

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:

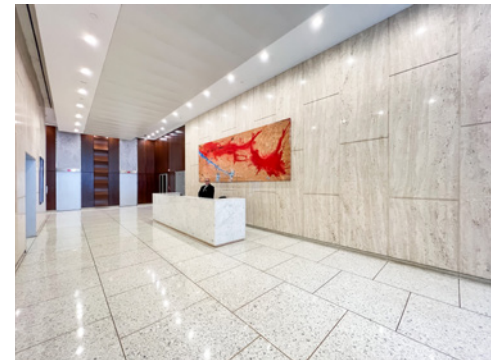
Planned New Prebuilt Units

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

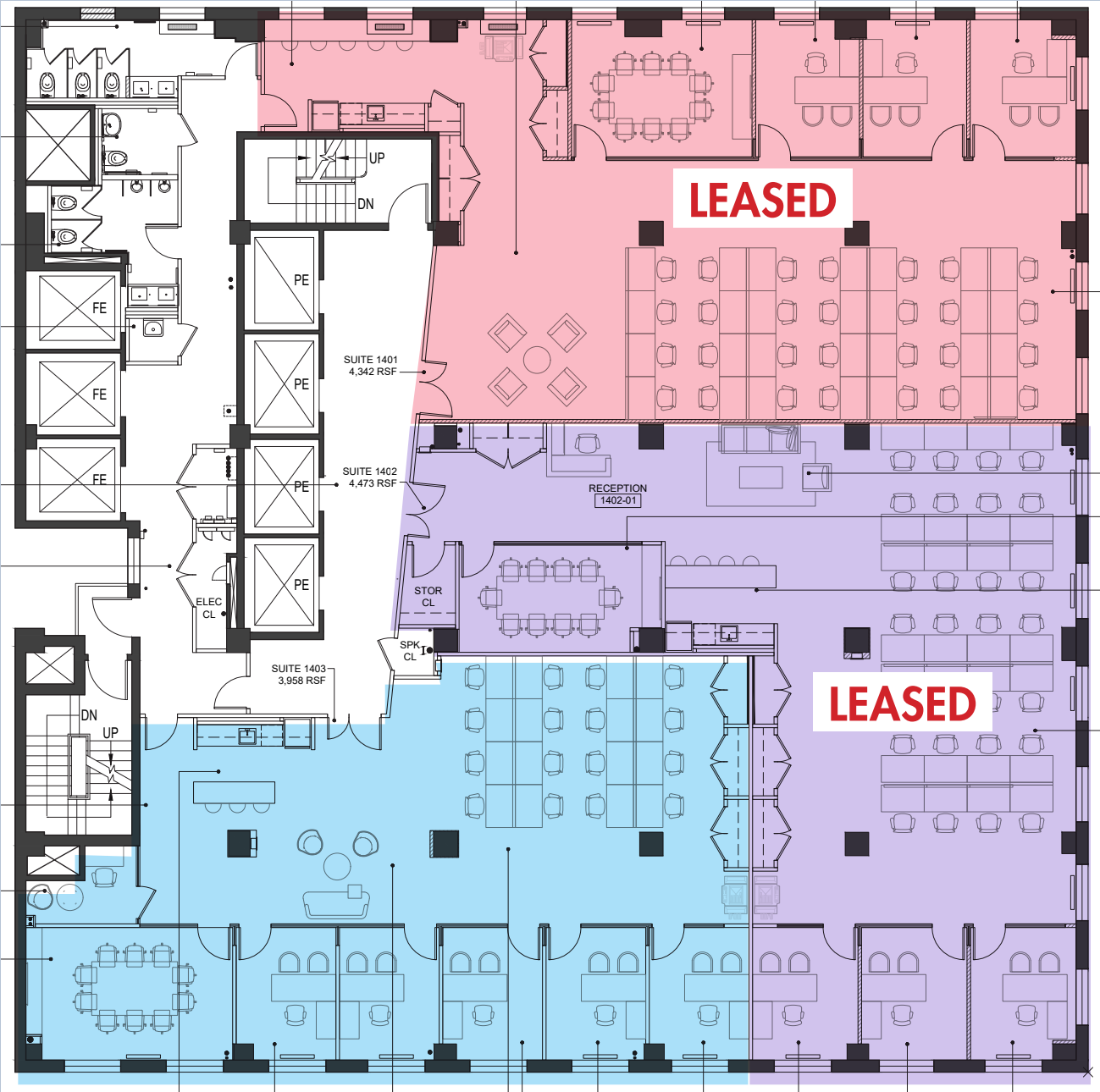
Comments:

