



Entire 12th Floor - Existing Conditions

1001 Avenue of the Americas

Northwest corner of West 37th Street

Entire 12th Floor - 12,017 RSF

Can Combine to Create 24,034 RSF
Exceptional Light - 3 Sides of Windows

Short Walk to Times Square, Penn Station, Grand Central and
Bryant Park **A C E 1 2 3 B D F M 7 N Q R W** subway lines and 



Northeasterly View

Floors can be leased separately or together to create 24,034 rsf

Partially furnished turnkey spaces – 3-sides of operable windows offering abundant natural light. High-density buildout includes windowed and interior offices and workspaces offering a variety of desk configurations ranging from single user to up to 6 desks, open lobby with seating and reception area

Entire 12th Fl: 12,017 rsf - 26 Offices/workrooms, 2 conference rooms, lounge area, and wet pantry

Comments: NBI available

Possession: Immediate

Rent: Call or email for details

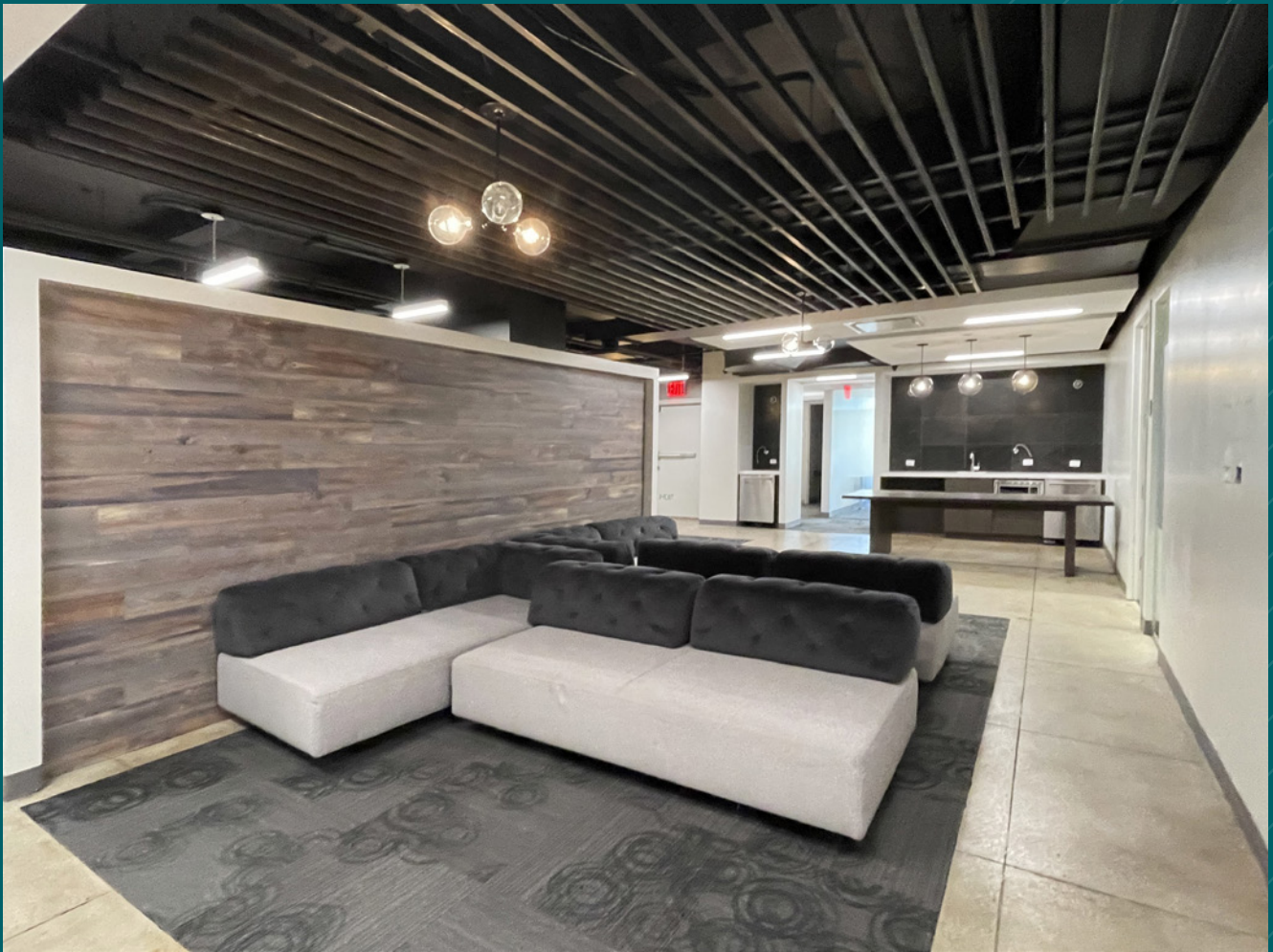
Building Features:

