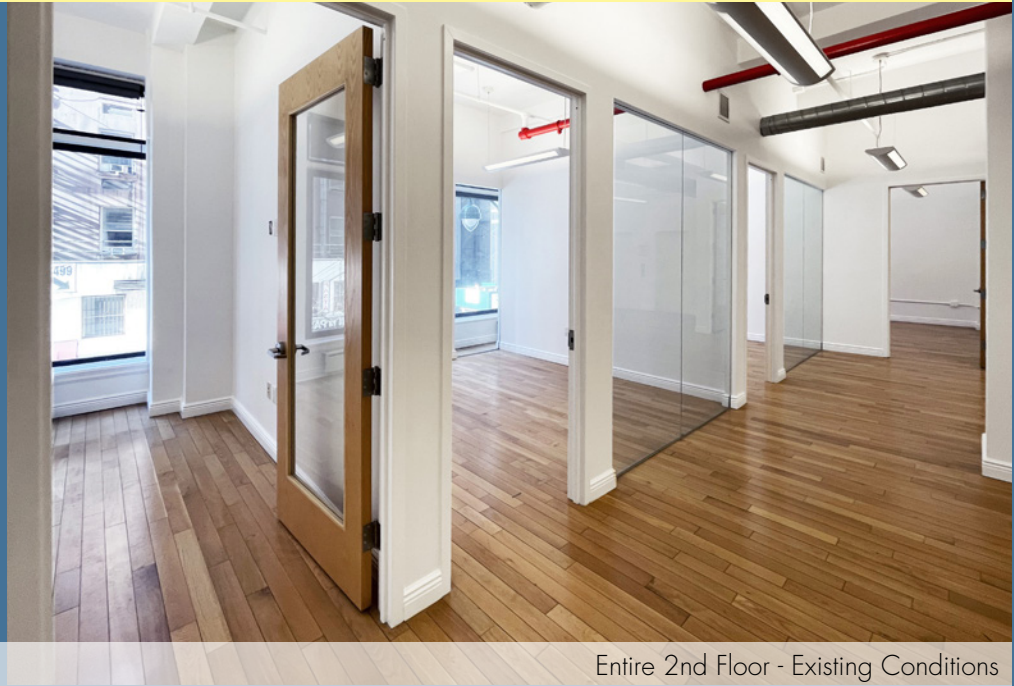


# Recent Rent Reduction



Entire 2nd Floor - Existing Conditions

## 9 East 37th Street

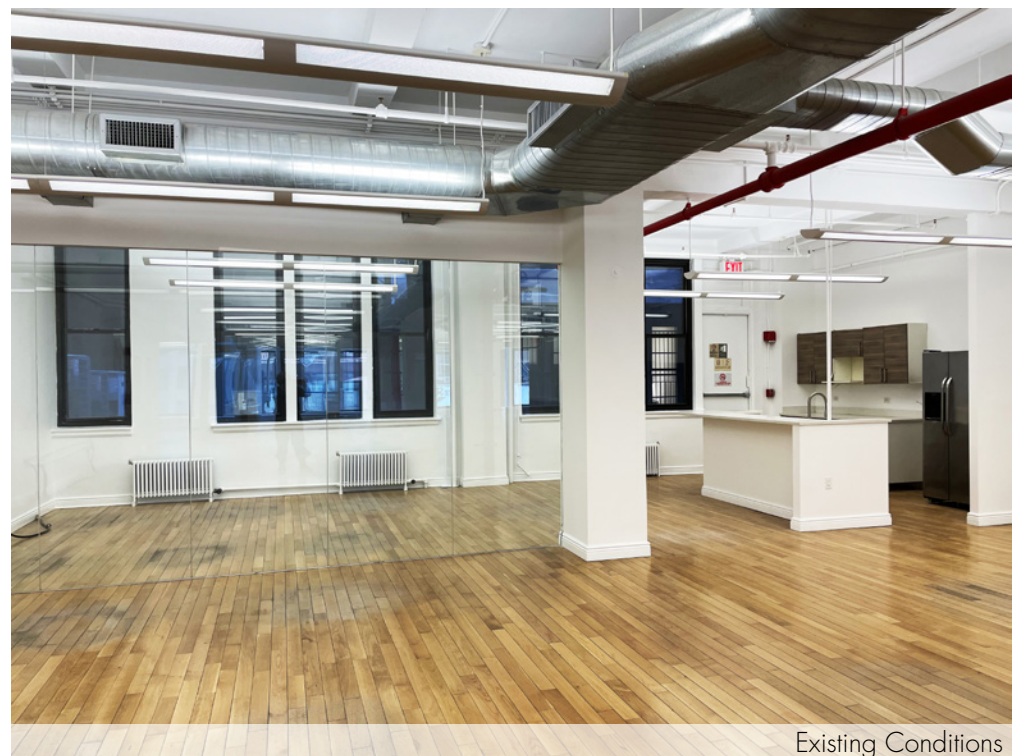
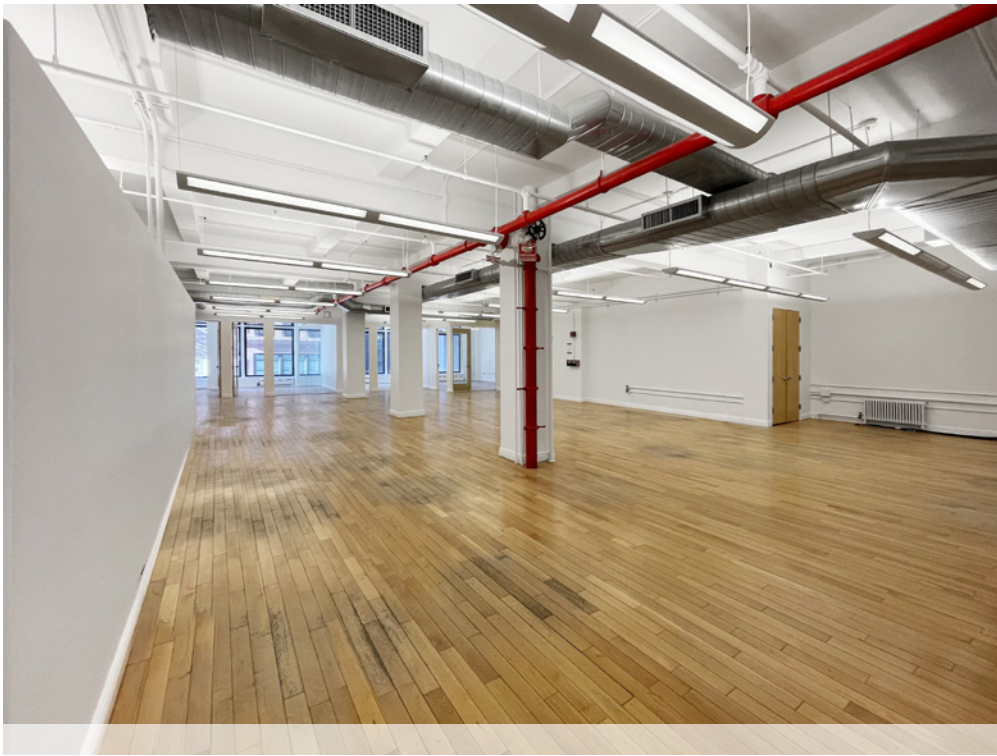
Between 5th & Madison Avenues

