



Entire 2nd Floor - Existing Conditions

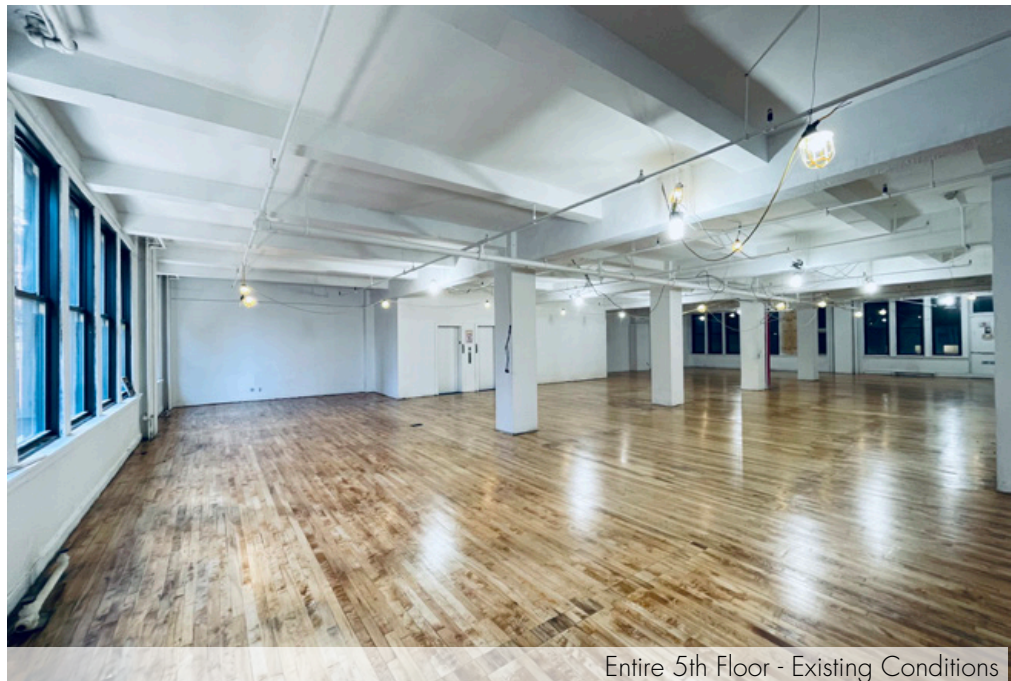
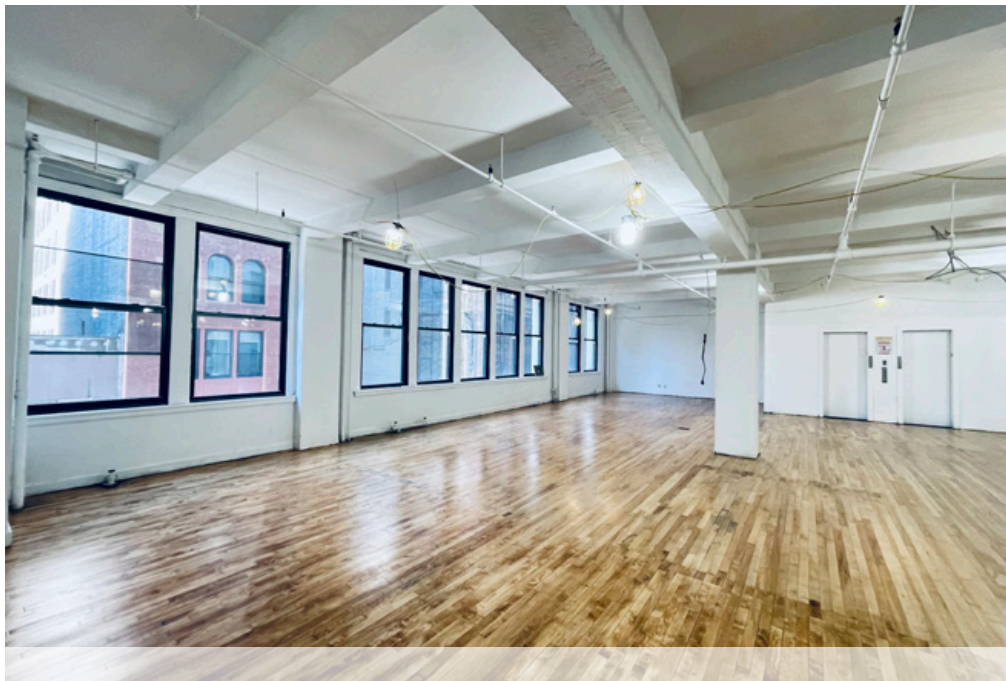
9 East 37th Street

Between 5th & Madison Avenues

Multiple Full Floors Available
Move-in Ready Opportunity
9,931 RSF Contiguous Across (2) Floors

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





Entire 5th Floor - Existing Conditions

Entire 2nd Fl: 4,951 rsf - \$39 psf

- Built, great move-in condition space with (3) glass-fronted offices and (1) conference room, pantry-lounge and large open area

