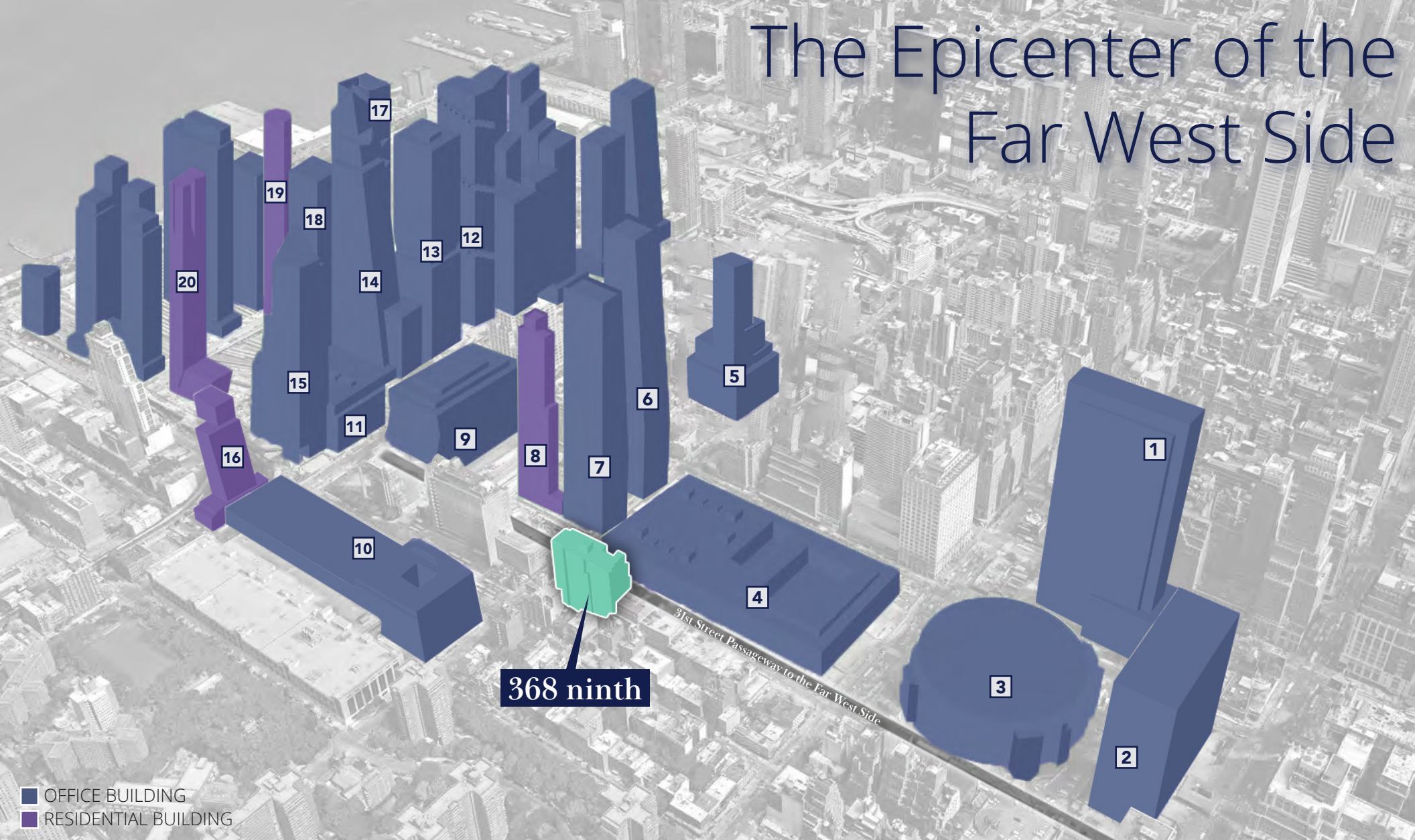


368 ninth

at 31st Street



The Epicenter of the Far West Side



368 ninth

31st Street Passageway to the Far West Side

- 1 1 PENN PLAZA
2.7M SF office
- 2 2 PENN PLAZA
1.7M SF office
- 3 MSG/PENN STATION
- 4 MOYNIHAN STATION
Amtrak, LIRR and
800K SF office

- 5 441 NINTH AVENUE
700K SF office
- 6 1 MANHATTAN WEST
2.1M SF office (2019)
- 7 2 MANHATTAN WEST
1.9M SF office (2021)
- 8 THE EUGENE
844 units

- 9 5 MANHATTAN WEST
1.7M SF office
- 10 MORGAN GENERAL
600K office
- 11 HUDSON YARDS
1M SF retail podium
- 12 THE SPIRAL
2.6M SF office (2019)