Move-in Ready Opportunity  
Built Space - Plug n' Play



Short Walk to Grand Central Terminal, Herald Square,  
and Bryant Park **B D F M 4 5 6 7 N Q R W S** subway lines and





Existing Conditions

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

- Entire 2nd Fl: 5,000 rsf
- Built, great move-in condition space with (3) glass-fronted offices and (2) conference rooms, pantry-lounge and large open area

Possession: Immediate  
 Rent: Call for reduced price info

- Comments:
- Windows overlooking 37th Street offer great south light
  - Attended lobby with (2) passenger elevators plus (1) freight elevator
  - New wood floors, exposed ceilings, submetered electric
  - Tenant controlled air-cooled A/C on every floor



- Planned lobby renovation
- Convenient Midtown location within walking distance to Grand Central Terminal, Bryant Park and Herald Square 7 N Q R W S subway lines and proximity to Penn Station 1 2 3 A C E subways and MTA Long Island Rail Road

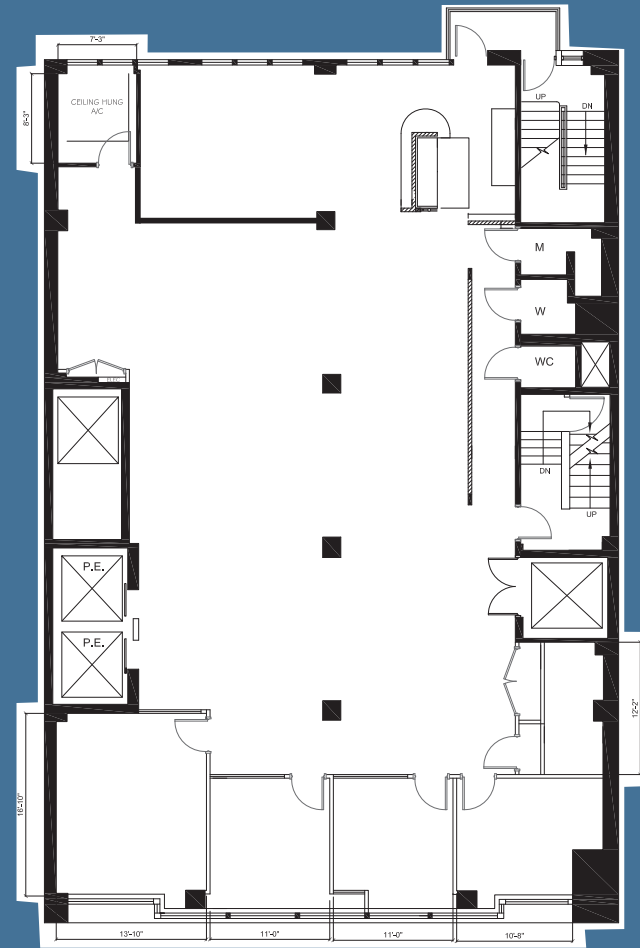
ENTIRE 2ND FLOOR - 5,000 RSF  
(AS-BUILT)

[CLICK TO VIEW VIRTUAL TOUR](#)

Proposed Furniture Plan



Existing Conditions



EAST 37TH STREET

Not to scale, for display purposes only

ENTIRE 2ND FLOOR - 5,000 RSF (EXISTING CONDITIONS)





For further information and/or inspection, please contact:

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Blocks from Bryant Park



Walk to Grand Central Terminal



Madison Avenue Access



Located In Bustling Midtown