Entire 4th Fl: 4,963 rsf - \$44 psf with NBI

- Landlord will provide a building standard NBI for qualified tenant and term

Entire 5th Fl: 4,968 rsf - \$44 psf with NBI




- Landlord will provide a building standard NBI for qualified tenant and term

Possession: Immediate

Comments:

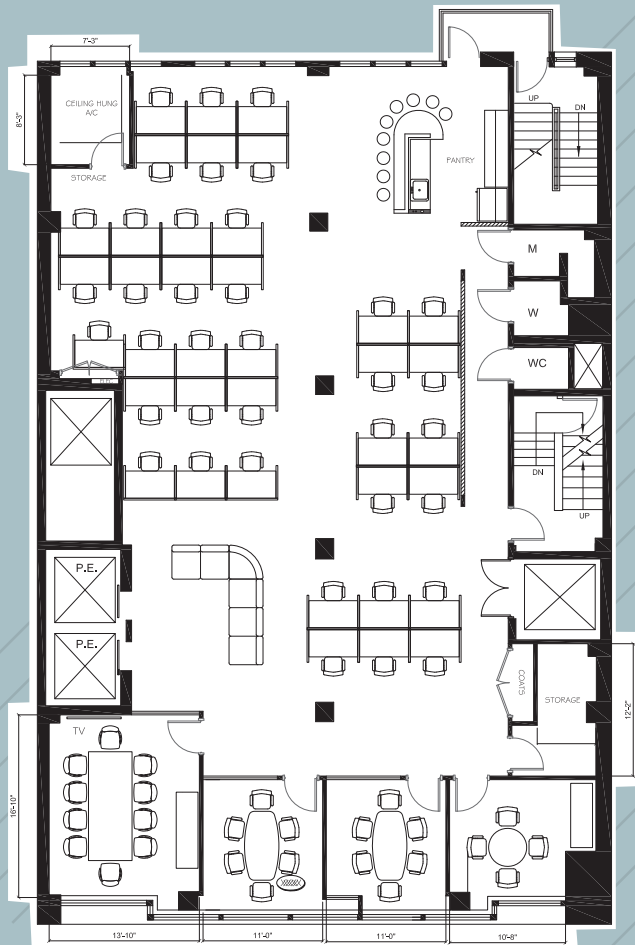
- Windows overlooking 37th Street offer great south light
- Attended lobby with (2) passenger elevators plus (1) freight elevator
- New wood floors, exposed ceilings, submetered electric
- Tenant controlled air-cooled A/C on every floor



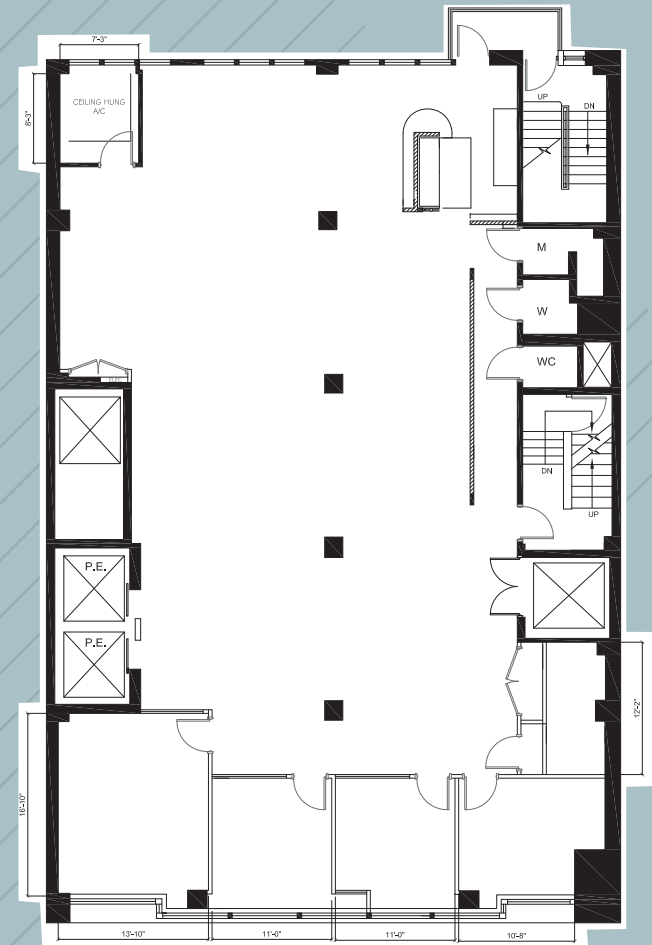
- Planned lobby renovation
- Convenient Midtown location within walking distance to Grand Central Terminal, Bryant Park and Herald Square  subway lines and proximity to Penn Station  subways and  Long Island Rail Road

ENTIRE 2ND FLOOR - 4,951 RSF
(AS-BUILT)

