FULL FLOOR OFFICE
FOR LEASE

437

FIFTH AVENUE

AT 39TH STREET

Entire 4th Floor

7,280 RSF

Newly Pre-Built



7,280 RSF
Entire floor

30 to 40
Person bullpen

Library
Views

Roof
Deck

THE SPACE

4TH FLOOR

7,280 RSF FULL FLOOR

A newly pre-built full floor with its own identity on Fifth Avenue at 39th Street, one block from Bryant Park and the New York Public Library.



VIEW NORTH TOWARD BRYANT PARK

FEATURES

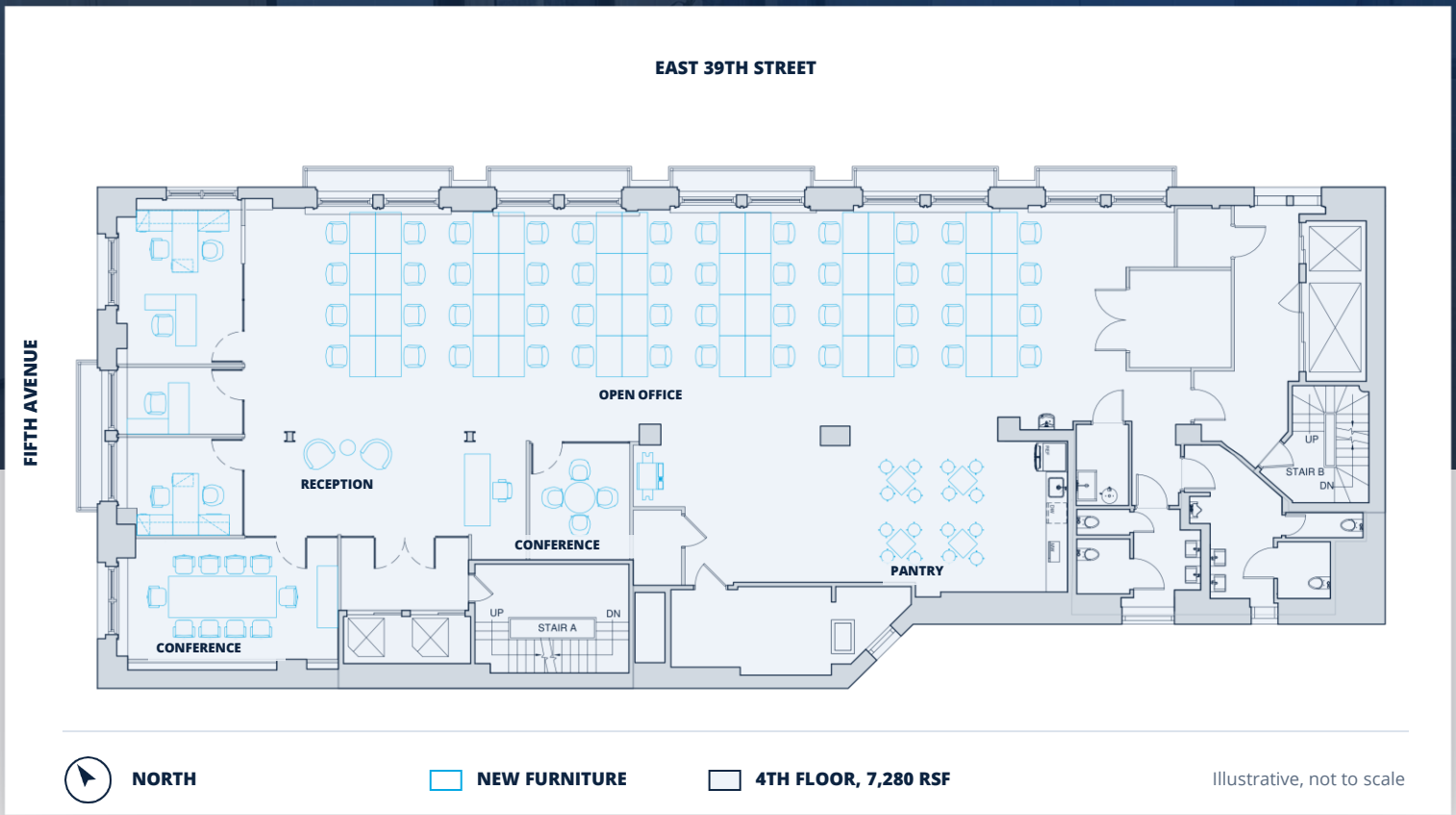
7,280 RSF Entire floor	30–40 person bullpen	Full floor identity
Newly pre-built	New bathrooms	Polished concrete floors
NY Public Library views	Tenant-controlled A/C	Roof deck

THE 4TH FLOOR

TEST FIT

7,280 RSF FULL FLOOR

One way to plan the floor: forty-eight workstations, three private offices and two conference rooms, with a reception desk and a café-style pantry.



