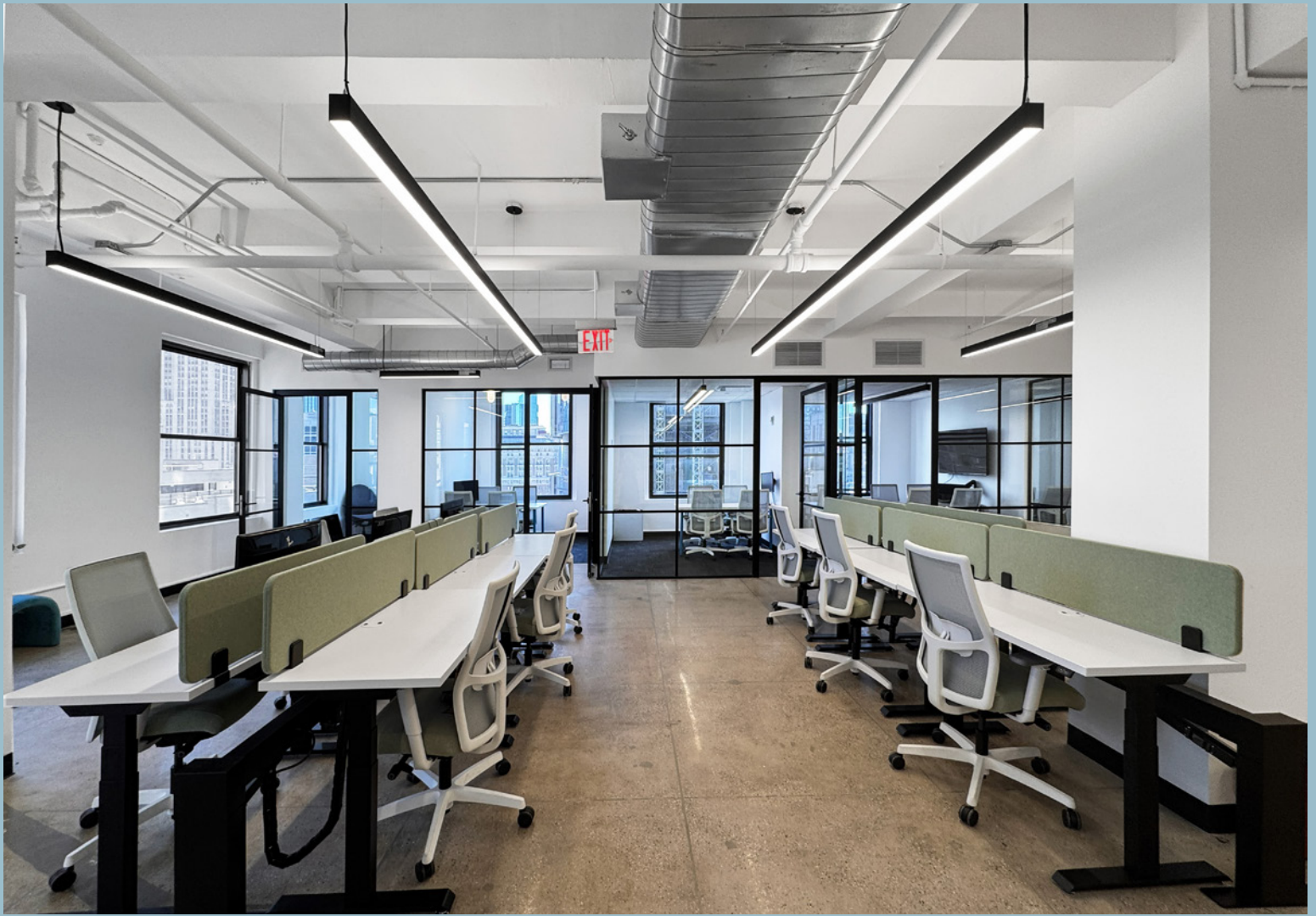




1001 Avenue of the Americas

Northwest Corner of West 37th Street

Furnished Corner Suite 2201 - 4,788 RSF

Recently Pre-built Bright Turnkey Space

**Walk to Times Square, Grand Central Terminal,
Grand Central Madison, Herald Square and Bryant Park**

N Q R W A C E 1 2 3 B D F M 7 subways and NJ  train



Conference Room

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

Suite 2201: 4,788 rsf

- Recently built turnkey furnished corner space with (15) windows
- Glass-front, windowed private workspaces include:
 - Conference room and (4) offices, (2) phone rooms
 - Open area accommodates up to 35 people, wet pantry with bar-height seating
 - Carpeted private workspaces and polished concrete floor in open area
 - 3 Sides of oversized operable windows provide fantastic natural light
 - South and east exposure offers Empire State Building views