- 13 50 HUDSON YARDS
2.9M SF office (2022)
- 14 30 HUDSON YARDS
2.6M SF office (2019)
- 15 10 HUDSON YARDS
1.7M SF office
- 16 ABINGTON HOUSE
386 units

- 17 3 HUDSON BLVD
1.8M SF office (2019)
- 18 55 HUDSON YARDS
1.4M SF office
- 19 35 HUDSON YARDS
137 units (2019)
- 20 15 HUDSON YARDS
285 units

Location

The retail at 368 Ninth Avenue is located prominently on the southeast corner of Ninth Avenue and West 31st Street. Building ownership is in the process of repositioning the asset with capital improvements to the office lobby and building façade. The 16-story office component has also been re-tenanted and is now fully occupied.

368 Ninth Avenue, which is conveniently situated directly across from the new Moynihan Station at the Farley Post Office, is poised to become the new epicenter of Manhattan's Far West side surrounded by \$30 billion of new mixed-use development. The building sits on the 31st Street commuter path connecting Penn Station to Manhattan West, the Hudson Yards and the multitude of new developments taking form along the West Side.

 **300K** WORKERS AND RESIDENTS

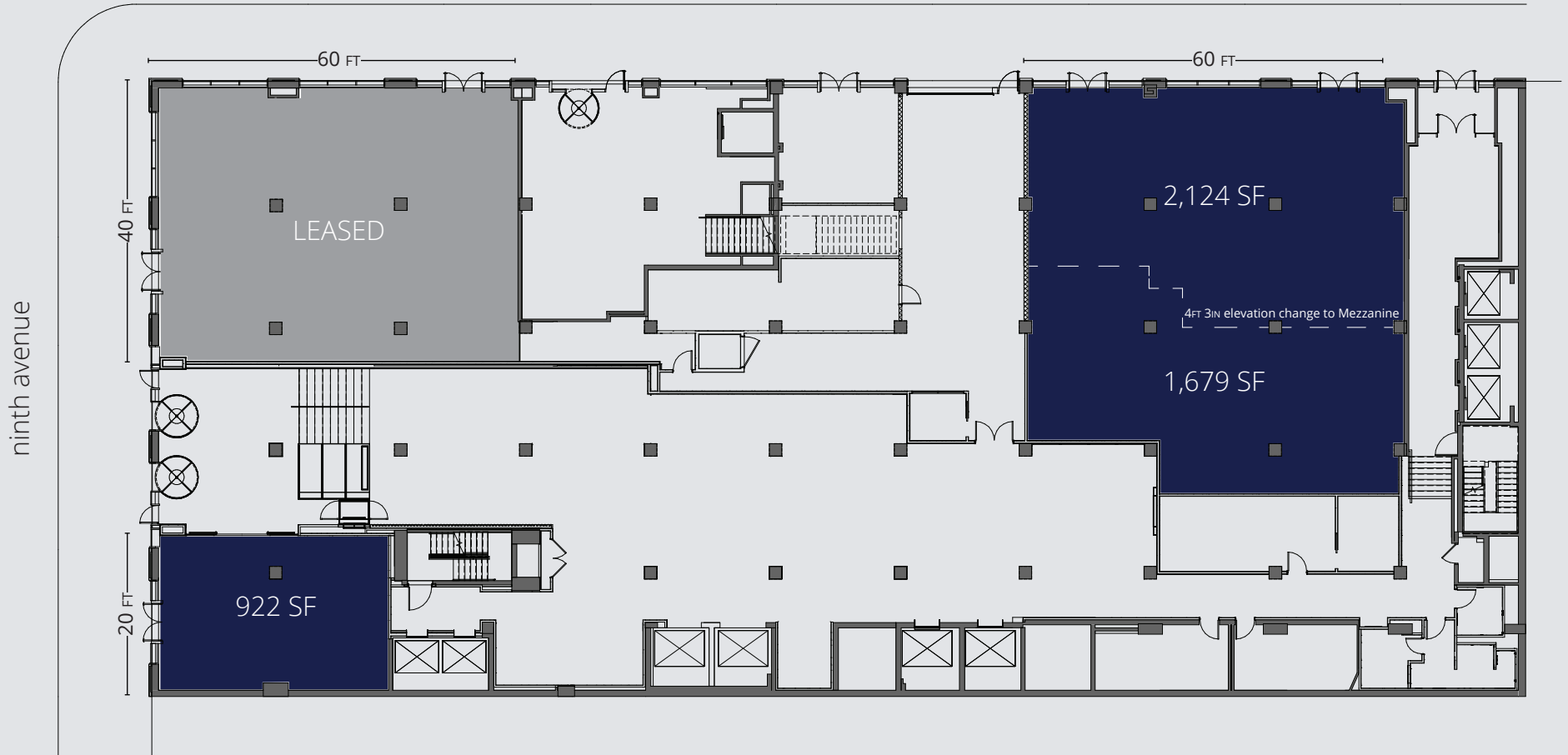
 **23K** RESIDENTIAL UNITS PLANNED OR UNDER CONSTRUCTION

