



44
W
37

44 WEST 37TH STREET

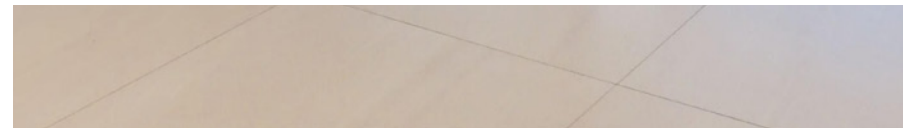
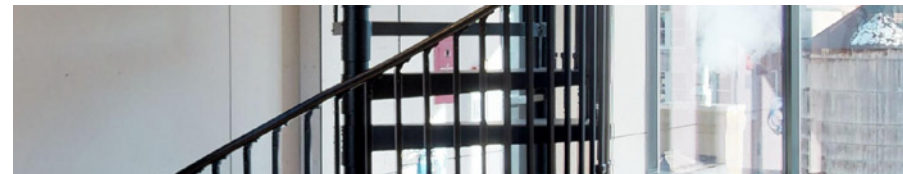
Between 5th & 6th Avenues

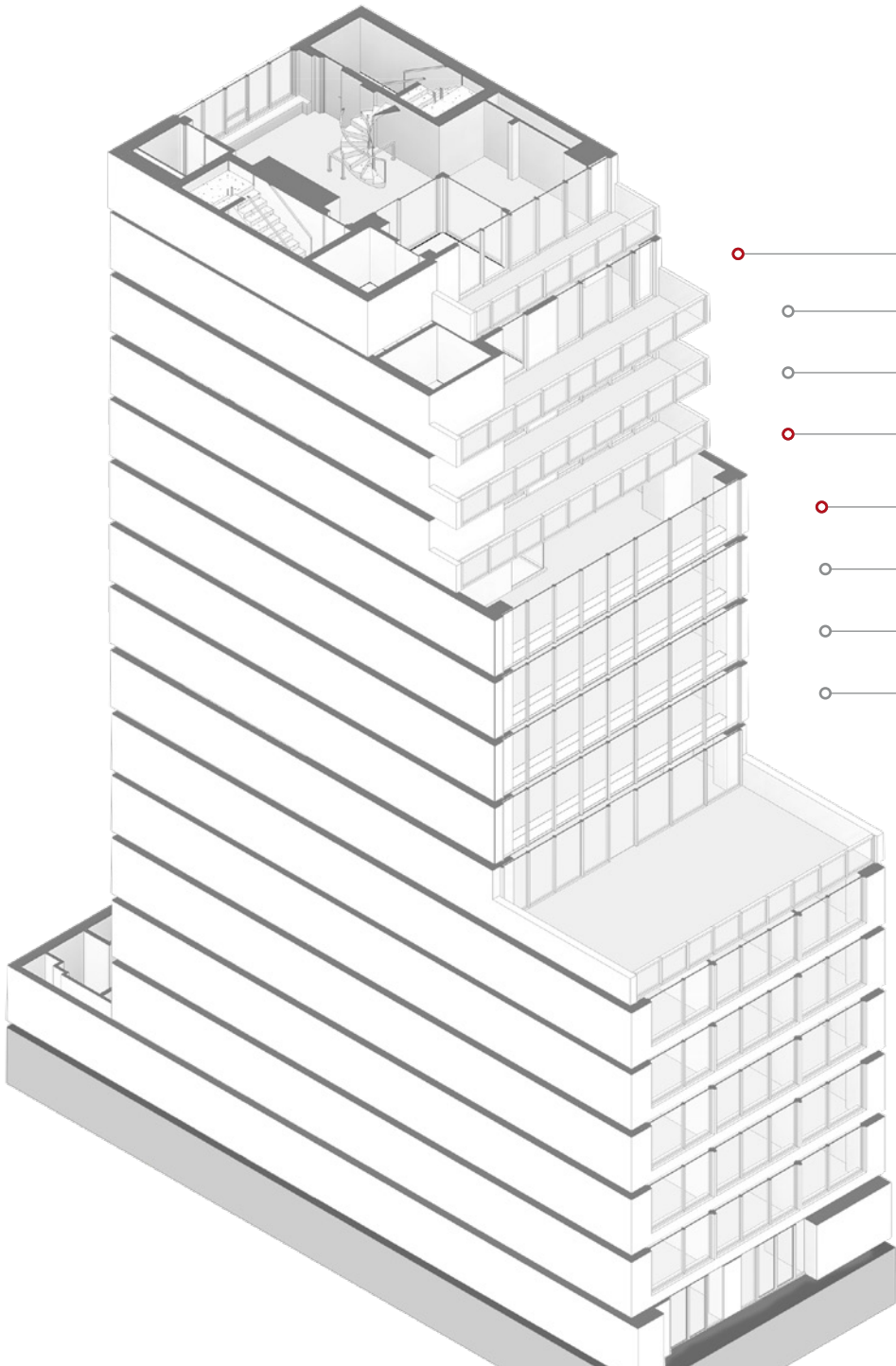
PREMISES

Entire 15 story building
available including
double height penthouse
with 360 RSF terrace

