



# A Full Retail Block

Situated in the highly trafficked passageway between Herald Square and Bryant Park with **over 312,000 pedestrians passing the property weekly.** At the base of a mixed-use tower with 380 residential units, 75,000-SF WeWork office and retail opportunities from 725-6,100 SF.

#### Limitless **Potential** 525 SF 608 SF MEZZANINE MEZZANINE RESIDENTIAL SPACE A SPACE D ENTRANCE 1,687 SF LL. SPACE D RESIDENTIAL LOBBY S I 新鮮麵條 VERY FRESH 725 SF OFFICE 1,660 SF BIRCH 931 SF hrispy hreme LOBBY PARIS BAGUETTE SPACE A SPACE B SPACE C coffee NOODLES (COMING SOON) (COMING SOON) (COMING SOON) (COMING SOON) — 22 FT 4 IN — -16 FT 6 IN---- 21 FT 6 IN ---

#### AVENUE OF THE AMERICAS

# SCENARIO ONE GROUND FLOOR

 Space A
 1,660 SF

 Space B
 725 SF

 Space C
 931 SF

 Space D
 1,687 SF

# **MEZZANINE**

Space A 525 SF Space D 608 SF

# **FRONTAGE**

60 FT 6 IN on Avenue of the Americas 61 FT 2 IN on West 36th Street

#### **CEILING HEIGHTS**

18 FT

### **POSSESSION**

Immediate

### **TERM**

Long-term

#### **FEATURES**

Spaces can be combined in a variety of configurations

All spaces can be vented

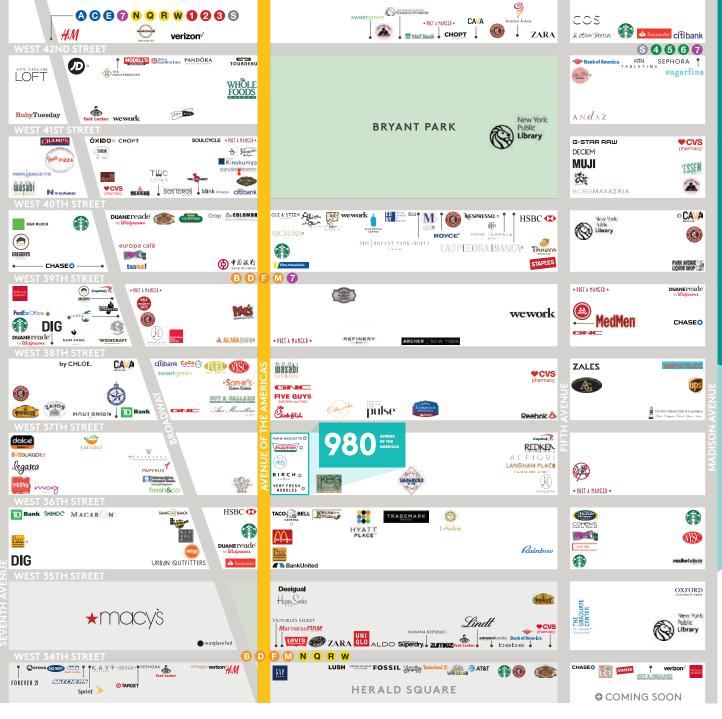
All uses considered

In close proximity to the B,D,F,M,N,Q,R,W and 7 subway lines  $\,$ 

Billboard signage opportunities available

Storage mezzanine can be created in each space





\$149 K

AVERAGE
HOUSEHOLD INCOME
WITHIN 1/2 MILE

39 M

ANNUAL

SUBWAYRIDERS AT

HERALD SQUARE

STATION

501K
CORPORATE
EMPLOYEES
WITHIN 1/2 MILE

ANNUAL
VISITORS AT
BRYANT PARK

30K+
BUSINESSES
WITHIN 1/2 MILE

56K
PEDESTRIANS
PASSING THE
PROPERTY DAILY

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