 **50M** SQUARE FEET OF NEW DEVELOPMENT





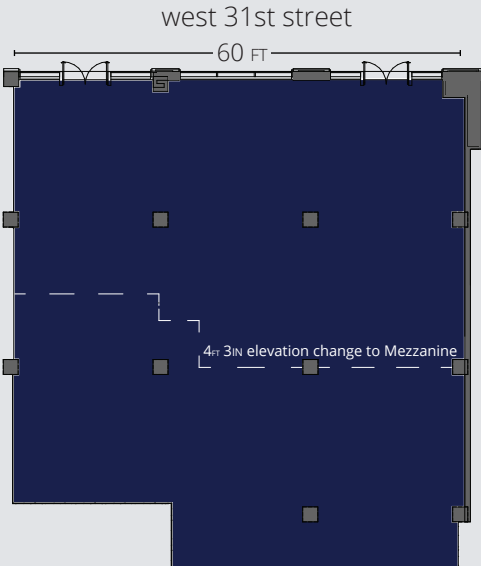
west 31st street





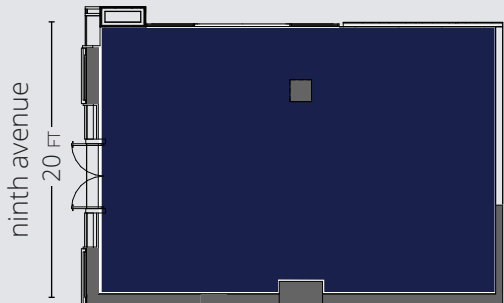
Conceptual Rendering

West 31st Street



Ground Floor	2,124 SF
<u>Mezzanine</u>	<u>1,679 SF</u>
Total	3,803 SF
Frontage	60 FT
Ceiling Height	16 FT 10 IN
Possession	Immediate

- Comments:
- Venting via precipitator
 - Rear Mezzanine is raised 4-FT above the Ground Level
 - Directly across the street from Manhattan West and the new Moynihan Station



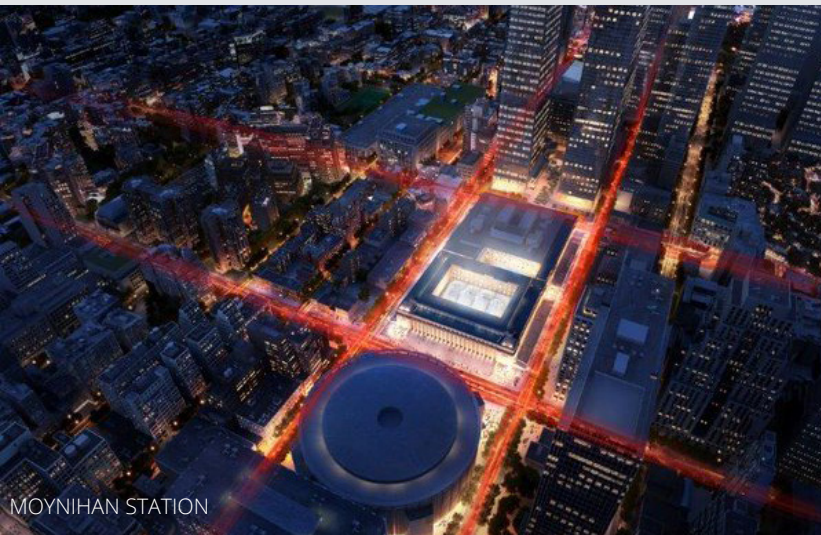
Ground floor	922 SF
Frontage	20 FT
Ceiling height	15 FT 10 IN
Possession	Arranged

Comments:

- Adjacent to the building lobby, featuring direct access
- Space is ideal for amenities, coffee, and juice.

The Neighborhood

Minutes from mass transit, next to Hudson Yards, a short walk to the High Line and all that Chelsea has to offer



Team



Newmark Knight Frank is one of the world's leading commercial real estate advisory firms. We provide a fully integrated platform of services to prominent multinational corporations and institutional investors across the globe, as well as to occupiers, owners and developers of real estate on a local, regional and national level.

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Nuveen is a premier global investment manager that has been helping clients meet their goals for more than 100 years, making the world a better place along the way. Our company brings together two great legacies of service: Our parent, TIAA, pioneered retirement plans for teachers and non-profits, while Nuveen helped build America's infrastructure through municipal finance.

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