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# 44 WEST 37TH STREET

Between 5th & 6th Avenues

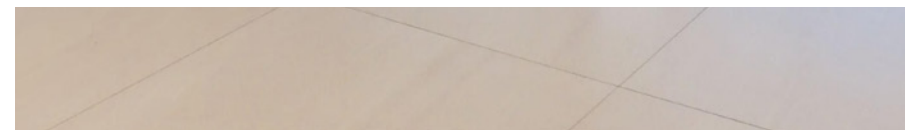
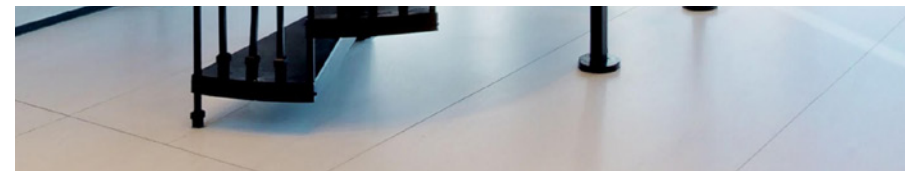
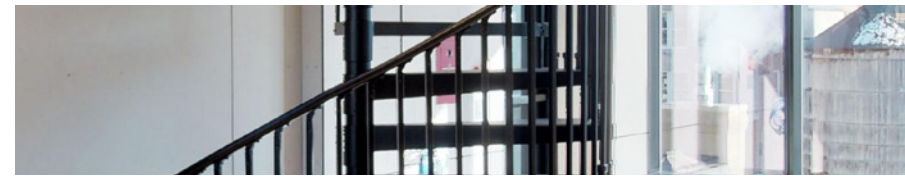
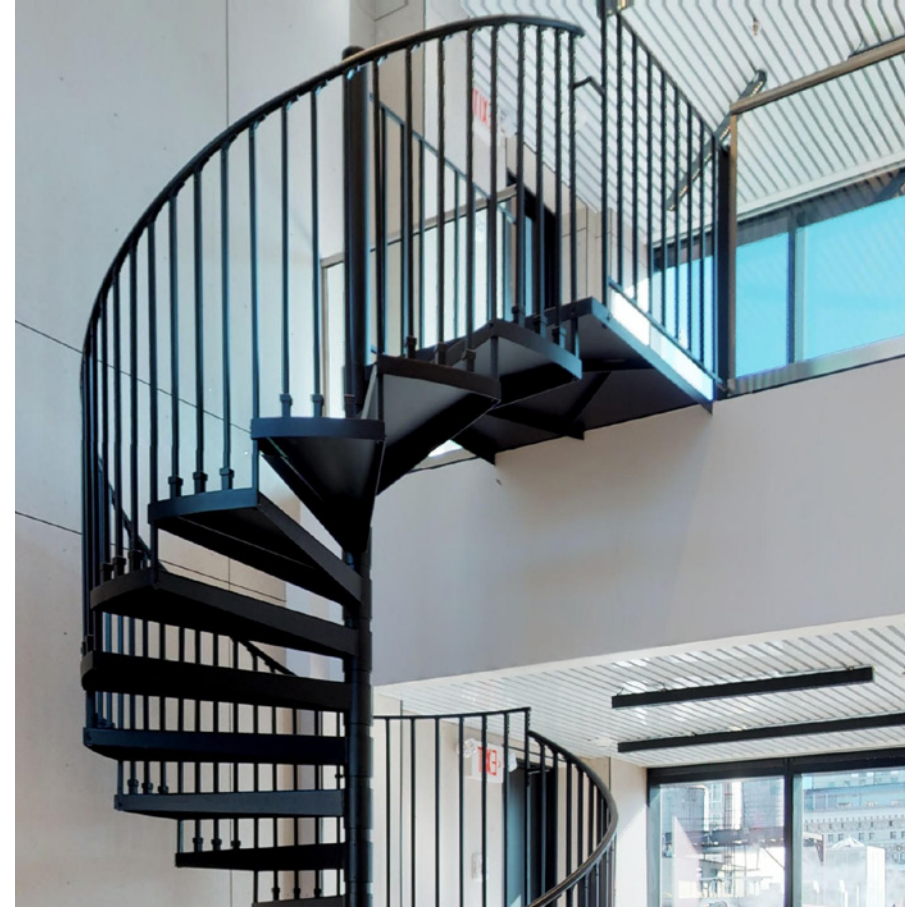
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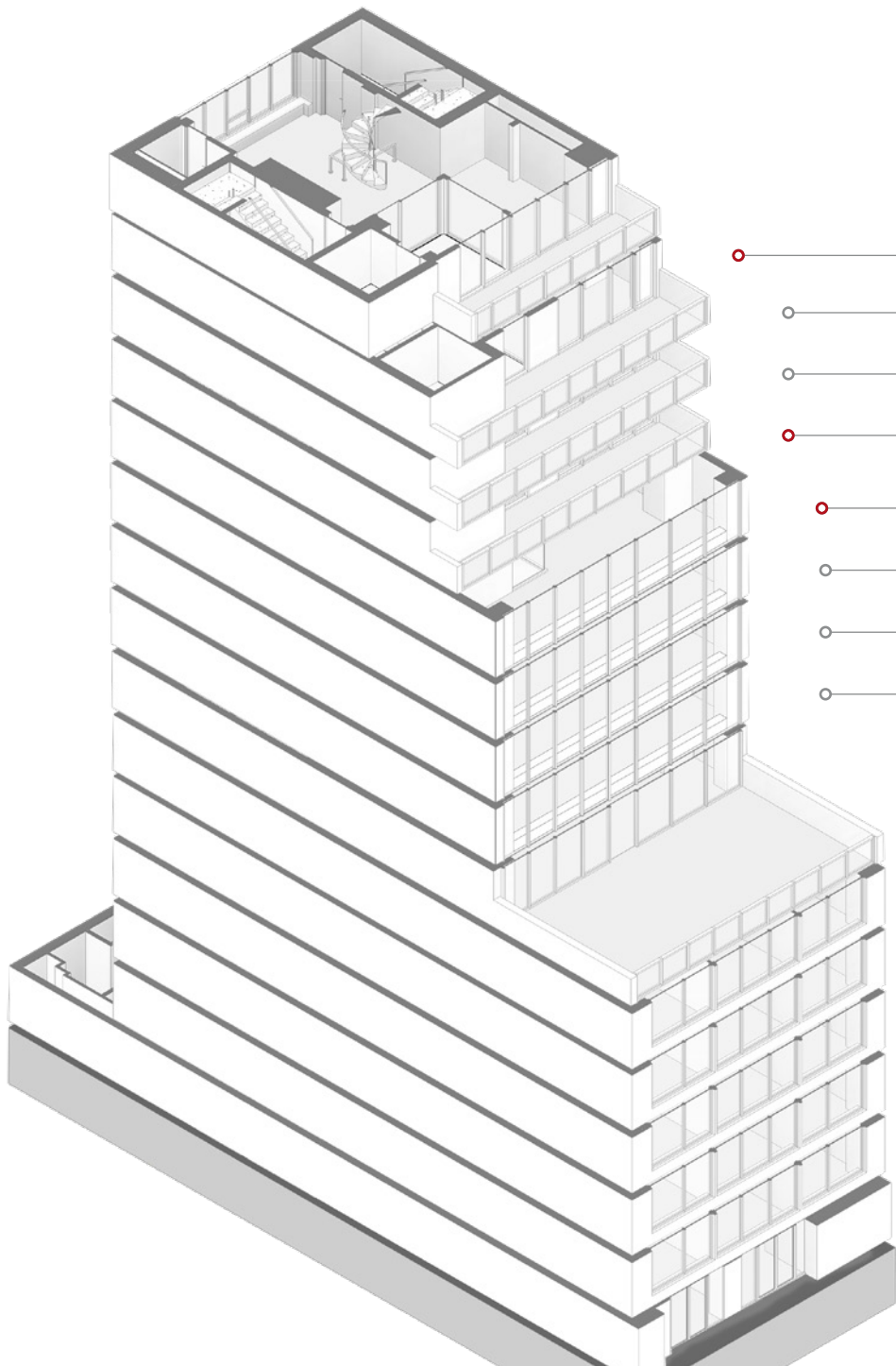
## PREMISES