SQ. FOOTAGE

Total 53,161 RSF





AVAILABILITIES

15TH FLOOR	2,321 RSF**
14TH FLOOR	2,449 RSF
13TH FLOOR	2,844 RSF
12TH FLOOR	2,847 RSF*
11TH FLOOR	3,152 RSF
10TH FLOOR	3,152 RSF
9TH FLOOR	3,152 RSF
8TH FLOOR	3,152 RSF

7TH FLOOR	4,216 RSF*
6TH FLOOR	4,223 RSF
5TH FLOOR	4,223 RSF
4TH FLOOR	4,285 RSF
3RD FLOOR	4,285 RSF
2ND FLOOR	4,285 RSF

*TERRACE
*DOUBLE HEIGHT

TOTAL 53,161 RSF

LANDLORD WILL BUILD TO TENANT SPACE PROGRAM

SPACE/BUILDING FEATURES

- New high-end creative installation with state of the art building finishes
- High-End Finishes
- Full Floor Presence
- Flexible Terms 1-10 years
- Move-In Condition
- Plug & Play
- Fully Wired- High Speed Fiber
- Smart Building
- Fingerprint Door entry
- Voice Activated features



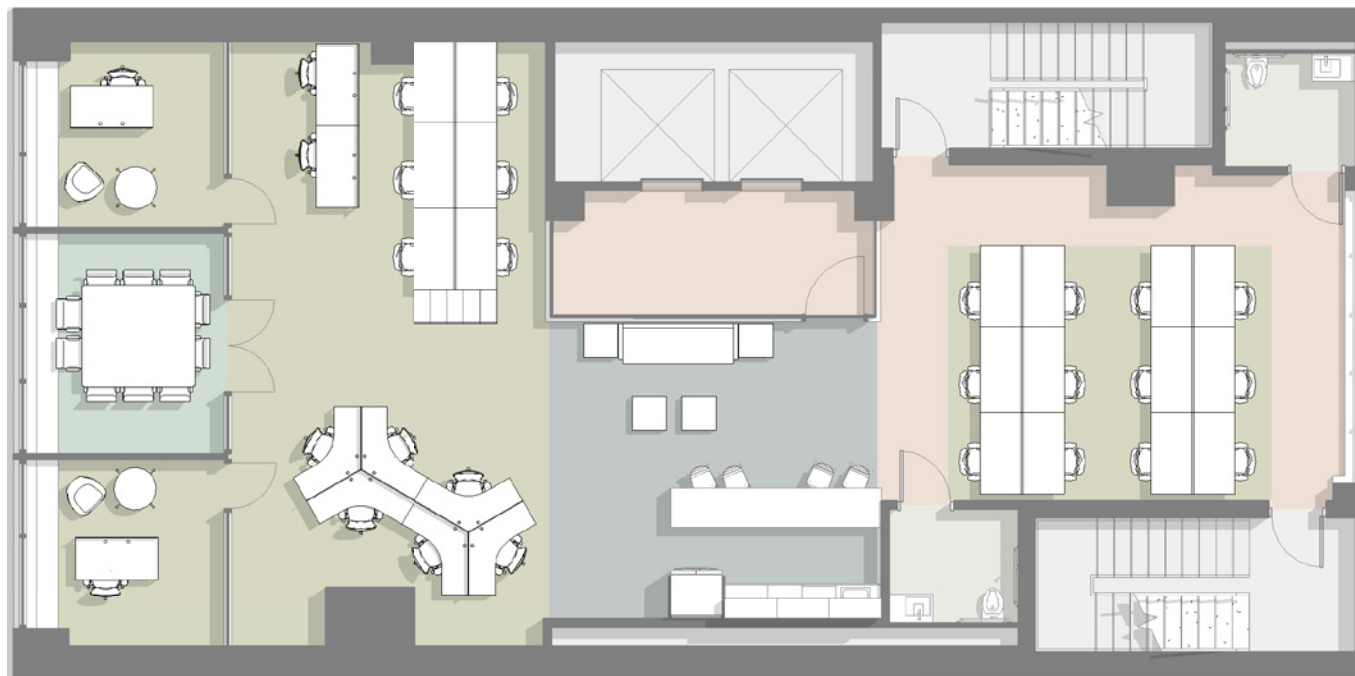


TOP OF THE LINE BUILDING STANDARD FINISHES





6th Avenue →
37th Street
← 5th Avenue



28 DESKS*

4,285 RSF

WORKSTATIONS	26
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SINGLE OFFICES	2
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DOUBLE OFFICES	0
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TOTAL WORK DESKS	28
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OPEN/CLOSED	93%/7%
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CONFERENCE ROOMS	1
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PHONE BOOTHS	0
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CONFERENCE SEATS	10
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PANTRY SEATS	4