- Reasonable rents, flexible terms, stable long-term ownership
- Corner building with multiple fiber providers, tenant-controlled A/C, and 24/7/365 access
- Fantastic transportation access — walk to Times Square, Penn Station, Grand Central Terminal, Bryant Park, Port Authority Bus Terminal, and Moynihan Train Hall transportation hubs



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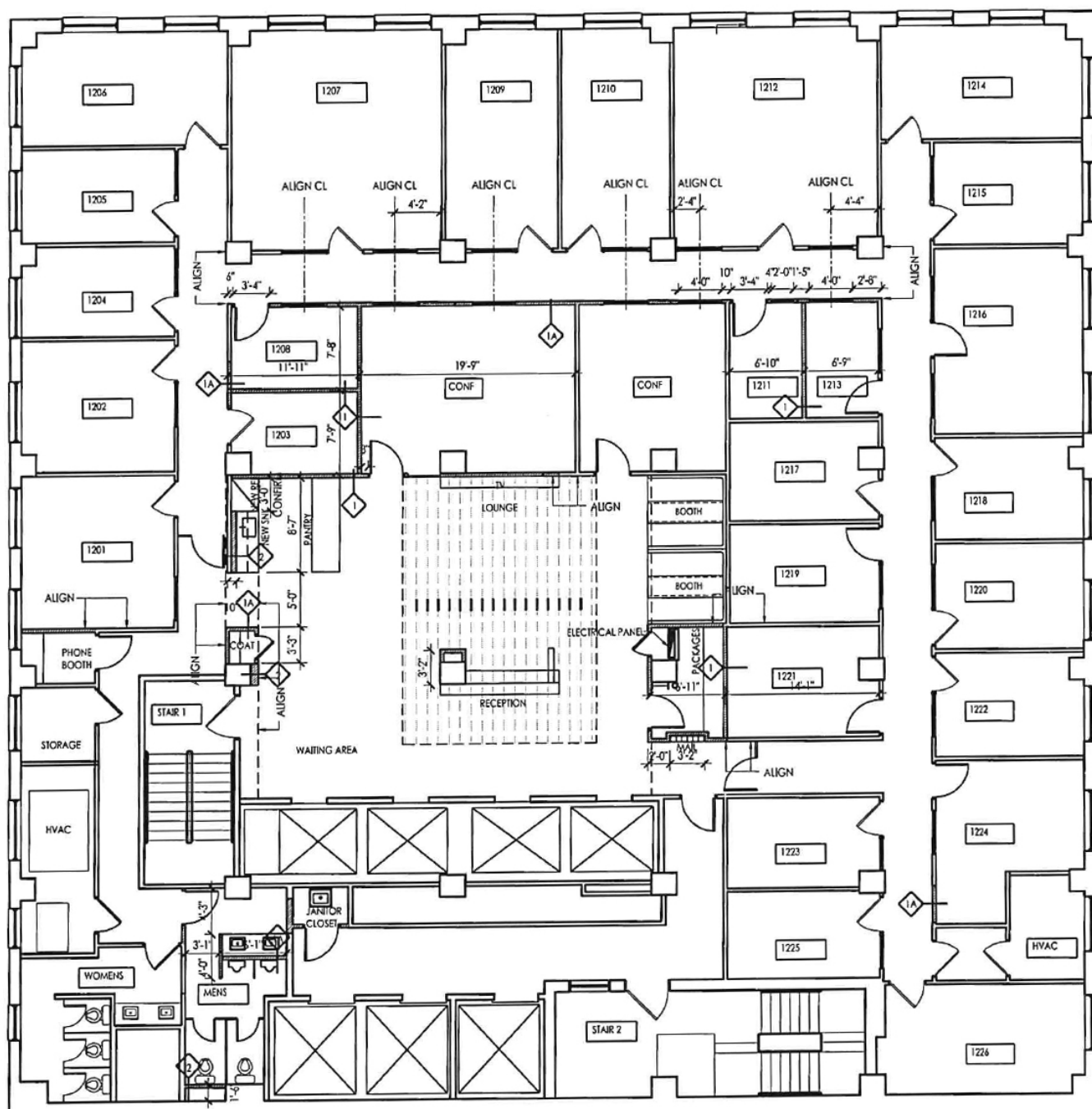
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ENTIRE 12TH FLOOR - 12,017 RSF
(AS-BUILT)



Avenue of the Americas



West 37th Street

(for descriptive purposes only; not to scale.)

