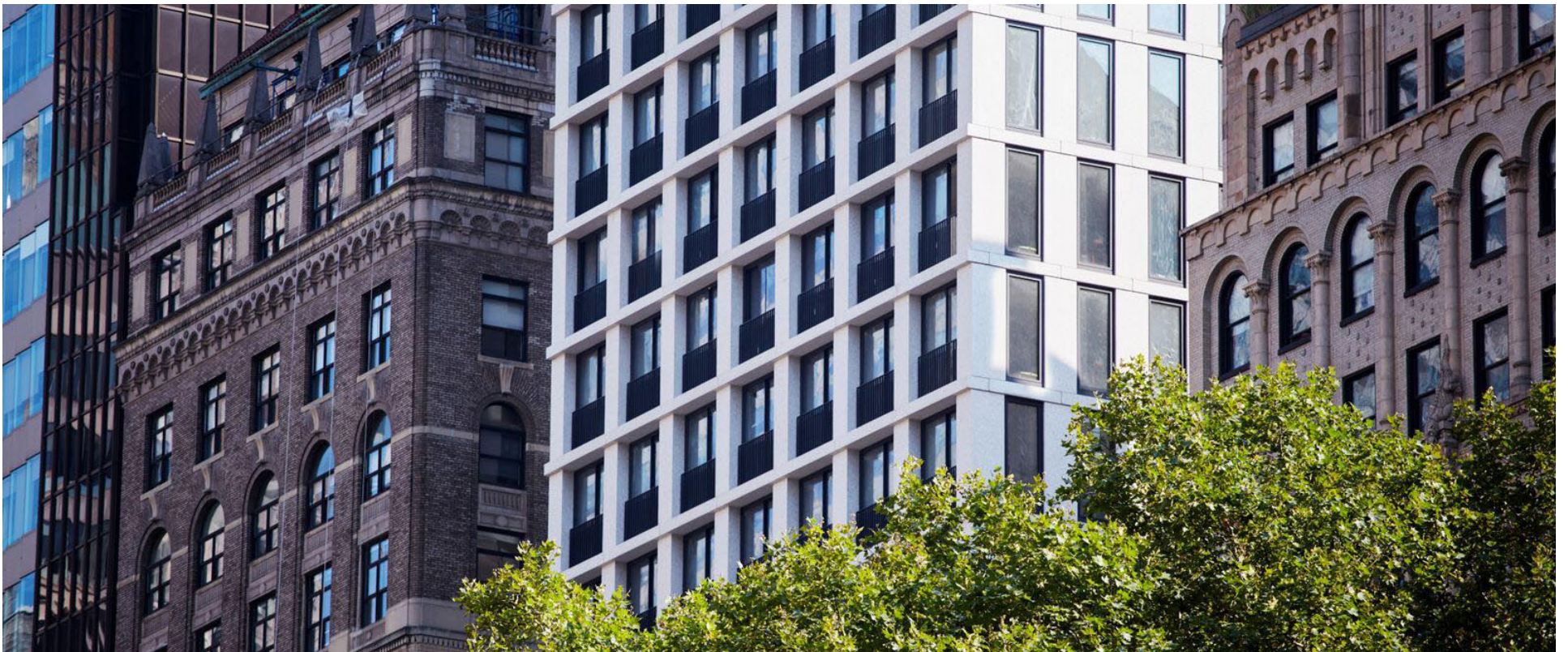


22 WEST 40TH

TREMENDOUS
RETAIL OPPORTUNITY

at the base of the new Park Terrace Hotel and The Bryant
residences featuring 226 guest rooms and 57 luxury residences

BRYANT PARK LUXURY



BETWEEN FIFTH & SIXTH AVENUES

THE OPPORTUNITY

Welcome to
Bryant Park's
newest luxury building

This distinct neighborhood is bustling with a mix of New Yorkers as well as sophisticated travelers – the iconic retail and restaurants attract shoppers year-round

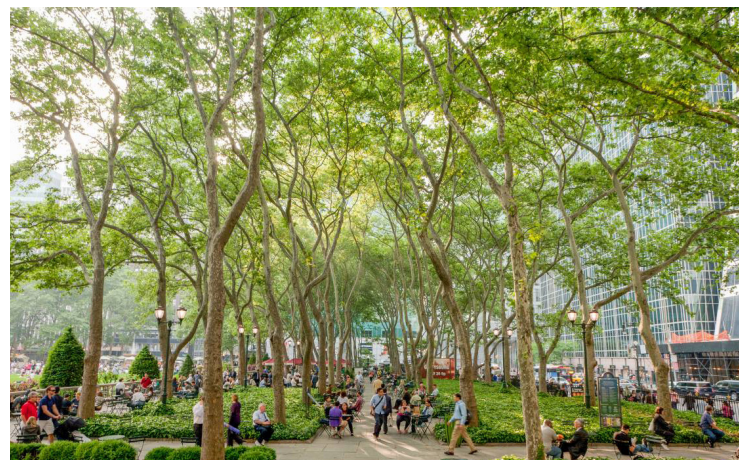
Up to 6,675 SF on two levels of prime restaurant/retail space

POSSESSION: Q1 2019
ASKING RENT - PLEASE CALL

A combined 30 million SF of office space,
plus 6,500 hotel rooms within a five-block radius



- Conveniently located **right off Fifth Avenue** with direct access to nearby transportation - B, D, F, M, and 7 train lines and close proximity to Metro North, LIRR and Amtrak
- Directly across from the **New York Public Library** and **Bryant Park** - which hosts over 200 outdoor events each year
- Noted tenants include: Koi, Bryant Park Grill, STK, Burger & Lobster, DaDong, Gabriel Kreuther, Aureole by Charlie Palmer, Whole Foods, Maison Kayser, LPQ, Sweetgreen



