



Entire 3rd Floor - Existing Conditions

9 East 37th Street

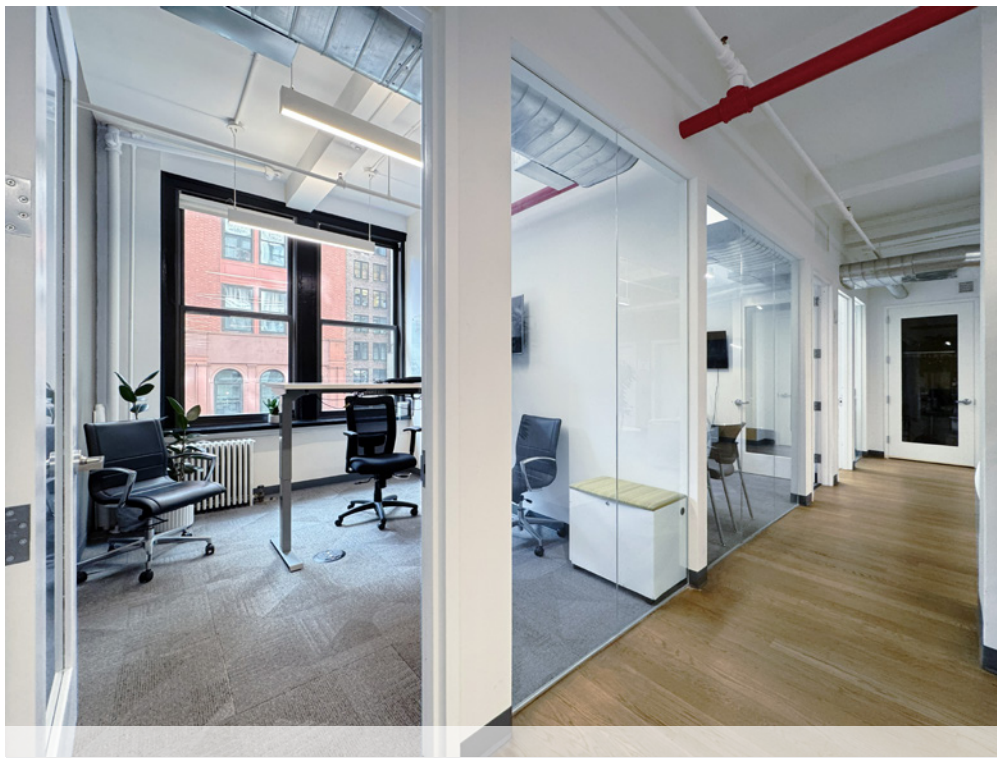
Between 5th & Madison Avenues

Move-in Ready Opportunity
Built Space - Plug n' Play



Short Walk to Grand Central Terminal, Herald Square,
and Bryant Park **B D F M 4 5 6 7 N Q R W S** subway lines and





Existing Conditions

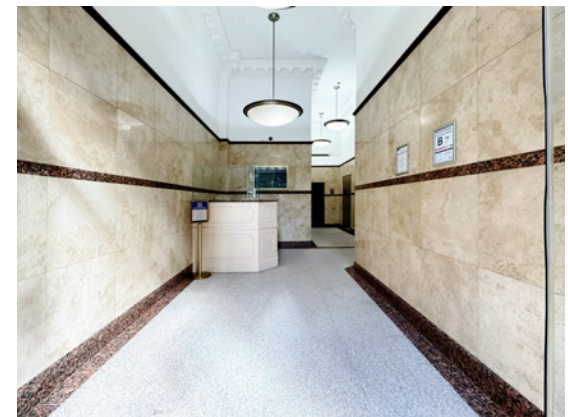
Entire 3rd Fl: 5,000 rsf

- Built, great move-in condition space with (5) glass-front offices and (1) conference room, pantry with seating space, lounge area, large open area, and (3) private restrooms
- Mix of hardwood floors and carpet