Proposed Furniture Plan



Existing Conditions



EAST 37TH STREET

Not to scale, for display purposes only

ENTIRE 2ND FLOOR - 4,951 RSF (EXISTING CONDITIONS)



ENTIRE 2ND FLOOR - 4,951 RSF (EXISTING CONDITIONS)



ENTIRE 2ND FLOOR - 4,951 RSF (EXISTING CONDITIONS)

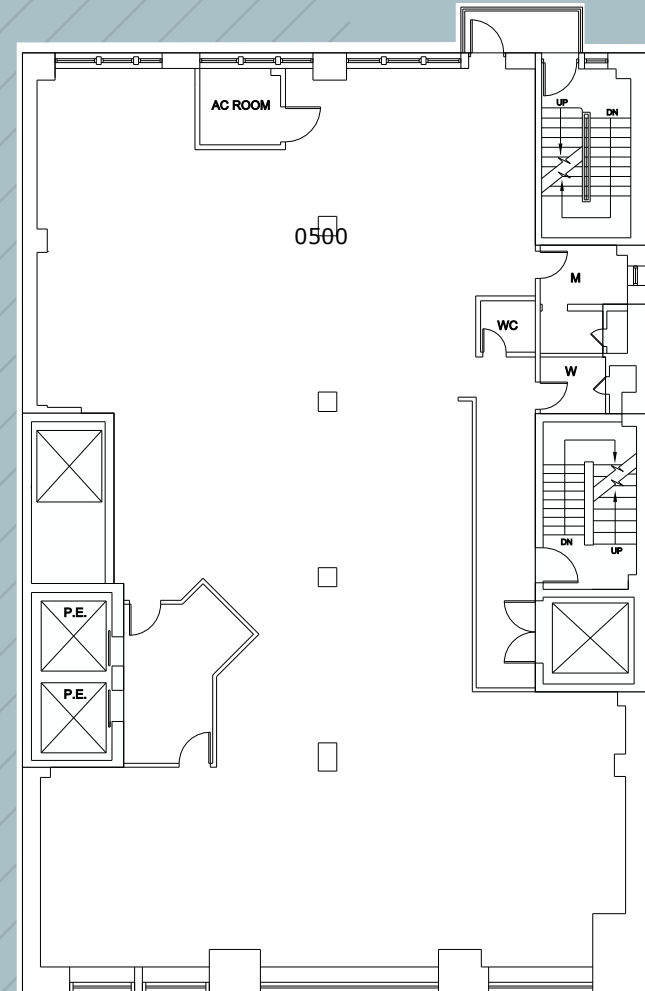
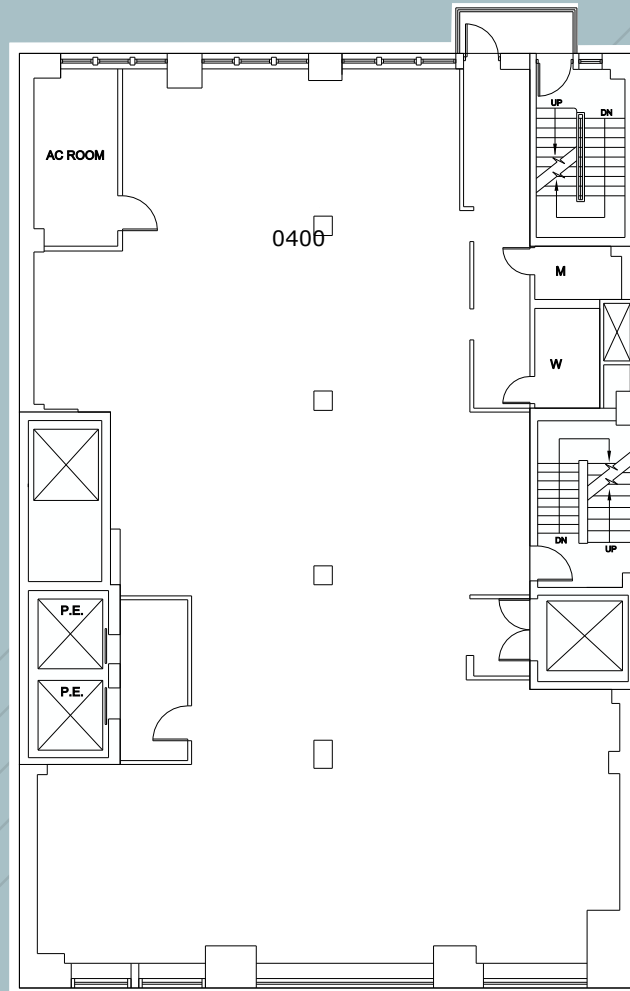


ENTIRE 4TH FLOOR - 4,963 RSF
(CURRENTLY RAW)

ENTIRE 5TH FLOOR - 4,968 RSF
(CURRENTLY RAW)

[CLICK TO VIEW 5TH FL VIRTUAL TOUR](#)

The (2) Floor Allows for up to 9,931 RSF of Contiguous Space



EAST 37TH STREET

Not to scale, for display purposes only

