

725 8<sup>TH</sup> AVENUE

TIMES SQUARE

## FEATURES

TOTAL SF:	6,000 SF
GROUND FLOOR:	2,000 SF
LOWER LEVEL:	2,000 SF
SECOND FLOOR:	2,000 SF

FRONTAGE:	
8 <sup>TH</sup> AVENUE	26'

CEILING HEIGHTS:	
GROUND FLOOR:	16'
SECOND FLOOR	20'

## ABOUT THIS PROPERTY

**UNPARALLELED LOCATION:** Midtown's Eighth Avenue corridor has quickly become a destination for locals and tourists due to the swift onset of trendy restaurants, hotels and hip retailers moving into the busy area. Notable new developments are unfolding in Midtown West, creating a booming residential and office demographic to complement the recreation and entertainment in the area. On Eighth Avenue between 45th to 46th Streets, anchored among New York City's most popular attractions, this Times Square location is exposed to millions of Broadway theatergoers, tourists, locals and more.

**HEAVILY TRAFFICKED SHOPPING DISTRICT:** 725 Eighth Ave. is in close to proximity to Times Square with 27 million visitors and tourists each year, including more than 12 million Broadway theatergoers generating annual ticket sales of over \$1 billion. Combined with a booming residential market as well as numerous new luxury hotels, this location is unmatched in terms of visibility. 725 Eighth Ave. is located three blocks from the Times Square subway station, the busiest stop in New York City with nearly 66 million riders per year.

**HIGH-DENSITY TRADE AREA:** Across the street from the newly renovated ROW NYC hotel, 725 Eighth Ave. is surrounded by the most successful national and international retailers including American Apparel, American Eagle, Forever 21, MAC, Oakley, Levi's and many more.

