

17 WEST
34 STREET

B E T W E E N F I F T H A N D S I X T H A V E N U E S

LIMITLESS
CHOICES

MAXIMUM
EXPOSURE

 Newmark Grubb
Knight Frank

PRD REALTY
OWNER • BUILDER • MANAGER

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17 WEST 34 STREET

BETWEEN FIFTH AND SIXTH AVENUES

COMMENTS

- MAGNIFICENT RETAIL SPACE AVAILABLE IN ONE OF MANHATTAN'S BUSIEST RETAIL CORRIDORS WITH 20 MILLION VISITORS PER YEAR AND 100,000 DAILY EMPLOYEES
- DIRECT ACCESS TO MAJOR SUBWAY LINES, THE LONG ISLAND RAILROAD, PATH AND NJ TRANSIT TRAINS WITH 93 MILLION COMMUTERS ANNUALLY
- SURROUNDED BY UNPARALLELED SHOPPING AND ATTRACTIONS INCLUDING THE EMPIRE STATE BUILDING WITH OVER 4 MILLION VISITORS ANNUALLY AND MACY'S FLAGSHIP STORE WITH \$1 BILLION IN ANNUAL SALES

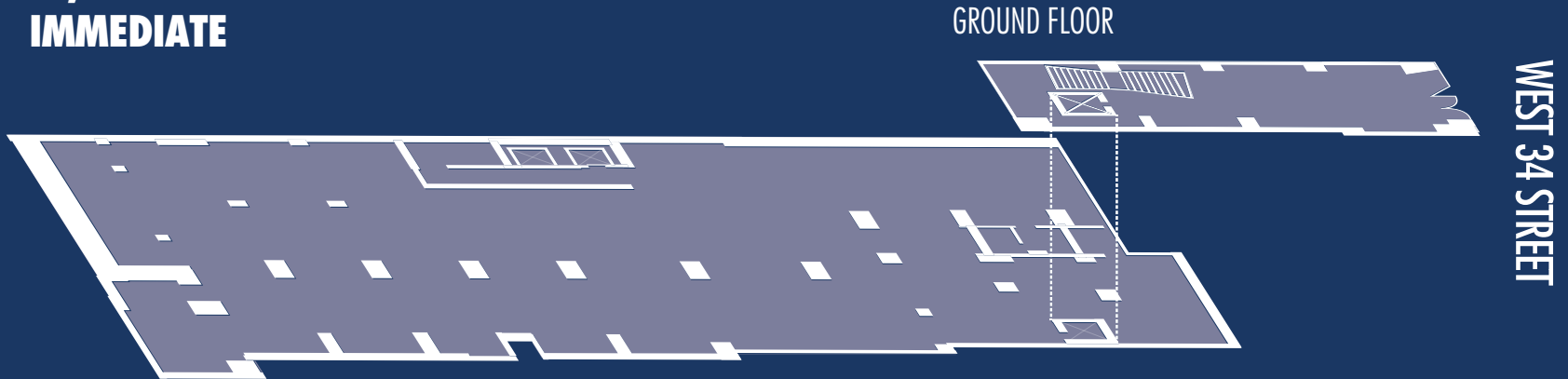
UNMATCHED 34 ST RETAIL OPPORTUNITY

SIZE:

GROUND FLOOR: **1,410 SF**
SELLING LOWER LEVEL: **11,200 SF**
POSSESSION: **IMMEDIATE**

CEILING HEIGHT:

GROUND FLOOR: **17'**
SELLING LOWER LEVEL: **12' 6"**



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BETWEEN FIFTH AND SIXTH AVENUES

MAXIMUM EXPOSURE



Midtown Pedestrian Counts 34th Street Partnership Retail Services

Department December 2015

Average Pedestrians/Hour

	SITES	AM	Mid	PM	PEAK
A	At the Empire State building, southwest corner of Fifth Avenue and West 34th Street, in front of Heartland Brewery - Eastbound and Westbound on West 34th Street	3,225	3,489	4,503	5,112
	At the Empire State building, southwest corner of Fifth Avenue and West 34th Street, in front of Heartland Brewery - Northbound and Southbound on Fifth Avenue	2,004	3,600	4,350	5,172
	At the Empire State Building, In front of Perfumania store on West 34th Street - Eastbound and Westbound on West 34th Street	3,876	3,294	4,422	5,124
	At the Empire State Building, in front of Walgreens, corner of Fifth Avenue and West 33rd Street - Eastbound and Westbound on West 33rd Street	1,749	3,075	3,141	3,552
	At the Empire State Building, in front of Walgreens, corner of Fifth Avenue and West 33rd Street - Northbound and Southbound on Fifth Avenue	1,338	2,235	2,394	2,520
	At the Empire State Building, in front of the former Empire Room at 25 West 33rd Street - Eastbound and Westbound on West 33rd Street	1,593	1,977	2,331	3,384
B	In front of 34 West 34th Street, the Christmas in New York store - Eastbound and Westbound on West 34th Street	3,756	3,183	4,530	5,268
C	In front of the new Verizon store in the Herald Center, near the Southwest corner of Broadway and West 34th Street - Eastbound and Westbound on West 34th Street	7,584	7,773	10,098	10,452
	In front of the new Verizon store in the Herald Center, near the Southwest corner of Broadway and West 34th Street - Northbound and Southbound on Broadway	3,234	4,701	5,730	6,300
D	In front of 134 West 34th Street, the vacant Verizon store - Eastbound and Westbound on West 34th Street	4,782	4,668	5,862	6,708
E	In front of Citibank at the Northwest corner of Seventh Avenue and West 34th Street - Eastbound on West 34th Street	2,133	3,369	5,640	6,204

Annual Subway Ridership

	STATION	RIDERSHIP
1	34 ST- PENN STATION	28,638,643
2	34 ST- HERALD SQUARE	39,285,568

EMPIRE STATE BUILDING OVER 4 MILLION TOURIST PER YEAR