Entire 15 story building  
available including  
double height penthouse  
with 360 RSF terrace

## SQ. FOOTAGE

Total 53,161 RSF





## AVAILABILITIES

15TH FLOOR	3,021 RSF **
14TH FLOOR	2,449 RSF
13TH FLOOR	2,844 RSF
12TH FLOOR	2,847 RSF *
11TH FLOOR	3,152 RSF
10TH FLOOR	3,152 RSF
9TH FLOOR	3,152 RSF
8TH FLOOR	3,152 RSF
7TH FLOOR	4,216 RSF *
6TH FLOOR	4,223 RSF
5TH FLOOR	4,223 RSF
4TH FLOOR	4,285 RSF
3RD FLOOR	4,285 RSF
2ND FLOOR	4,285 RSF

\* TERRACE  
\* DOUBLE HEIGHT

**TOTAL 53,161 RSF**

LANDLORD WILL BUILD TO TENANT SPACE PROGRAM



## SPACE/BUILDING FEATURES

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- New high-end creative installation with state of the art building finishes
- High-End Finishes
- Full Floor Presence
- Flexible Terms 1-10 years
- Move-In Condition
- Plug & Play
- Fully Wired- High Speed Fiber
- Smart Building
- Fingerprint Door entry
- Voice Activated features







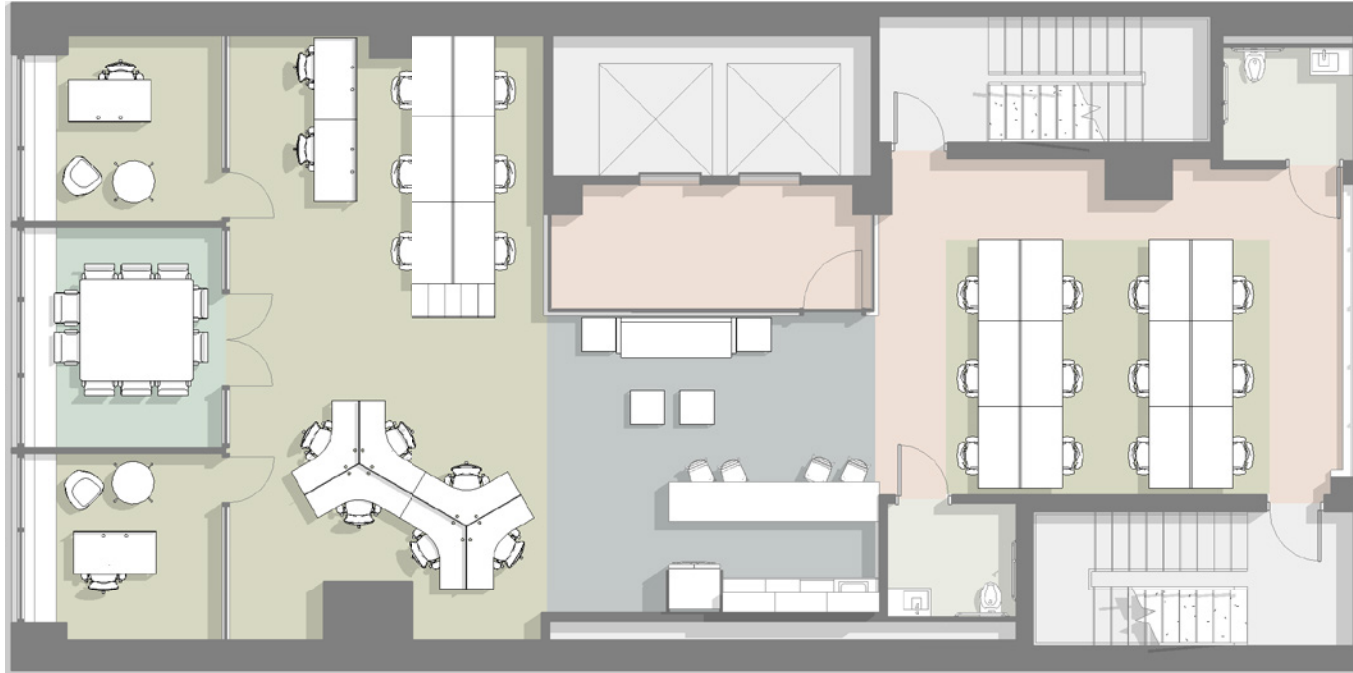
TOP OF  
THE LINE  
BUILDING  
STANDARD  
FINISHES