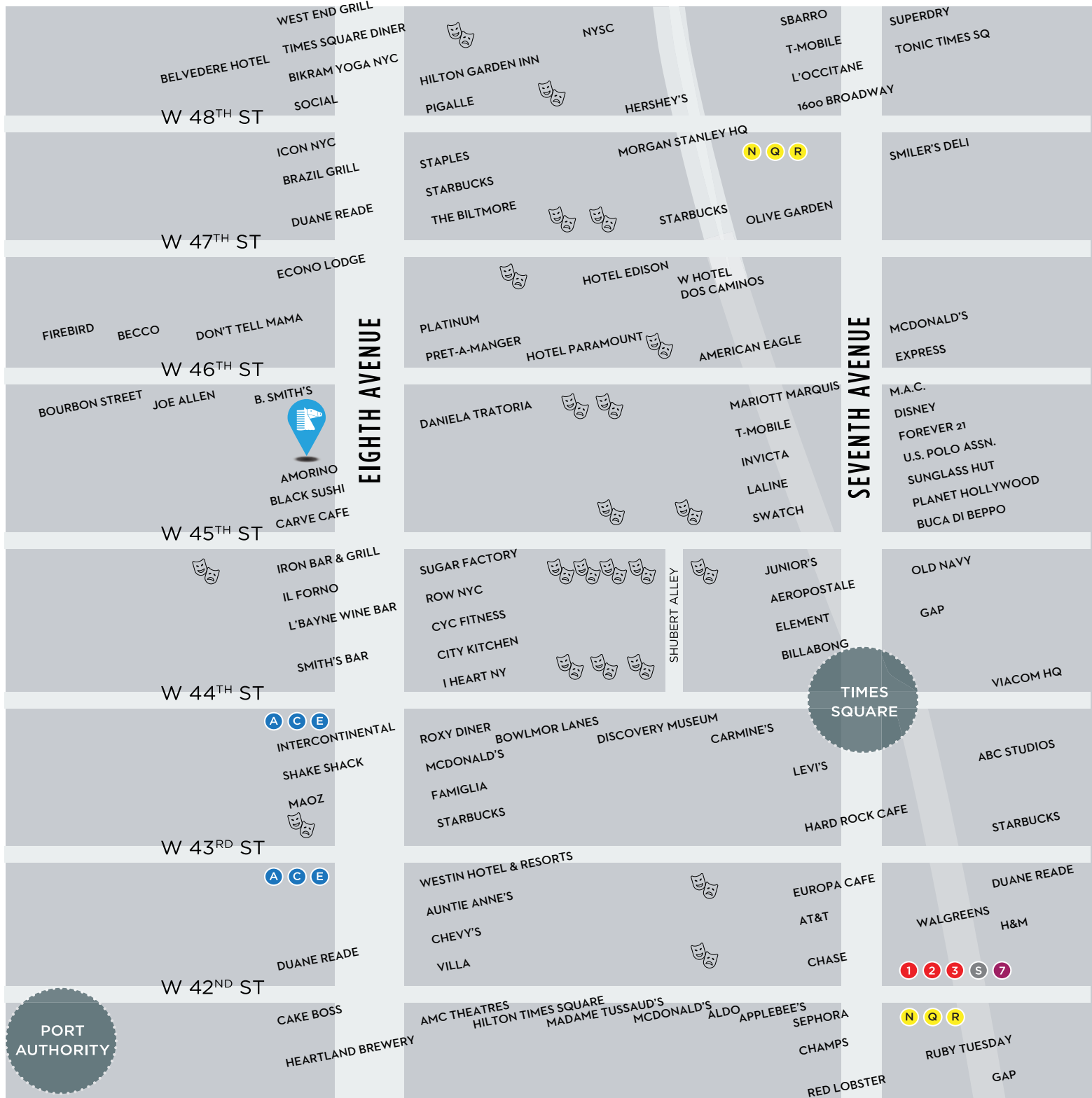


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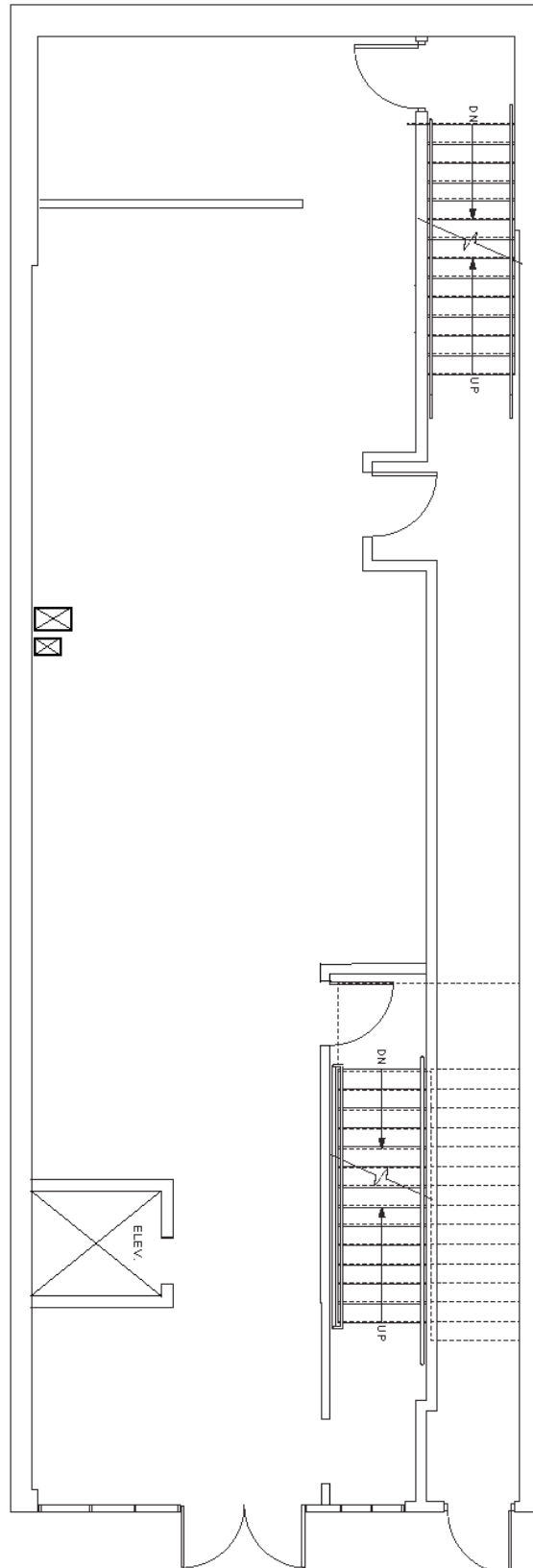