Possession: January 1, 2027

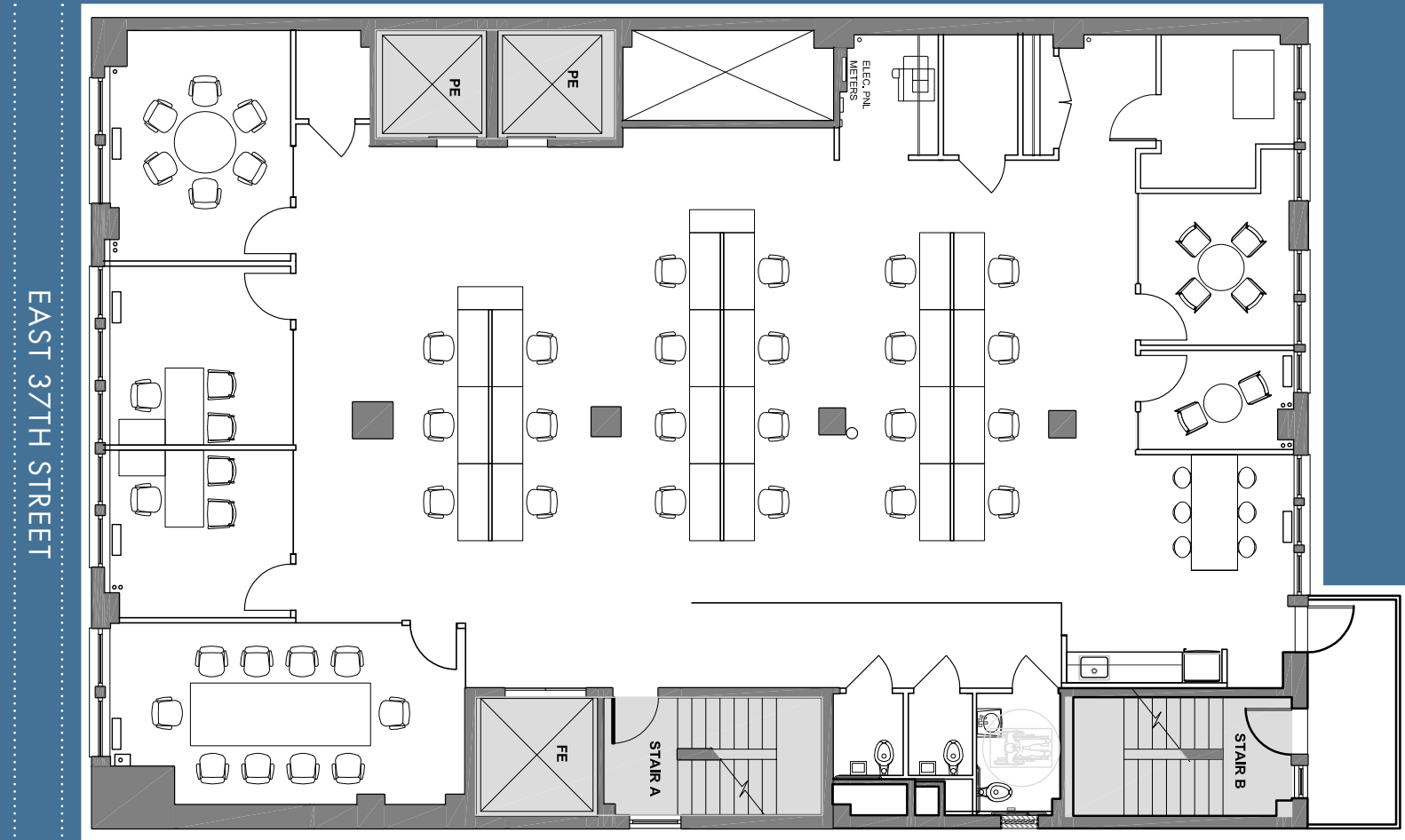
Comments:

- Windows overlooking 37th Street offer great south light
- Attended lobby with (2) passenger elevators plus (1) freight elevator
- New wood floors, exposed ceilings, submetered electric
- Tenant controlled air-cooled A/C on every floor



- Brand new lobby
- Convenient Midtown location within walking distance to Grand Central Terminal, Bryant Park and Herald Square  subway lines and proximity to Penn Station  subways and  Long Island Rail Road

ENTIRE 3RD FLOOR - 5,000 RSF
(AS-BUILT)



Not to scale, for display purposes only
Furniture shown for layout concept only

ENTIRE 3RD FLOOR - 5,000 RSF (EXISTING CONDITIONS - FURNITURE SHOWN FOR LAYOUT CONCEPT ONLY)