6th Avenue →  
 37th Street  
 ← 5th Avenue



28 DESKS\*

4,285 RSF

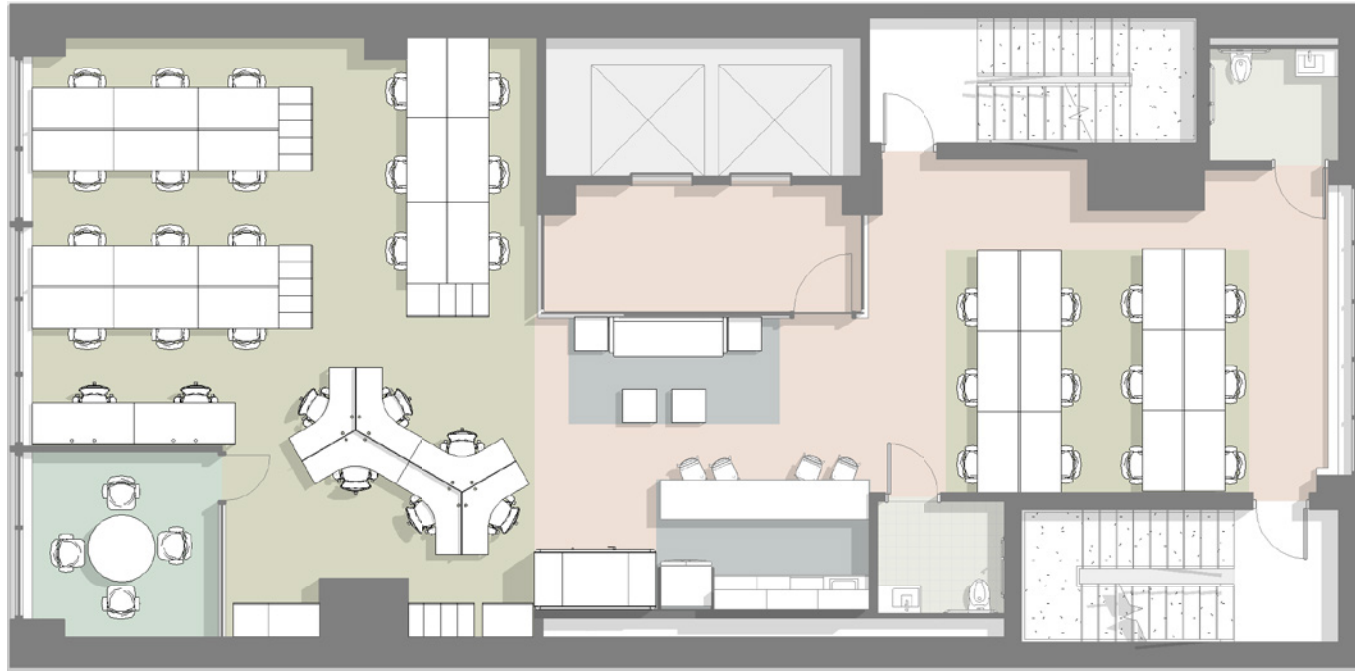
WORKSTATIONS	26
SINGLE OFFICES	2
DOUBLE OFFICES	0
<b>TOTAL WORK DESKS</b>	<b>28</b>
OPEN/CLOSED	93%/7%
CONFERENCE ROOMS	1
PHONE BOOTHS	0
CONFERENCE SEATS	10
PANTRY SEATS	4
BREAKOUT SEATS	0
<b>TOTAL COLLABORATION SEATS</b>	<b>14</b>
WORK/COLLABORATION	1:0.5
SUPPORT AREAS	2
RSF/DESK	153