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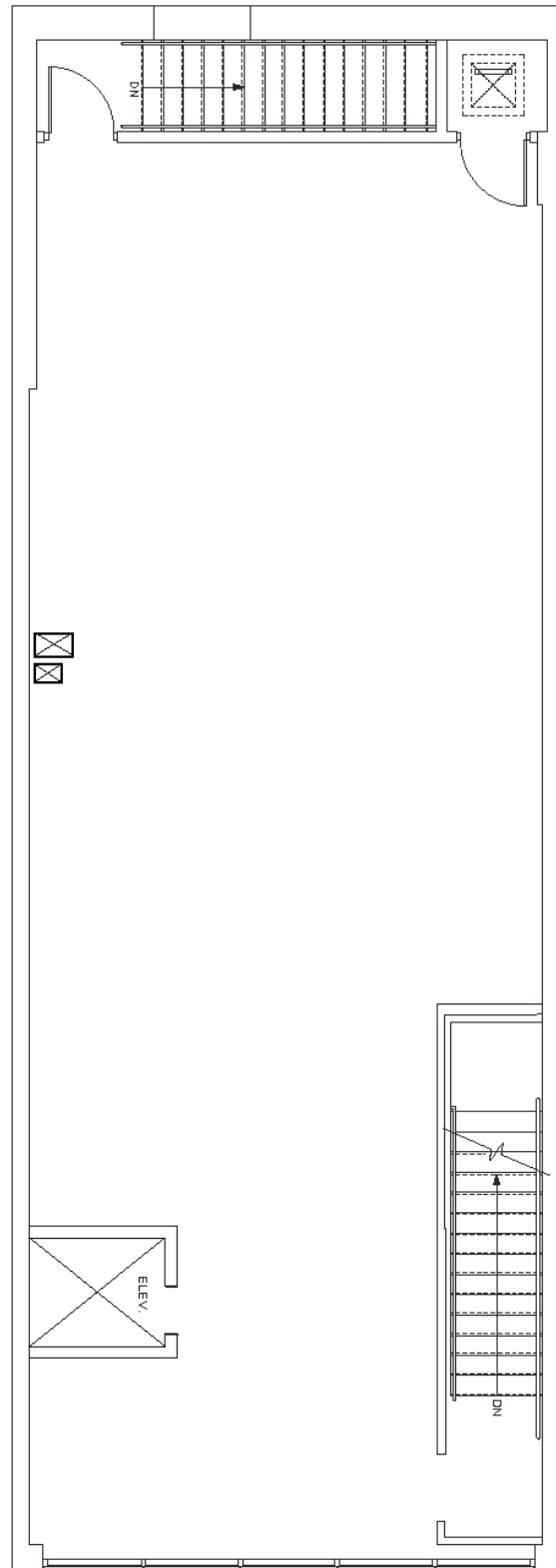
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GROUND FLOOR

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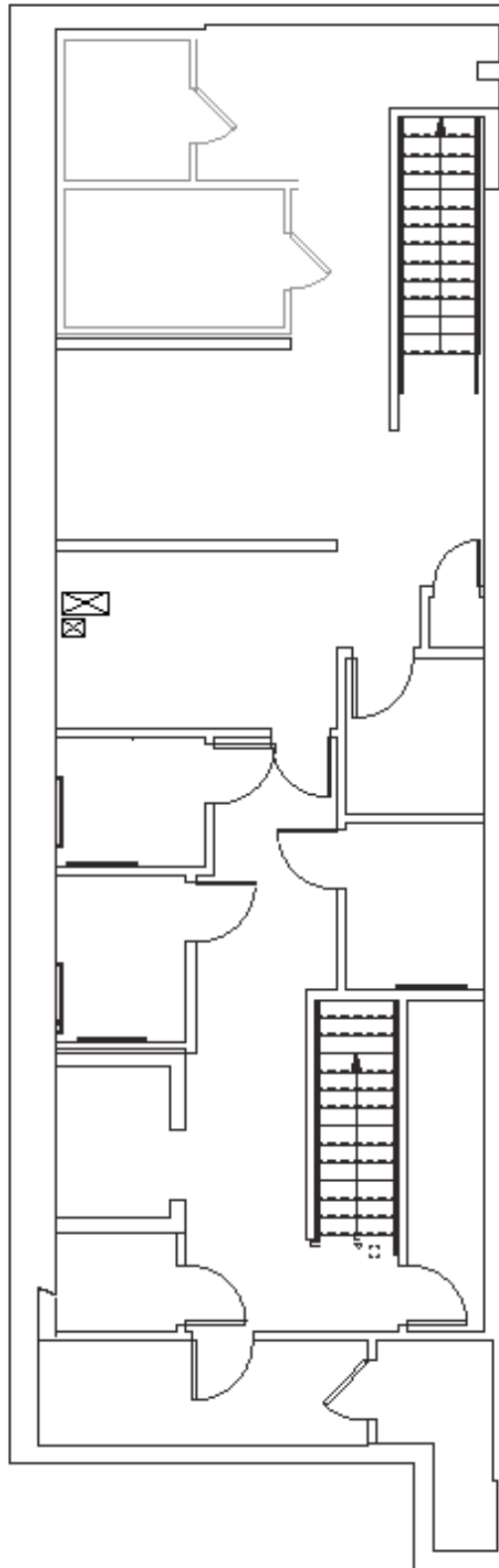


SECOND FLOOR

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LOWER LEVEL

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