

1001 Avenue of the Americas

Southwest Corner of West 37th Street

Last 14th Fl Suite Remaining



**New Prebuilt
Opportunity**

**Suite 1403
3,958 rsf**

**Fantastic
Bryant Park
Location within
Midtown's
Transit Triangle**



**Short Walk to Times
Square, Penn Station,
Grand Central Terminal
and Bryant Park**

**1 2 3 B D F M
A C E 7 N Q R W
subway lines**



Bryant Park

ABS Partners Real Estate, as the exclusive agent is pleased to offer the following opportunity for lease:

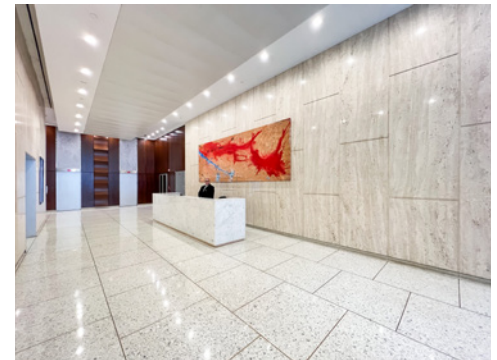
Planned New Prebuilt Units

Suite 1401: ~~4,342~~ rsf - LEASED

Suite 1402: ~~4,473~~ rsf - LEASED

Suite 1403: 3,958 rsf

All suites feature high-quality glass-front finishes, polished concrete floors, exposed ceilings, and energy-efficient LED lighting. The oversized operable windows provide abundant natural light and city views.



Possession: Immediate

Rent: Call or email for details

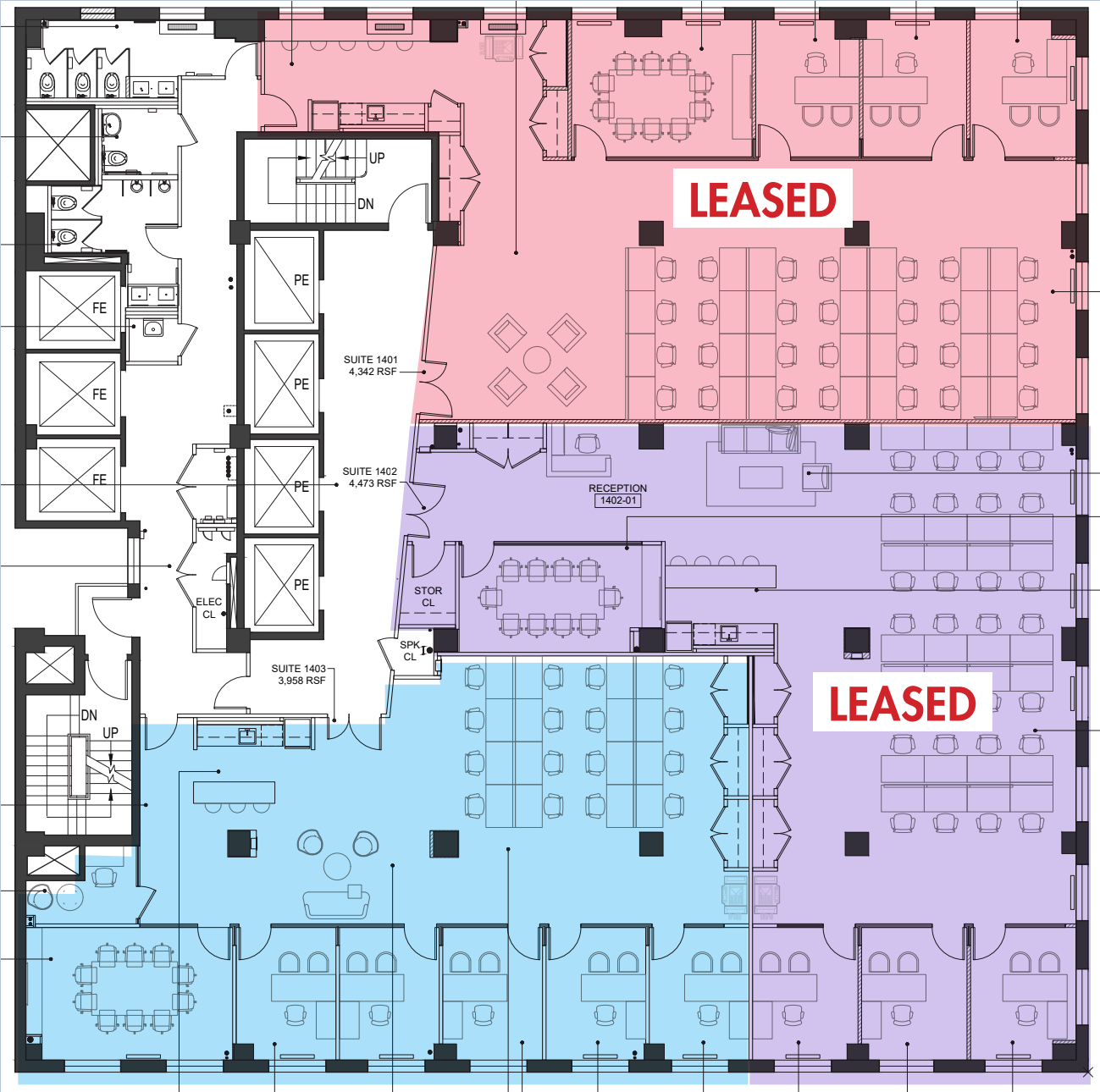
Comments:

