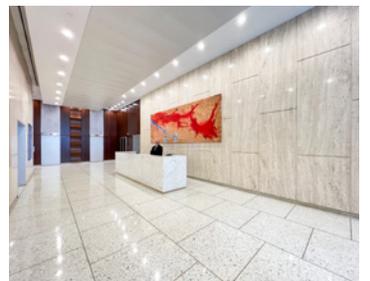
**N Q R W A C E 1 2 3 B D F M 7** subways and NJ  train



Conference Room

Suite 701: 4,500 rsf

- Turnkey, fully furnished space with hardwood floors throughout
- (2) glass-front Conference rooms and (1) glass-front office
- Open area accommodates up to 32 people, (2) Phone rooms
- Wet pantry with seating area, entry space with guest seating
- 2 Sides of oversized operable windows provide good natural light
- North and east exposure provide good natural light, Bryant Park and One Vanderbilt views



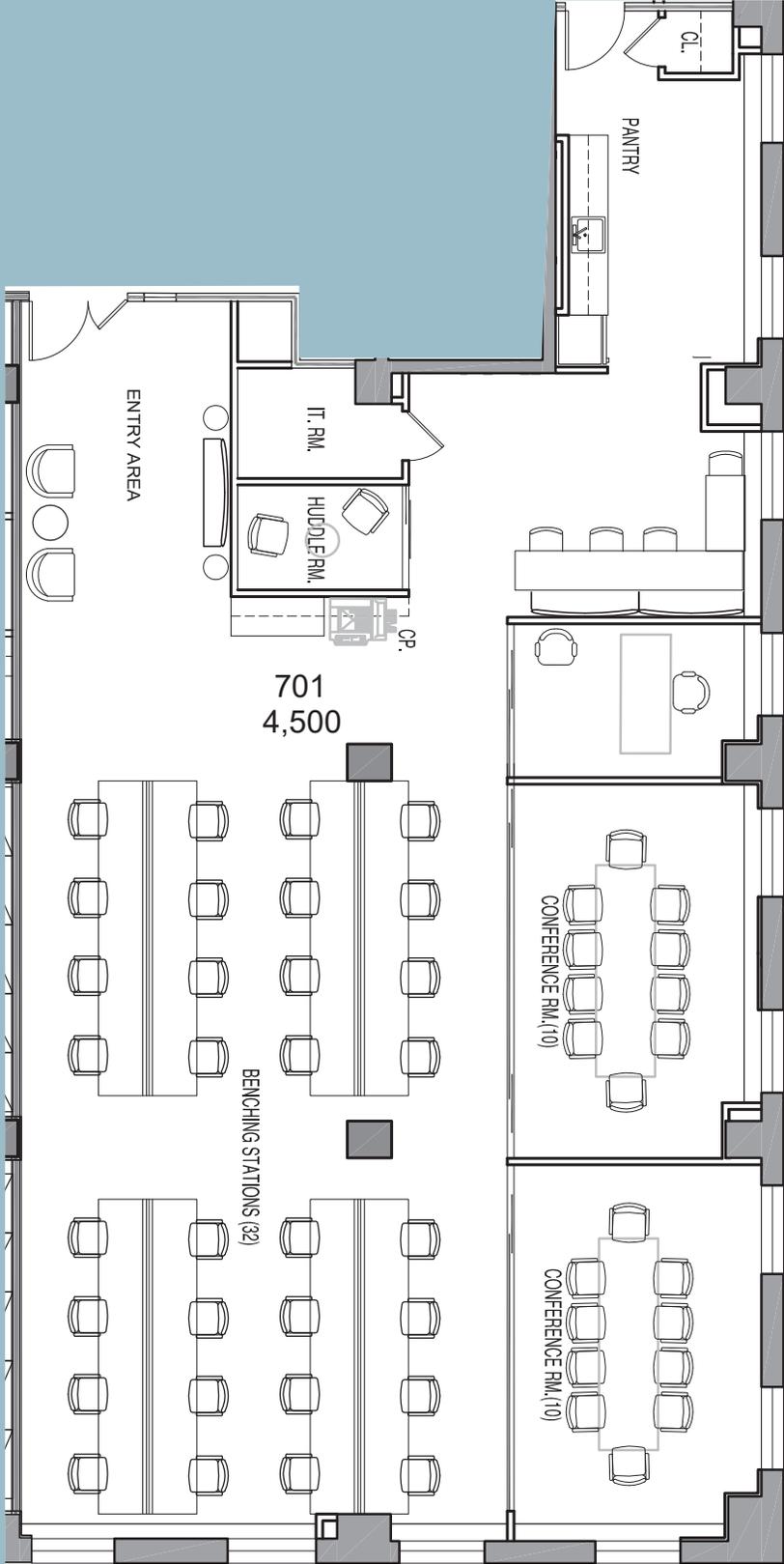
Possession: Immediate

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  express and local subway lines and  Metro-North Railroad  NJ TRANSIT  PATH  Long Island Rail Road
- Vicinity of Port Authority Bus Terminal
- Great central location convenient to Times Square and Herald Square services and variety of eateries

SUITE 701 - 4,500 RSF  
(AS-BUILT)



Avenue of the Americas

Floor Plan not to scale, for display purposes only

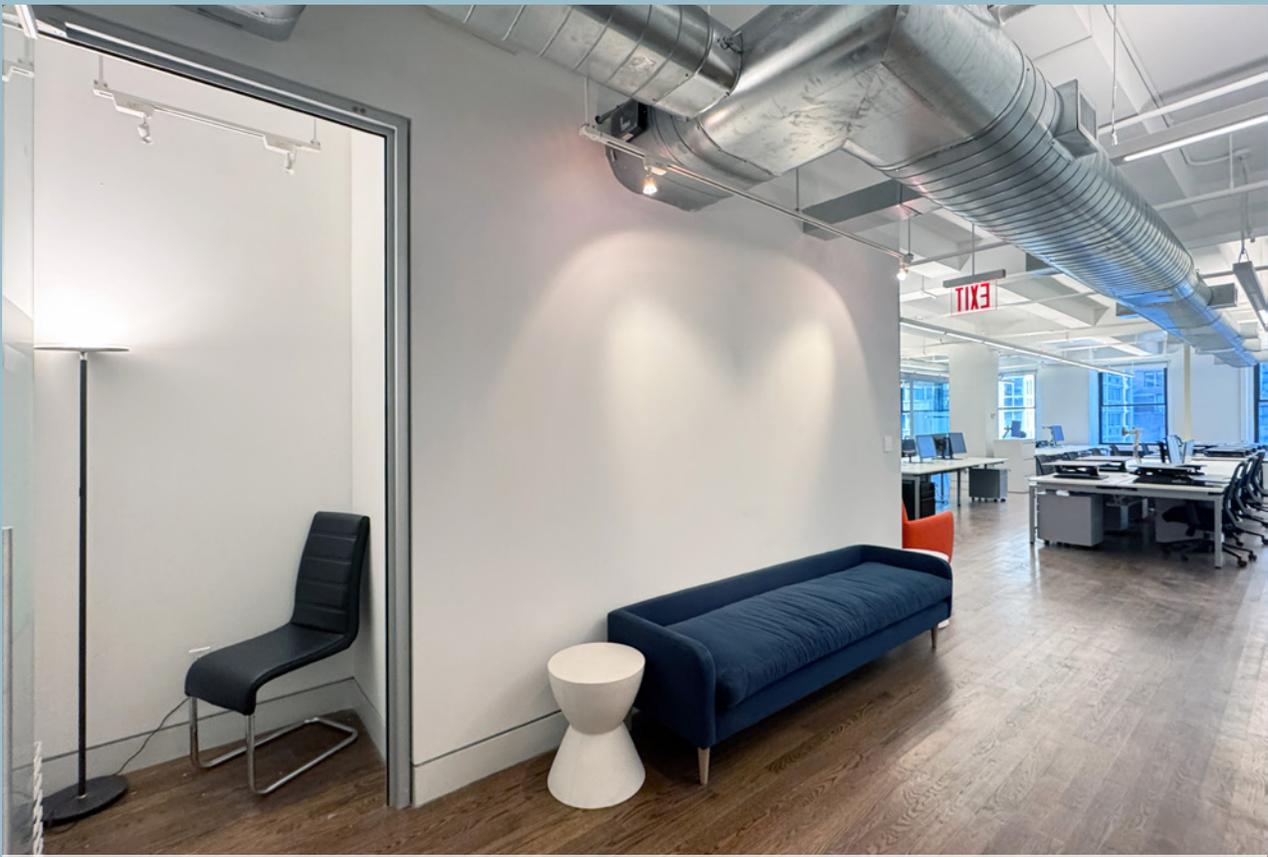
SUITE 701 - 4,500 RSF  
(EXISTING CONDITIONS)