Possession: Immediate

Rent: Call or email for details

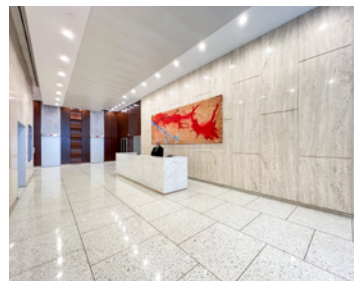
Comments:

- 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 with seamless connection to the Moynihan Train Hall, Grand Central Terminal, Grand Central Madison LIRR concourse, and Bryant Park transportation hubs providing access to express and local subway lines and

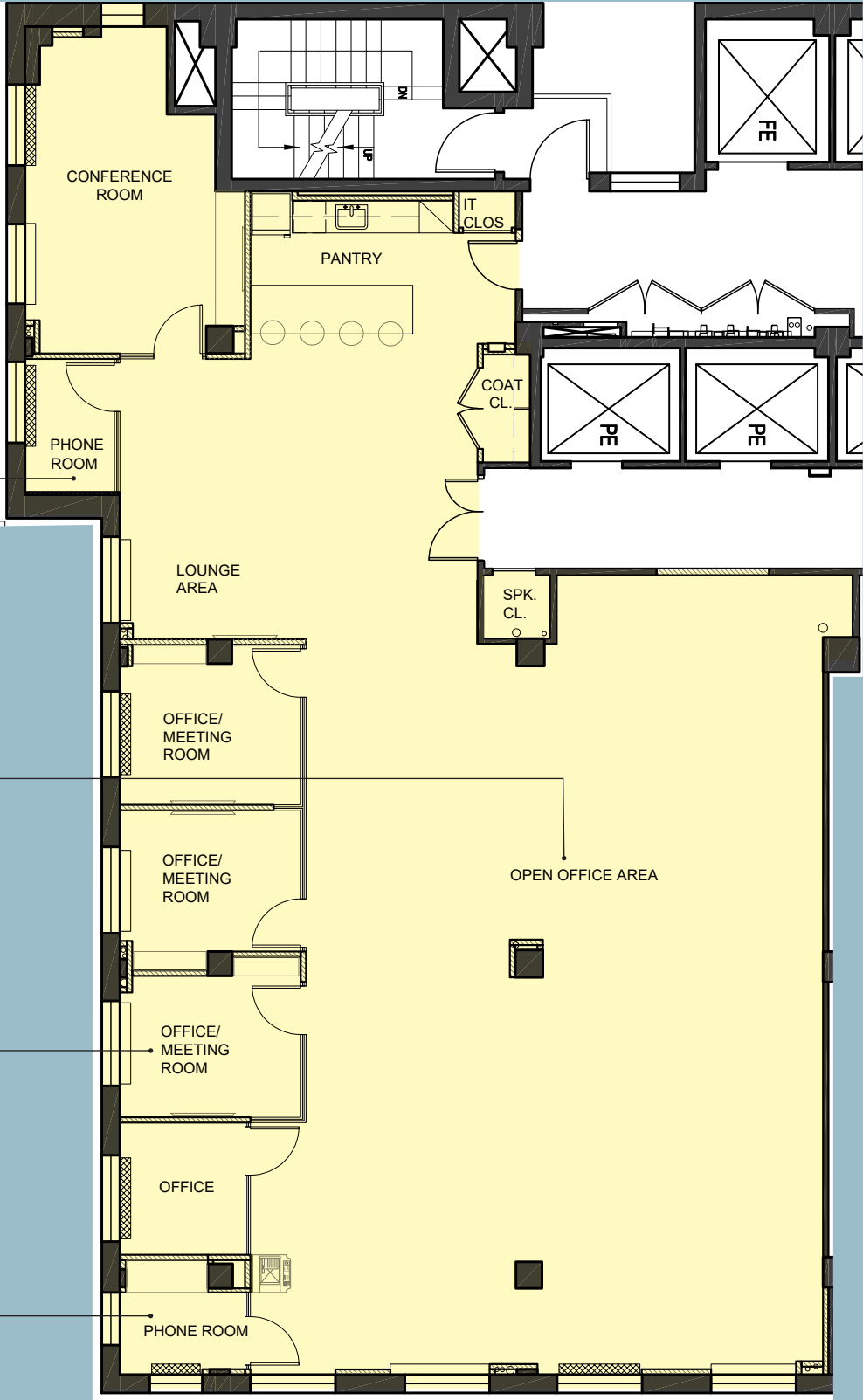
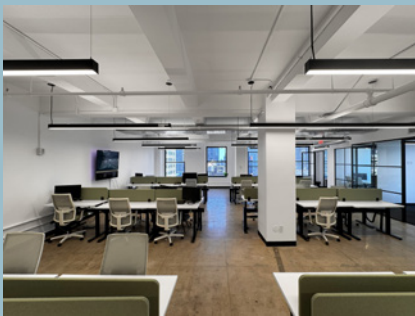
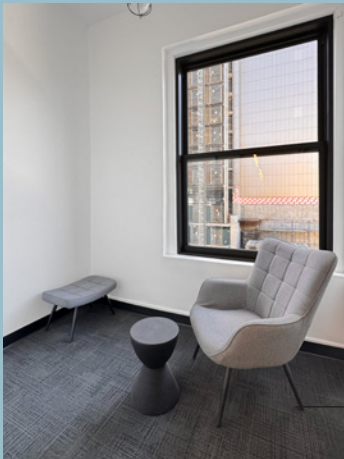