LEASING STRATEGY

AVAILABLE

GROUND FLOOR

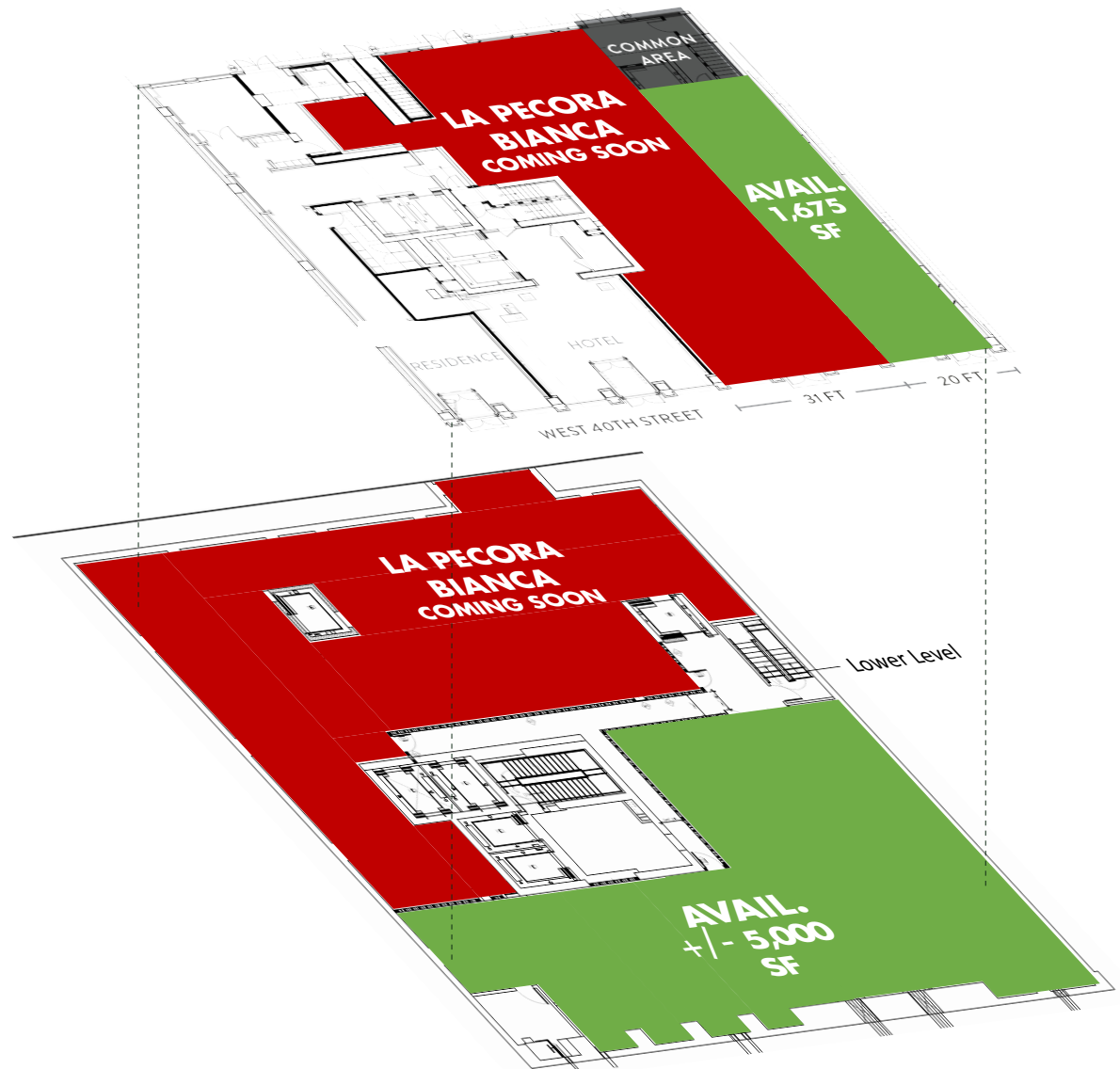
1,675 SF
20' Frontage
18' Ceiling Height

LOWER LEVEL

Up to +/- 5,000 SF
11' Ceiling Height

Landlord to Deliver:

- Vertical transportation
- Dedicated delivery entrance
- Dedicated location for future communicating stair between the ground floor and lower level
- Condenser water for heating and cooling
 - Cold water provision
- Provisions for kitchen
 - Gas service
 - Electrical power
- Provisions for telecom



THE NEIGHBORHOOD

Park Terrace Hotel

Situated along a major route to Grand Central, developing the **highest amount of foot traffic anywhere on Fifth Avenue**

\$8B annual sales on the Fifth Avenue retail corridor



Within close proximity to **5 major New York City shopping areas** (walking distances):

- 2 blocks to Times Square
- 7 blocks to Rockefeller Center
- 2 blocks to Grand Central
- 50 feet to Bryant Park
- 100 feet to Fifth Avenue

75M annual ridership at Grand Central and Bryant Park train stations



THE NEIGHBORHOOD



Restaurant Neighbors

Ai Fiori, Andaz, Aureole, Blue Bottle Coffee, Bryant Park Grill, Chipotle Mexican Grill, Gabriel Kreuther, Koi Restaurant, Lady M Confections, Le Pain Quotidien, Maison Kayser, Pret A Manger, Starbucks, STK, Strip House, Sweetgreen, La Colombe, Dos Toros, Burger & Lobster and L'Adresse American Bistro

Retail Neighbors

Alice and Olivia, Elie Tahari, H&M, Lord & Taylor, Muji, Orvis, Sunglass Hut, Tourneau, Urban Outfitters, Whole Foods Market, Zara, Blink, Soul Cycle and Equinox

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