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BREAKOUT SEATS	0
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TOTAL COLLABORATION SEATS	14
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WORK/COLLABORATION	1:0.5
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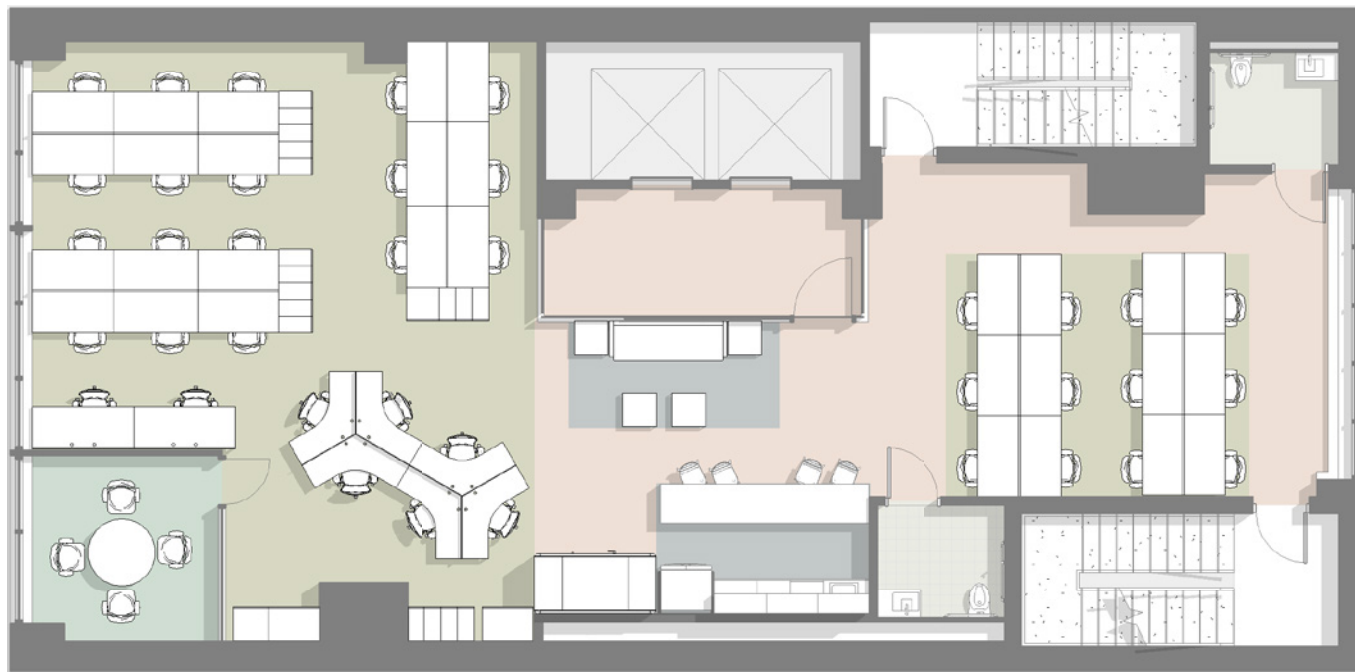
SUPPORT AREAS	2
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RSF/DESK	153
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SAMPLE TEST-FIT LEVEL 2-6

OPTION 1

6th Avenue →
37th Street
← 5th Avenue



38 DESKS*

4,285 RSF

WORKSTATIONS	38
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SINGLE OFFICES	0
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DOUBLE OFFICES	0
----------------	---

TOTAL WORK DESKS	38
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OPEN/CLOSED	100%/0%
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CONFERENCE ROOMS	1
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PHONE BOOTHS	1
--------------	---

CONFERENCE SEATS	4
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PANTRY SEATS	4
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BREAKOUT SEATS	0
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TOTAL COLLABORATION SEATS	8
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WORK/COLLABORATION	1:0.2
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SUPPORT AREAS	2
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RSF/DESK	113
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SAMPLE TEST-FIT LEVEL 2-6
OPTION 2