THE PROGRAM

48 Workstations	3 Private offices	10 Seat conference room	4 Seat conference room
1 Reception desk	4 Café tables	16 Café seats	1 Pantry kitchen

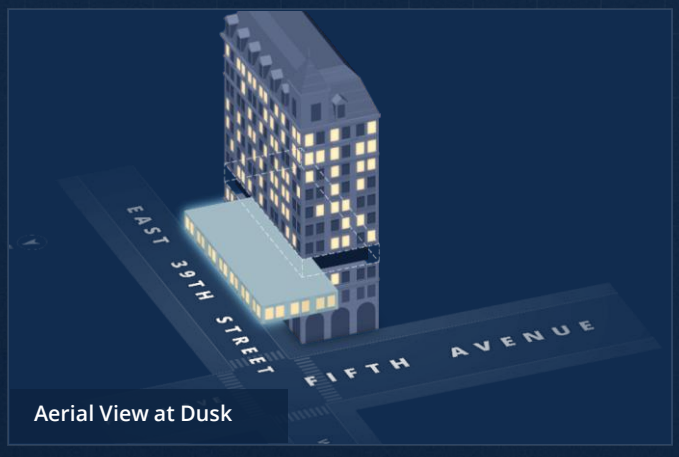
Illustrative test fit adapted from the 4th floor furniture plan dated November 12, 2026. New furniture is shown in blue.

THE BUILDING

IN 3D

THE 4TH FLOOR, PULLED OUT





Aerial View at Dusk

THE OFFERING

A full floor of a 1906 Fifth Avenue landmark, at the corner of 39th Street, newly pre-built.

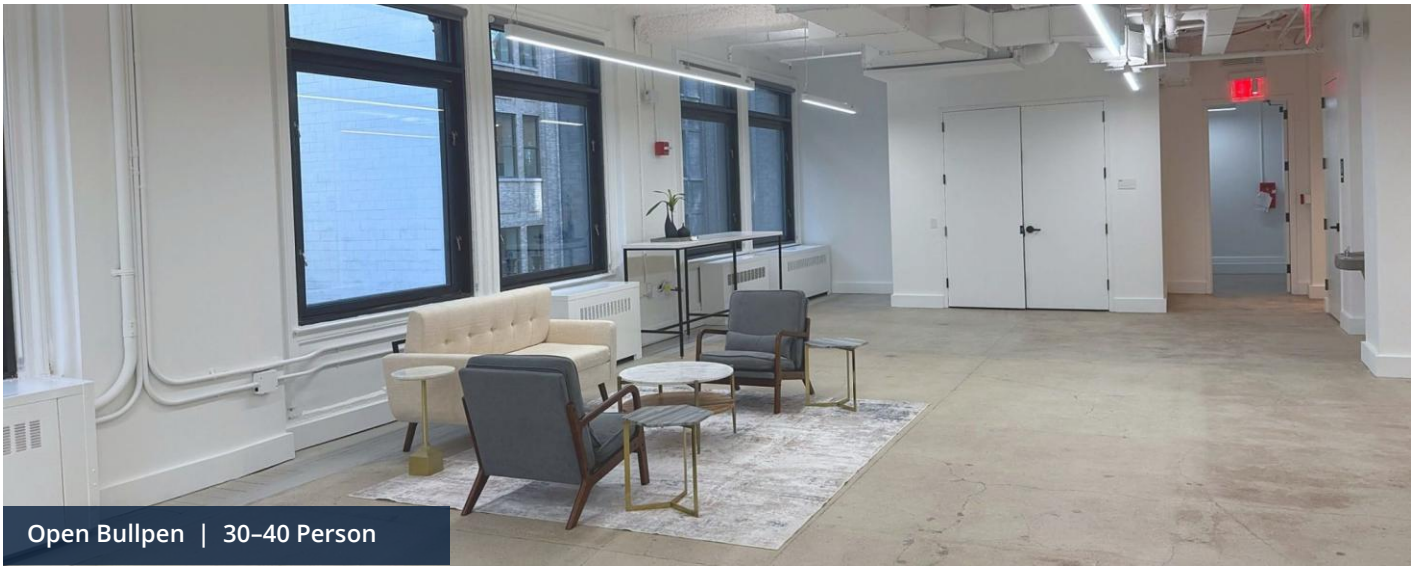
7,280	4 of 11	Full
RSF	FLOOR	FLOOR IDENTITY

Illustrative rendering.