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(EXISTING CONDITIONS)



Phone Room off Pantry



Entry Area

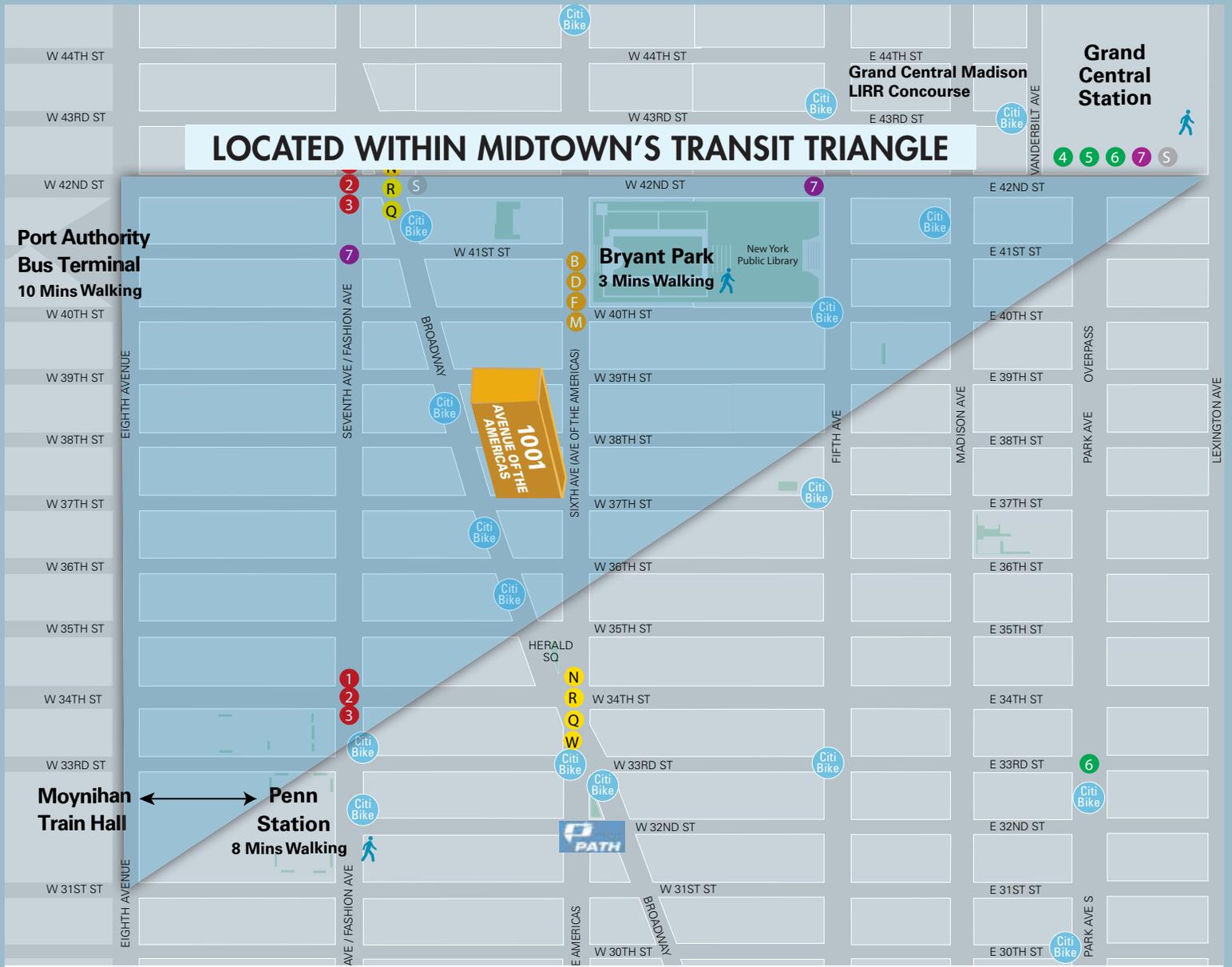
SUITE 701 - 4,500 RSF  
(EXISTING CONDITIONS)



Pantry Seating Area



Full Wet Pantry



Walk to Grand Central Terminal



Blocks from Bryant Park



Moynihan Train Hall



Times Square