SAMPLE TEST-FIT LEVEL 2-6  
 OPTION 1





6th Avenue →  
 37th Street  
 ← 5th Avenue



**38 DESKS\***

**4,285 RSF**

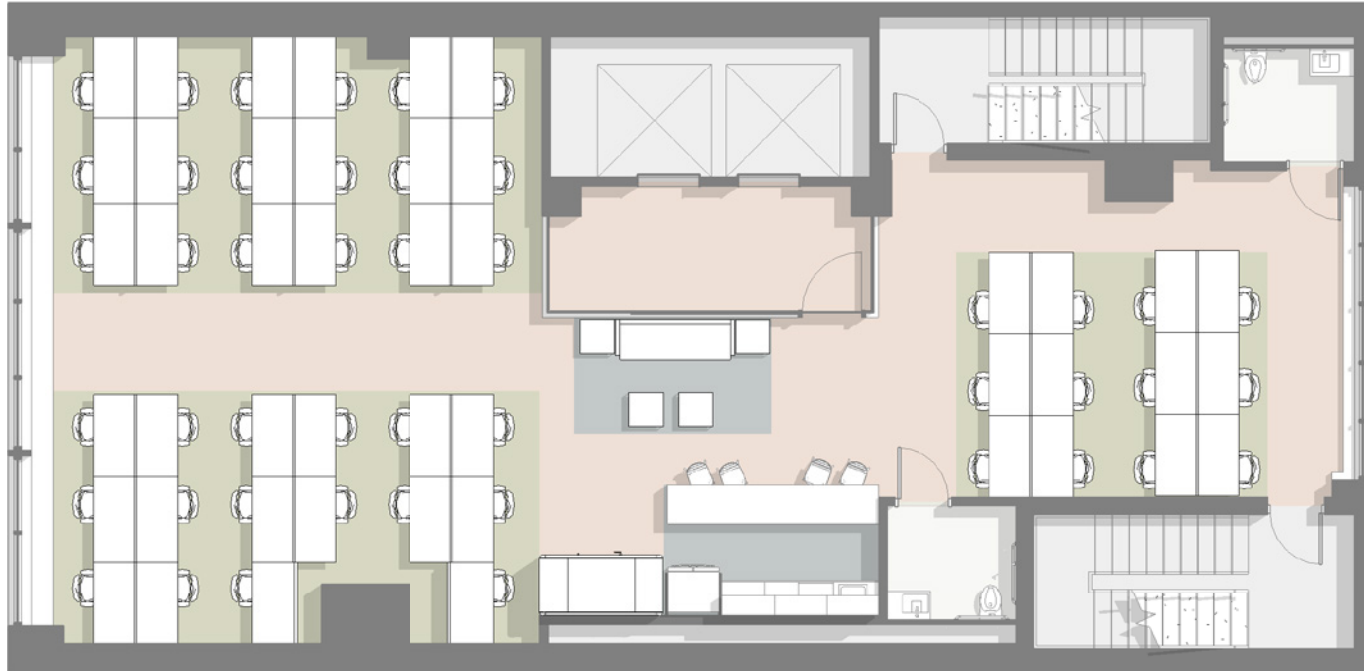
WORKSTATIONS	38
SINGLE OFFICES	0
DOUBLE OFFICES	0
<b>TOTAL WORK DESKS</b>	<b>38</b>
OPEN/CLOSED	100%/0%
CONFERENCE ROOMS	1
PHONE BOOTHS	1
CONFERENCE SEATS	4
PANTRY SEATS	4
BREAKOUT SEATS	0
<b>TOTAL COLLABORATION SEATS</b>	<b>8</b>
WORK/COLLABORATION	1:0.2
SUPPORT AREAS	2
RSF/DESK	113

SAMPLE TEST-FIT LEVEL 2-6  
 OPTION 2





6th Avenue →  
 37th Street  
 ← 5th Avenue



46 DESKS\*

4,285 RSF

WORKSTATIONS	46
SINGLE OFFICES	0
DOUBLE OFFICES	0
<b>TOTAL WORK DESKS</b>	<b>46</b>
OPEN/CLOSED	100%/0%
CONFERENCE ROOMS	0
PHONE BOOTHS	1
CONFERENCE SEATS	0
PANTRY SEATS	4
BREAKOUT SEATS	0
<b>TOTAL COLLABORATION SEATS</b>	<b>4</b>
WORK/COLLABORATION	1:0.9
SUPPORT AREAS	2
RSF/DESK	94