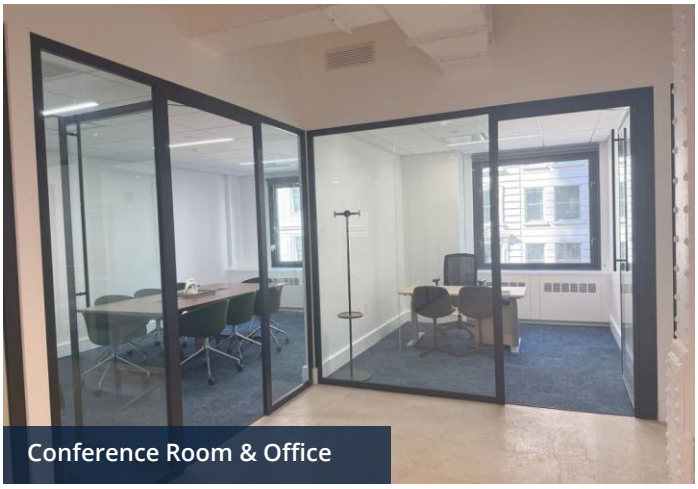
THE 4TH FLOOR

PHOTOS

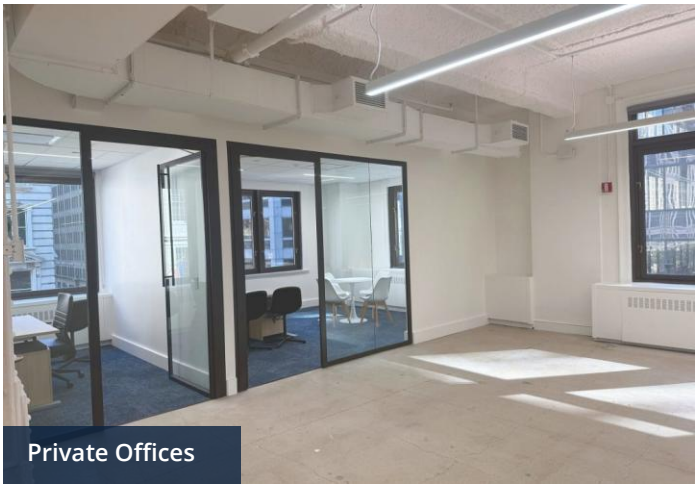
437 FIFTH AVENUE



Open Bullpen | 30–40 Person



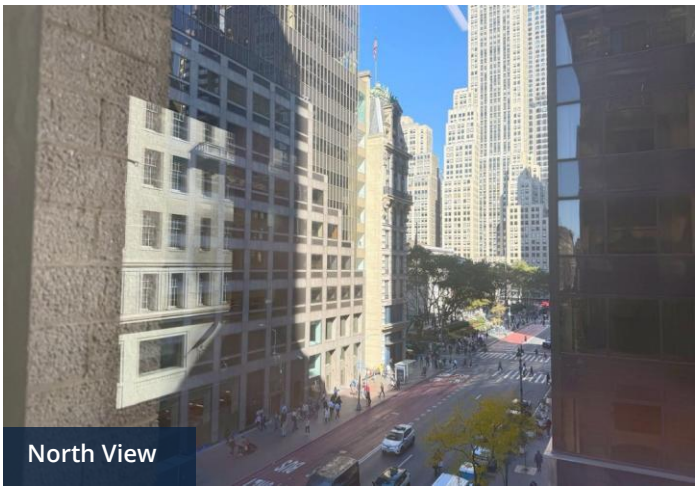
Conference Room & Office



Private Offices



New Pantry & Cafe



North View



THE NEIGHBORHOOD

BRYANT PARK

MIDTOWN MANHATTAN





TRANSIT

Approximate walking times from 437 Fifth Avenue

16 5 Av 3 min — 7

17 42 St–Bryant Pk 5 min — B D F M

18 Grand Central 6 min — 4 5 6 7 S Metro-North, LIRR

19 Times Sq–42 St 10 min — 1 2 3 7 N Q R W S

20 34 St–Herald Sq 8 min — B D F M N Q R W

21 PATH 33 St 9 min — PATH to New Jersey

22 Port Authority 13 min — A C E Bus terminal

23 Penn Station 15 min — Amtrak, NJ Transit, LIRR

PARKS & CULTURE

1	NY Public Library	1 min
2	Bryant Park	2 min
3	The Morgan	4 min
4	Empire State Bldg	5 min
5	Times Square	10 min

DINING & BARS

6	Bryant Park Grill	2 min
7	Refinery Rooftop	3 min
8	Café China	4 min
9	Keens Steakhouse	5 min
10	Stout NYC	5 min
11	The Campbell	6 min