6th Avenue →
 37th Street
 ← 5th Avenue



46 DESKS*

4,285 RSF

WORKSTATIONS	46
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SINGLE OFFICES	0
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DOUBLE OFFICES	0
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TOTAL WORK DESKS	46
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OPEN/CLOSED	100%/0%
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CONFERENCE ROOMS	0
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PHONE BOOTHS	1
--------------	---

CONFERENCE SEATS	0
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PANTRY SEATS	4
--------------	---

BREAKOUT SEATS	0
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TOTAL COLLABORATION SEATS	4
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WORK/COLLABORATION	1:0.9
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SUPPORT AREAS	2
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RSF/DESK	94
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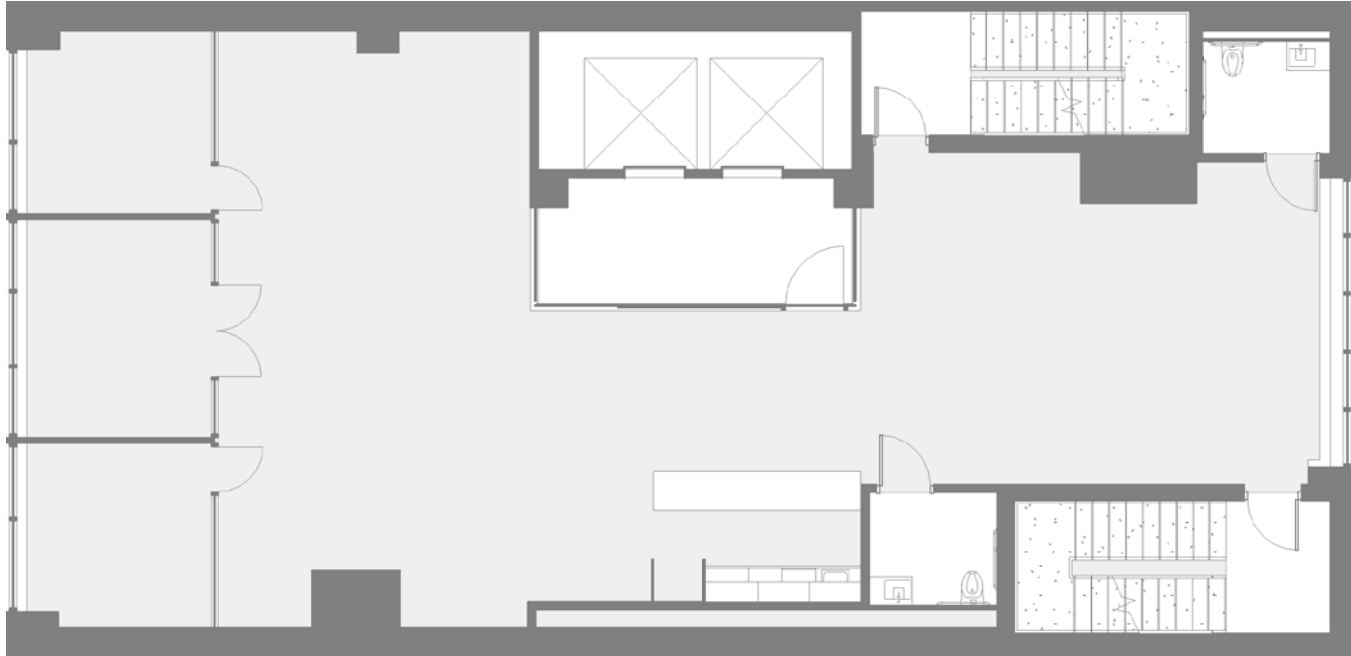
SAMPLE TEST-FIT LEVEL 2-6