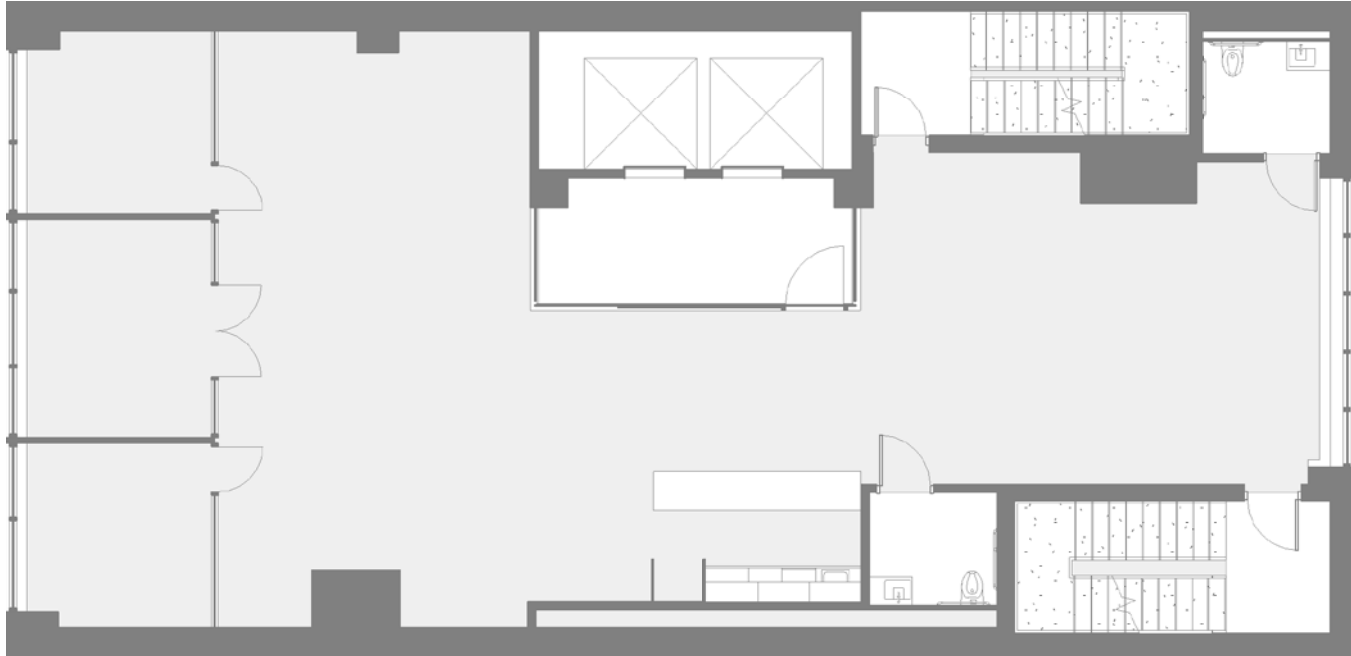
SAMPLE TEST-FIT LEVEL 2-6  
 OPTION 3



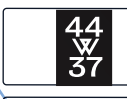
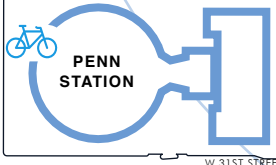
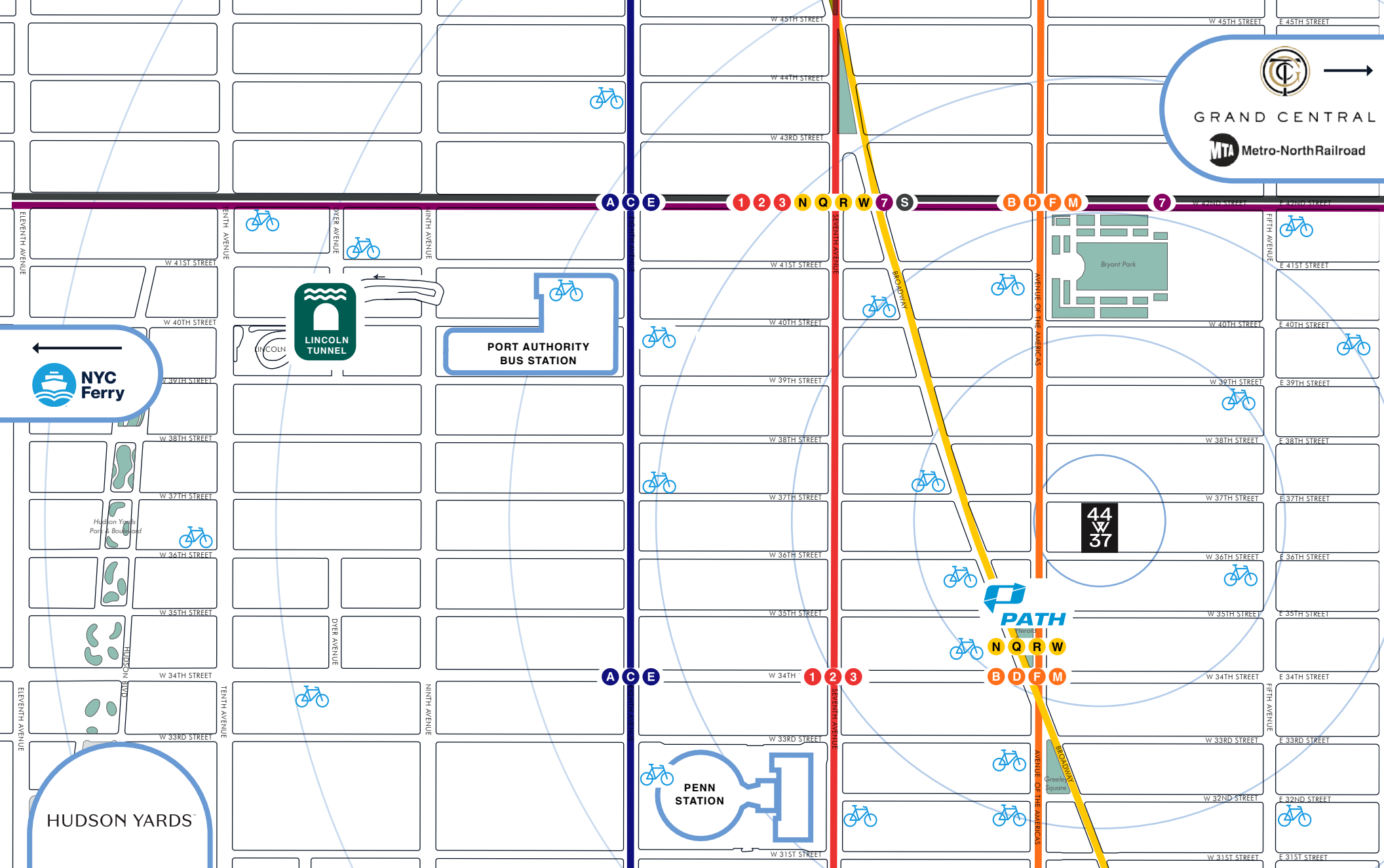
4,285 RSF

ENTIRE 6TH THROUGH  
ENTIRE 2ND FLOORS

← 5th Avenue  
37th Street  
6th Avenue →









## BUILDING FACTS

<b>LOCATION</b>	44 West 37th between 5th and 6th Avenues
<b>BUILDING</b>	15 Story Building with Penthouse
<b>FLOORS</b>	Consist of concrete slabs throughout entire building Office Space, Bathrooms, Storefront, and Lobby - 10 ft floor slabs with recessed molding in the same slab tile
<b>WALLS</b>	Office Space - Concrete Wall Panels (acting as ventilated facade) Bathrooms - Porcelain Slabs Storefront - TBD Lobby - Venetian Plaster
<b>CEILINGS</b>	Office Space - Baffle Ceiling System Bathrooms - Tray Ceiling Storefront - Baffle Ceiling System Lobby - Floating Sheet Rock
<b>KITCHENS</b>	All included: - Full cabinetry with soundless door close - Refrigerator, microwave, sink and faucet - Corian counter-top finish
<b>RESTROOMS</b>	New ADA compliant restrooms - Two bathrooms per floor - Smart mirror featuring LED strip lighting in each bathroom
<b>ELEVATORS</b>	Elevators designed with lighting features and other design elements as well as 2 additional freight elevators
<b>FIRE ALARM</b>	The entire building is fire rated and is fully equipped
<b>AIR CONDITIONING</b>	New VRF split system for heating and cooling being used on every floor
<b>IT</b>	Crown Castle fiber in building
<b>SECURITY</b>	24/7 security and 24-hour camera monitors
<b>LOBBY</b>	Lobby desk with LED strip lighting and other design components
<b>FURNITURE</b>	Can be provided at additional cost





44  
W  
37

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