HOTELS & SHOPPING

12	Andaz Fifth Ave	2 min
13	Bryant Park Hotel	2 min
14	The Library Hotel	3 min
15	Macy's Herald Sq	8 min

THE NEIGHBORHOOD

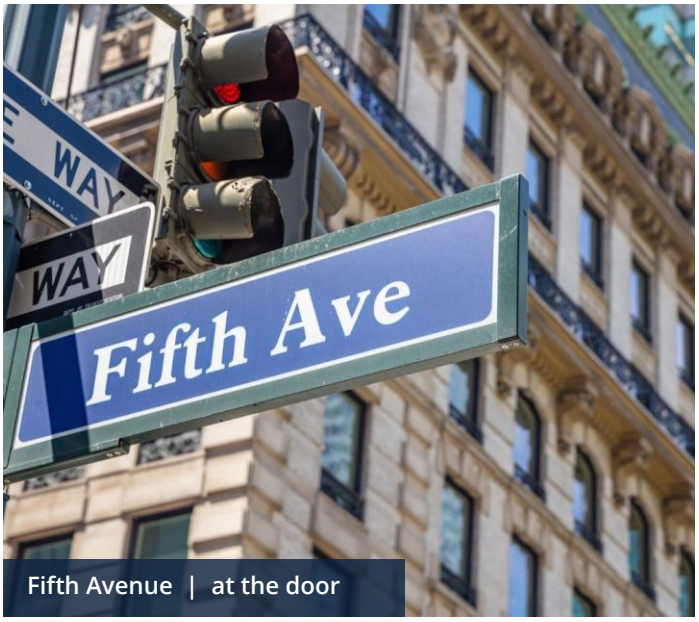
MIDTOWN

AROUND BRYANT PARK

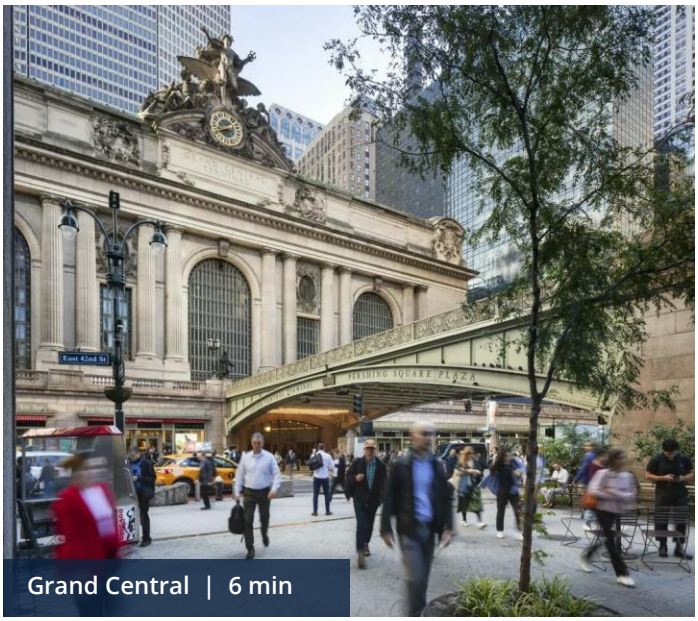




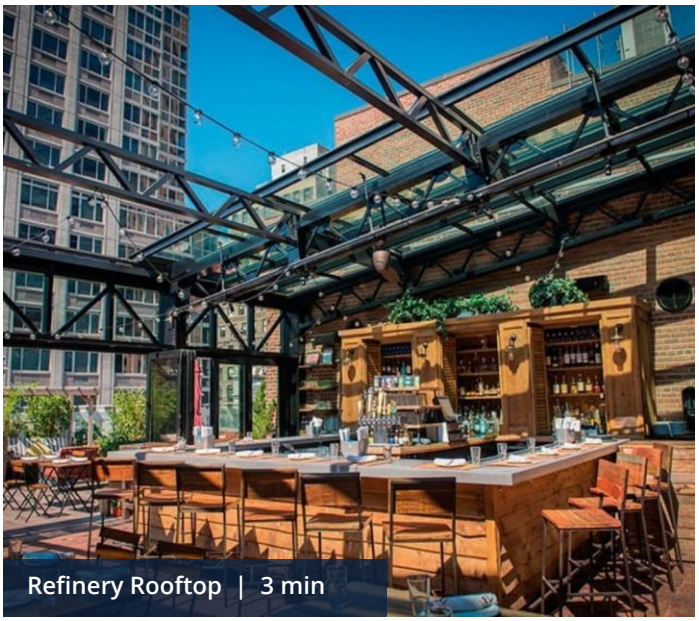
NY Public Library | 1 min



Fifth Avenue | at the door



Grand Central | 6 min



Refinery Rooftop | 3 min

MIDTOWN AT YOUR DOOR

Bryant Park and the New York Public Library sit one block north. Grand Central, Times Square and Herald Square are all within a 10-minute walk, with Keens, Café China and Refinery Rooftop close by for client dinners.

1 BLOCK
to Bryant Park

6 MIN
to Grand Central

16
subway lines within 10 min