



Suite 1701 - Existing Conditions

1001 Avenue of the Americas

Northwest Corner of West 37th Street

Built Corner Suite - 6,268 RSF
Good Natural Light and Views
Numerous Transportation Options



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 



Southwest View



South View

Suite 1701: 6,268 rsf

- Corner space offering south and east exposures, great natural light, and a mix of hardwood/carpeted floors

Existing buildout includes:

- (1) Glass-enclosed conference room
- Multiple glass-front interior and windowed offices/meeting rooms
- Bright open area, wet pantry, and phone booth

Possession: Immediate

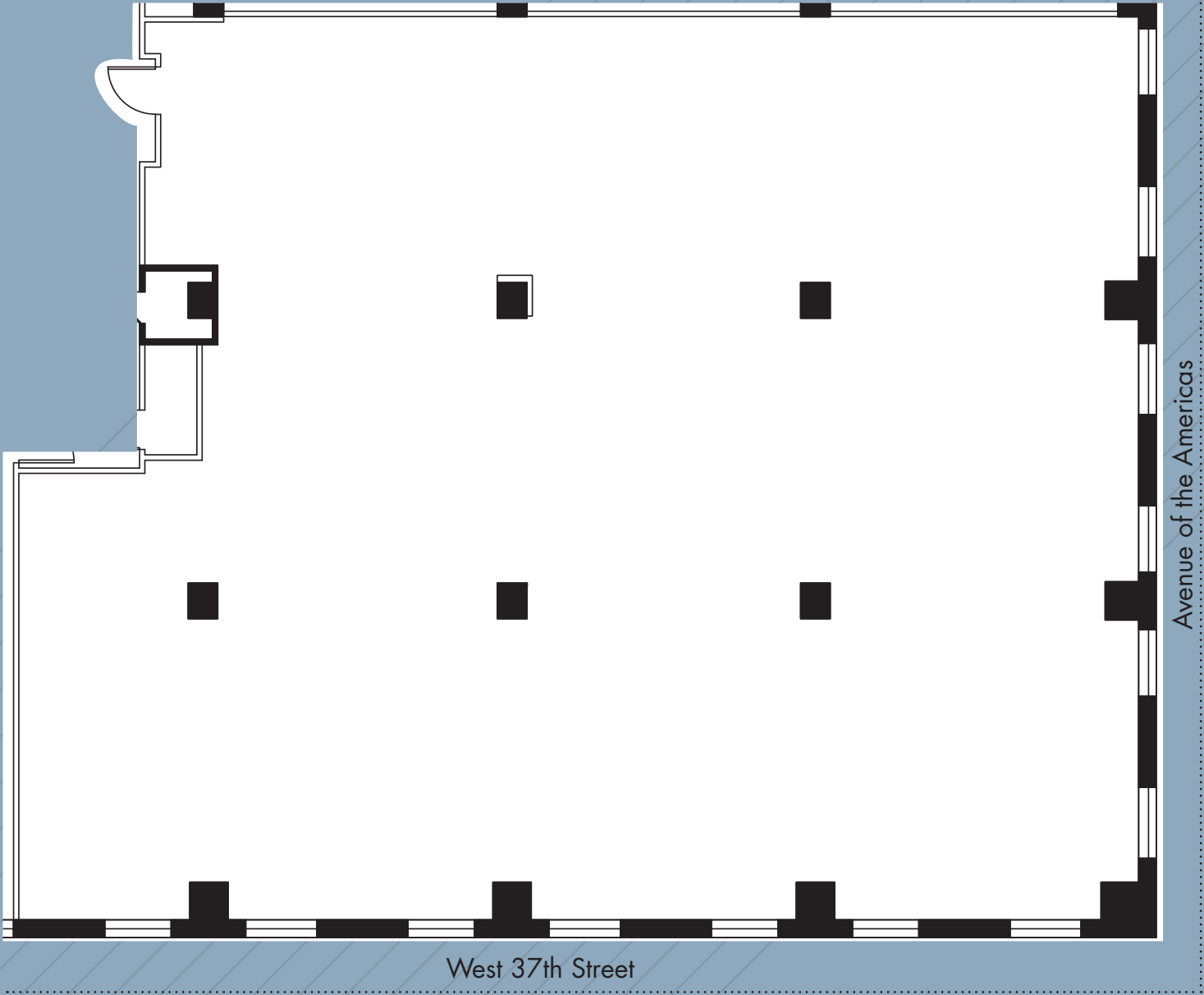
Rent: Call or email for details

Comments:

- Reasonable rents, flexible terms, stable long-term ownership
- Corner building with multiple fiber providers, tenant-controlled A/C, and 24/7/365 access
- Walk to Times Square, Penn Station, Grand Central Terminal and Bryant Park transportation hubs offering express and local subway access, and  Metro-North Railroad   Long Island Rail Road
- Vicinity of Port Authority Bus Terminal and Moynihan Train Hall