- 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





Sample Glass-Front Finishes



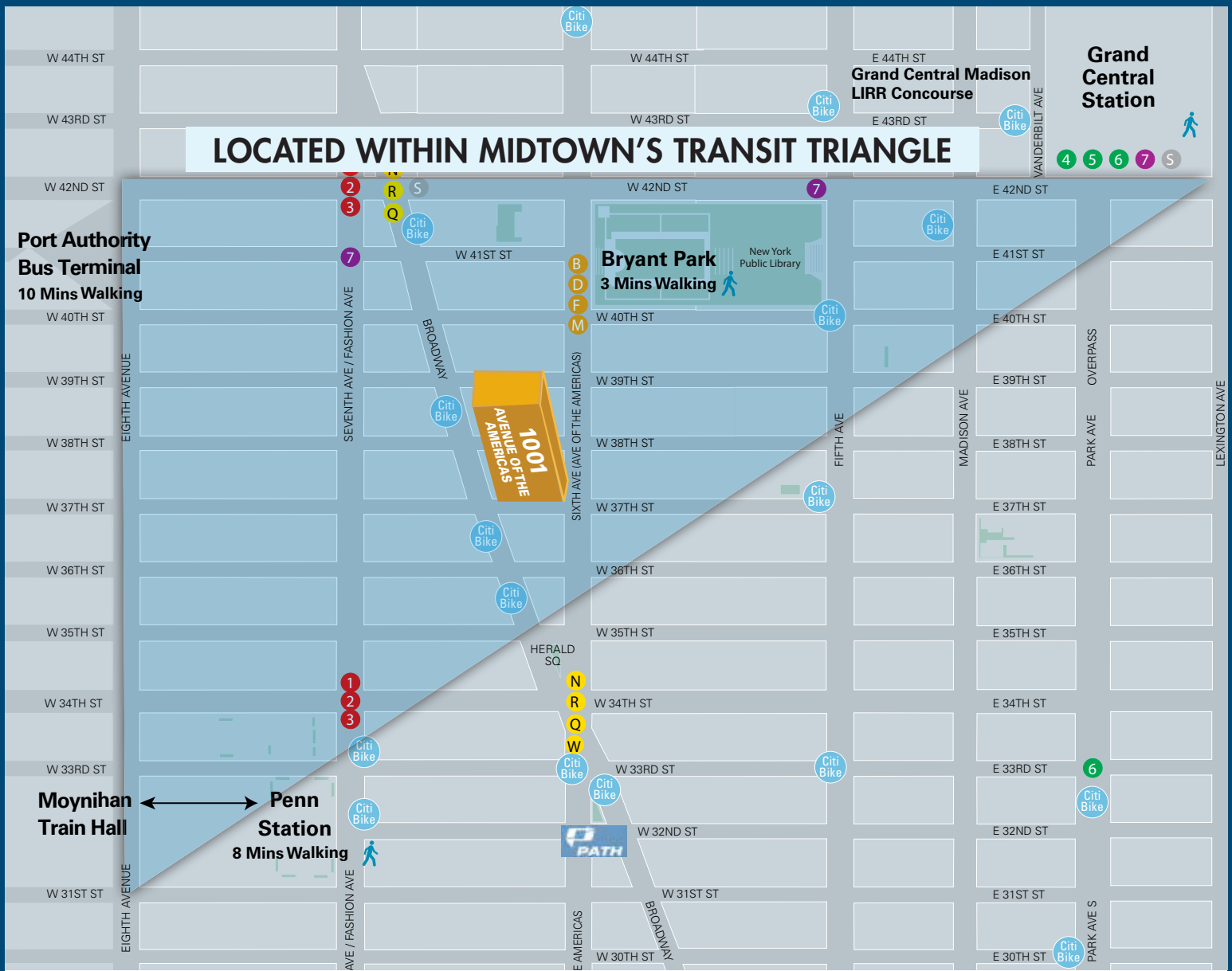
Sample Pantry Finishes



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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