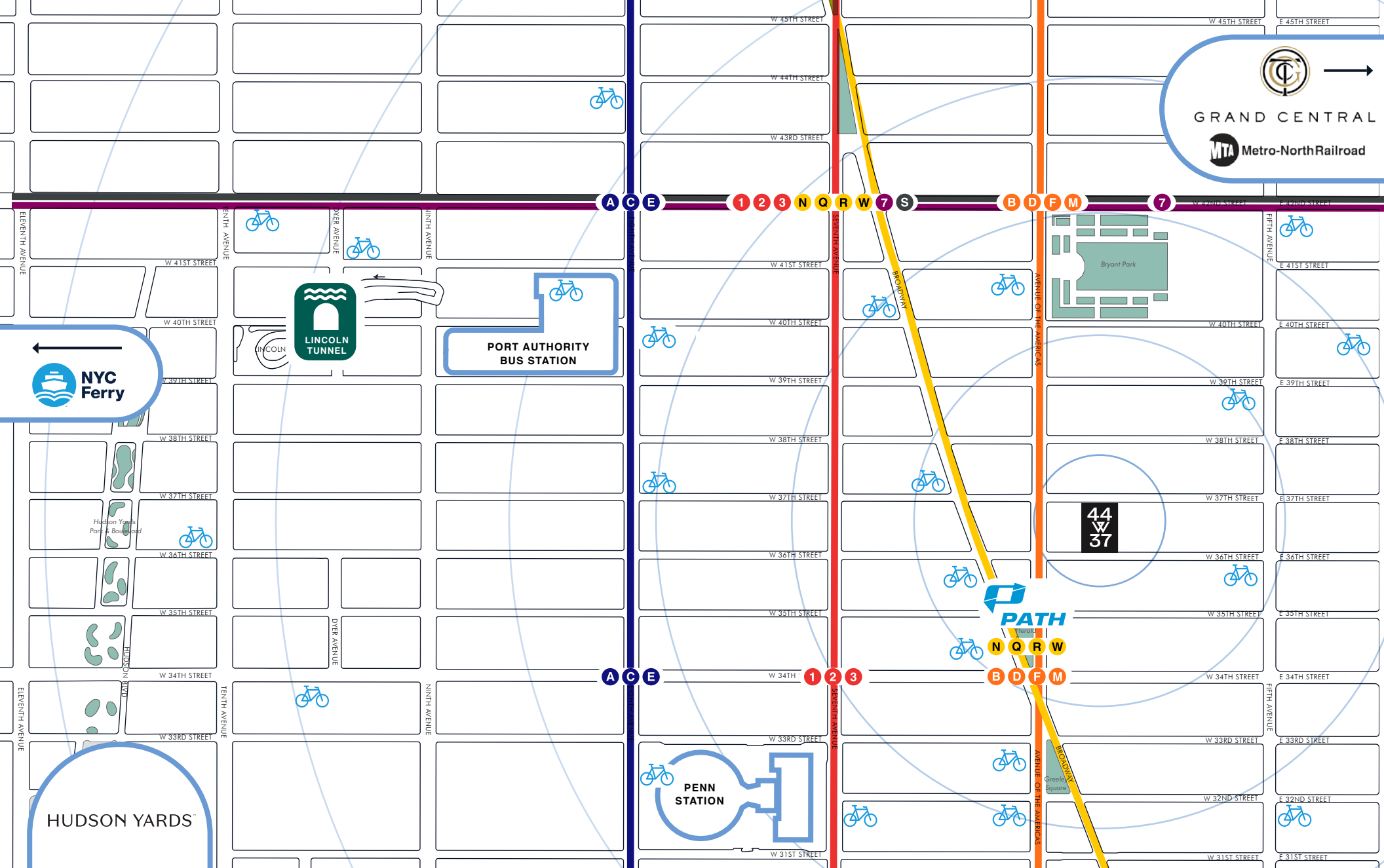
OPTION 3

4,285 RSF

ENTIRE 6TH THROUGH
ENTIRE 2ND FLOORS

← 5th Avenue
37th Street
6th Avenue →







BUILDING FACTS

LOCATION	44 West 37th between 5th and 6th Avenues
BUILDING	15 Story Building with Penthouse
FLOORS	Consist of concrete slabs throughout entire building Office Space, Bathrooms, Storefront, and Lobby - 10 ft floor slabs with recessed molding in the same slab tile
WALLS	Office Space - Concrete Wall Panels (acting as ventilated facade) Bathrooms - Porcelain Slabs Storefront - TBD Lobby - Venetian Plaster
CEILINGS	Office Space - Baffle Ceiling System Bathrooms - Tray Ceiling Storefront - Baffle Ceiling System Lobby - Floating Sheet Rock
KITCHENS	All included: - Full cabinetry with soundless door close - Refrigerator, microwave, sink and faucet - Corian counter-top finish
RESTROOMS	New ADA compliant restrooms - Two bathrooms per floor - Smart mirror featuring LED strip lighting in each bathroom
ELEVATORS	Elevators designed with lighting features and other design elements as well as 2 additional freight elevators
FIRE ALARM	The entire building is fire rated and is fully equipped
AIR CONDITIONING	New VRF split system for heating and cooling being used on every floor
IT	Crown Castle fiber in building
SECURITY	24/7 security and 24-hour camera monitors
LOBBY	Lobby desk with LED strip lighting and other design components
FURNITURE	Can be provided at additional cost



44
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37