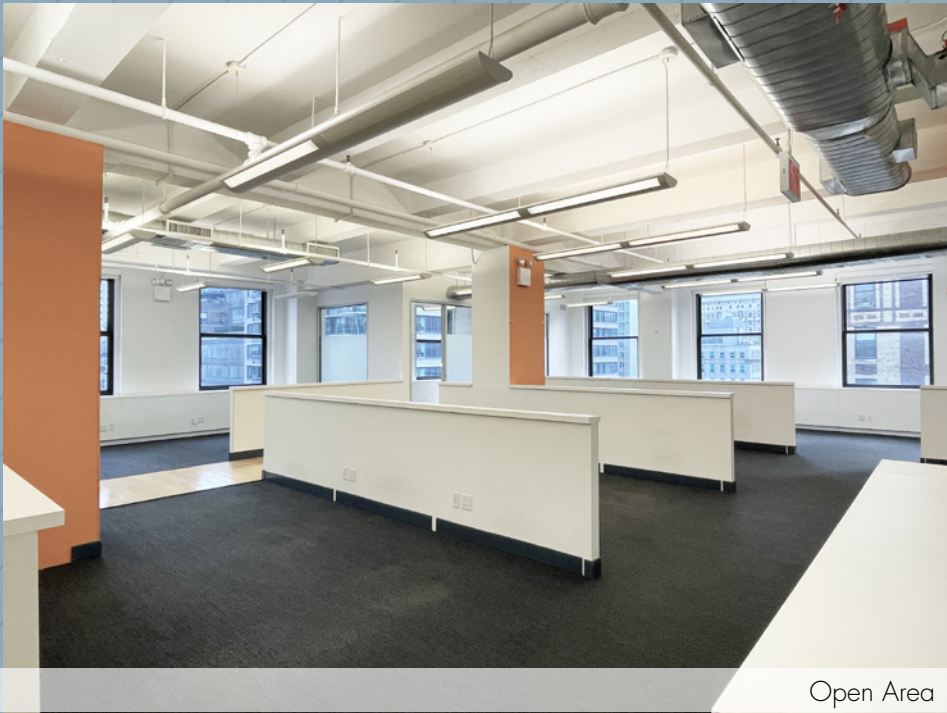
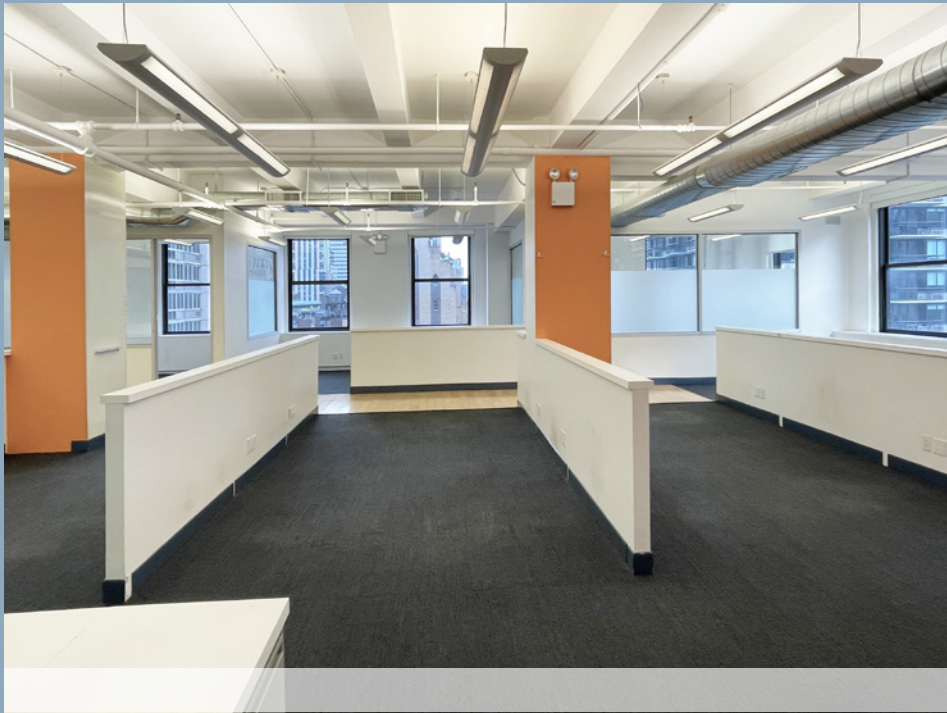


SUITE 1701 - 6,268 RSF (BASE PLAN)



Not to scale, for display purposes only

SUITE 1701 - 6,268 RSF (EXISTING CONDITIONS)



Open Area



Wet Pantry



Glass-enclosed Conference Room