- 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 providing access to   lines and  Metro-North Railroad  NJ TRANSIT   Long Island Rail Road
- Vicinity of Port Authority Bus Terminal and Moynihan Train Hall
- Great central location convenient to Times Square and Herald Square services and variety of eateries

ENTIRE 14TH FLOOR - DIVISION TEST-FIT
(FURNITURE SHOWN FOR LAYOUT CONCEPT ONLY)

Divisions:

- Suite 1401 - 4,342 rsf - LEASED
- Suite 1402 - 4,473 rsf - LEASED
- Suite 1403 - 3,958 rsf



SUITE 1403 - 3,958 RSF

[CLICK TO VIEW VIRTUAL TOUR](#)

(1) Conference room, (5) windowed offices, wet pantry with seating counter, phone room, and open area, South exposure offers views of the Empire State Building

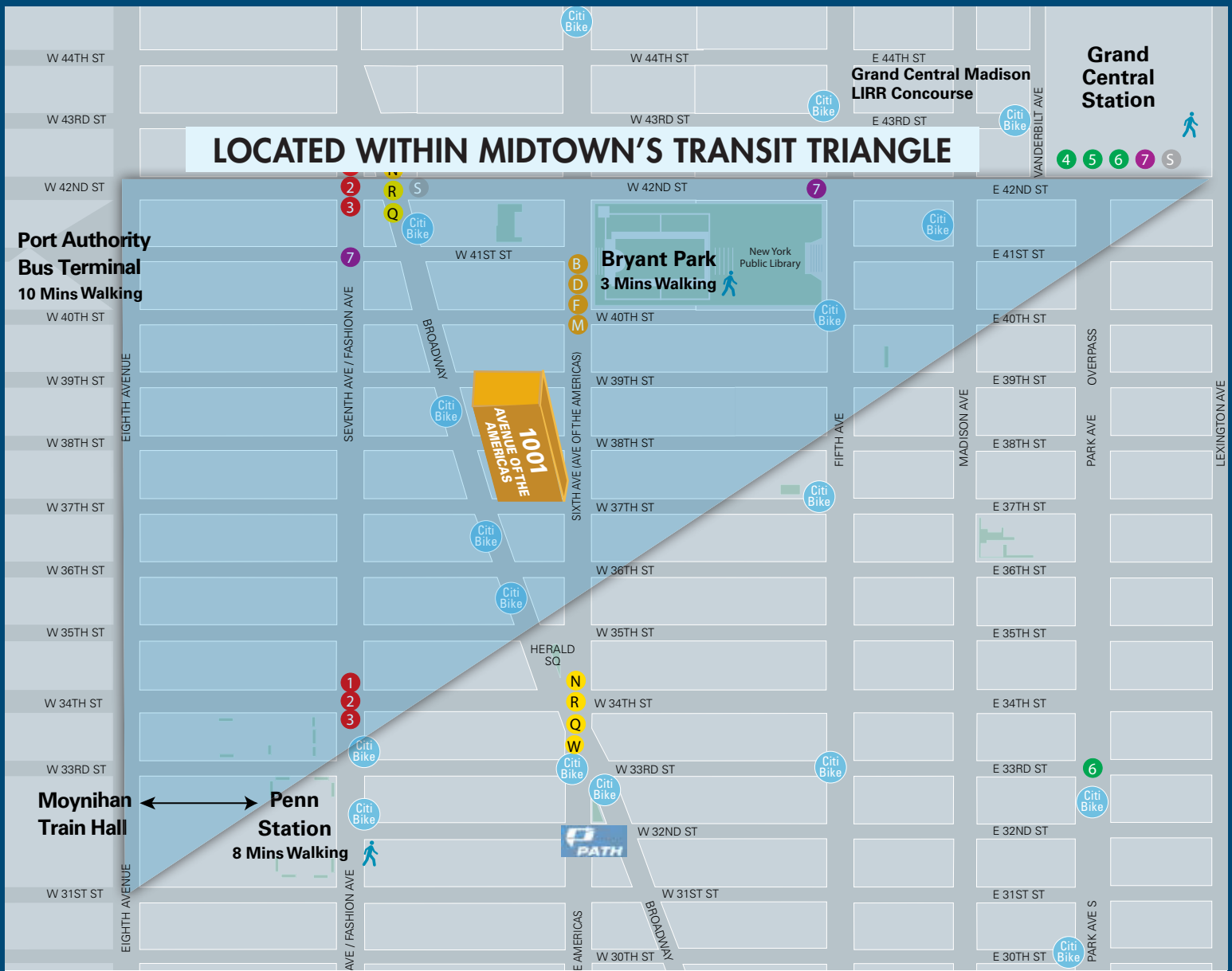




North View



South View



Walk to Grand Central Terminal



Blocks from Bryant Park



Moynihan Train Hall



Times Square

For further information and/or inspection, please contact:

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