



FULL FLOOR · PRIVATE TERRACE

44 West 37th Street

Entire 7th Floor · Midtown South, Manhattan

4,216

RSF

20

DESKS

Flexible

TERM

Dec 2026

AVAILABLE

THE SPACE

Space Details

High-end full build-out in mostly open plan, move-in ready and built to impress.

- 4,216 RSF entire 7th floor, trophy condition
- 2 glass-fronted meeting rooms
- 2 private single-stall restrooms
- Tenant-controlled HVAC
- Mostly open plan, room for 20 desks
- New wet pantry
- Large private terrace, exclusive access
- Modified gross, direct deal, available Dec 2026

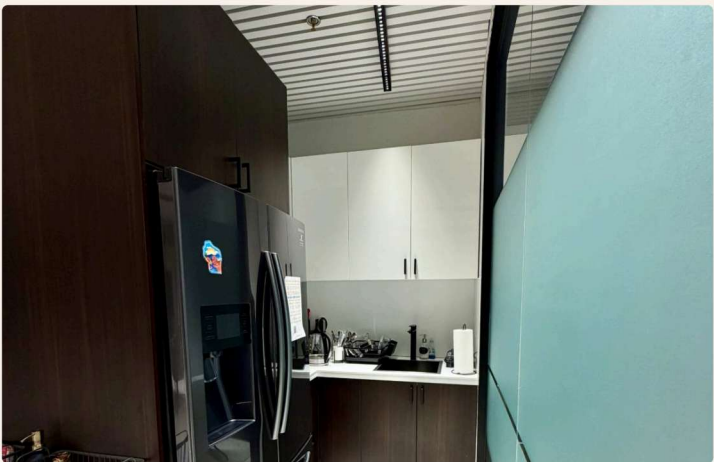
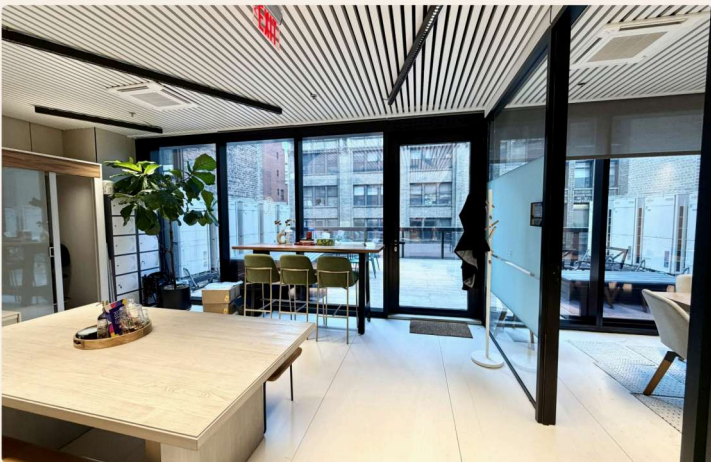
FLOOR PLAN

Entire 7th Floor • 4,216 RSF



THE SPACE & TERRACE

A Closer Look





LOCATION

On 37th Street between Fifth & Sixth Avenues, steps from Bryant Park and Herald Square.

TRANSIT

B D F M Bryant Park & Herald Sq
N Q R W One block to Herald Square

CONTACT

Schedule a tour

For pricing and availability, please reach out directly.

Isaac Leader

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