- Vicinity of Port Authority Bus Terminal
- Great central location convenient to Times Square and Herald Square services and variety of eateries



SUITE 2201 - 4,788 RSF
(AS-BUILT)



Avenue of the Americas

Floor Plan not to scale, for display purposes only

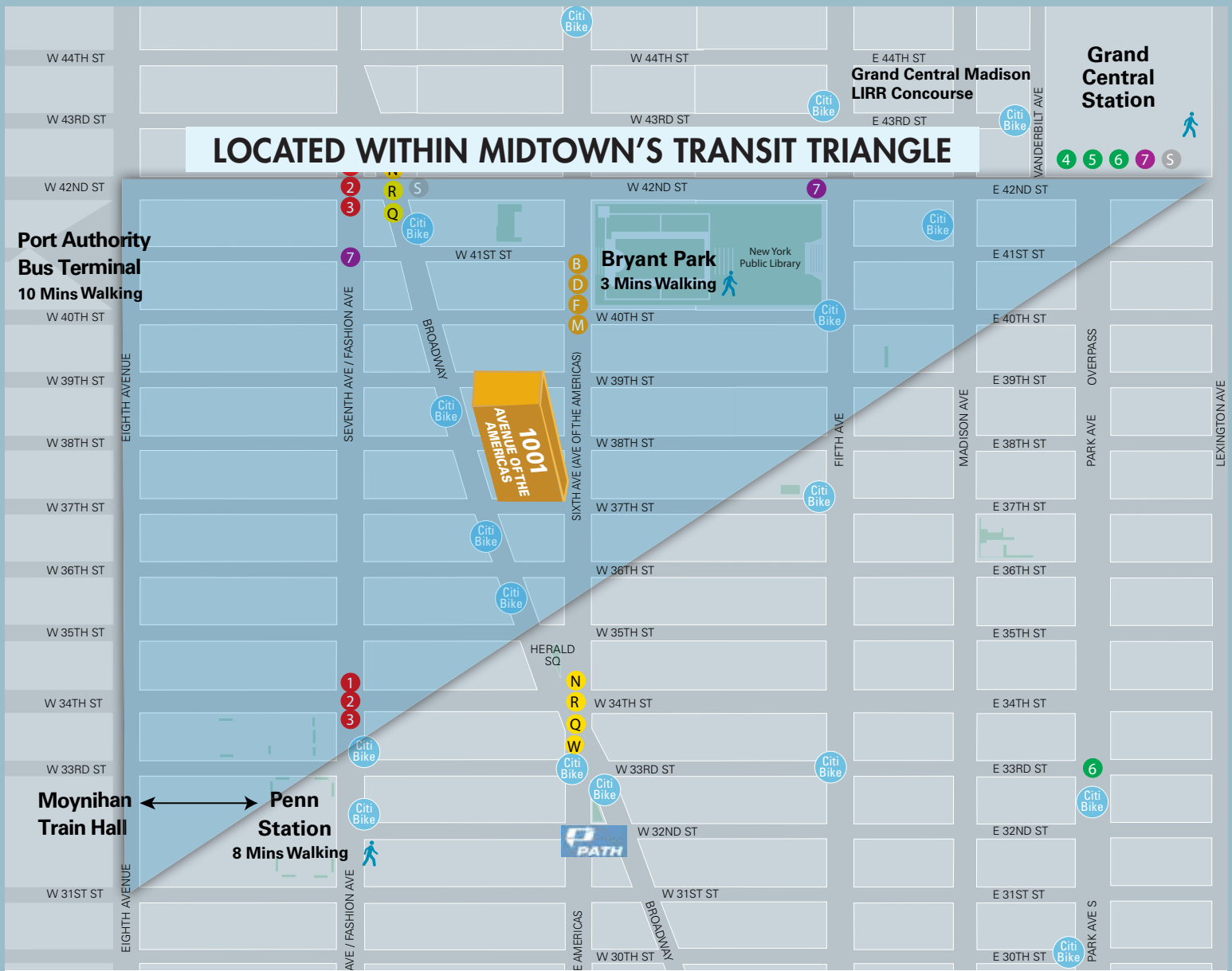
SUITE 2201 - 4,788 RSF
(EXISTING CONDITIONS)



SUITE 2201 - 4,788 RSF
(EXISTING CONDITIONS)



Wet Pantry with bar height seating



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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