

700 EIGHTH AVENUE

MIDTOWN



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45TH STREET CORNER



44TH STREET CORNER

FEATURES

TOTAL SF	13,950 SF
SPACE A (45TH STREET)	5,450 SF
• GROUND FLOOR:	4,150 SF
• LOWER LEVEL:	1,300 SF
SPACE B (44TH STREET)	6,000 SF
• GROUND FLOOR:	6,000 SF

FRONTAGE

SPACE A
• WRAP AROUND FRONTAGE 140'

SPACE B:
• WRAP AROUND FRONTAGE 126'

HIGHLIGHTS

• 18.5" CEILING HEIGHTS

ABOUT THIS PROPERTY

UNPARALLELED LOCATION: Located on the edge of Times Square, among the most popular theaters, retailers and restaurants in New York, 700 Eighth Avenue provides an exceptional retail opportunity on one of the most heavily trafficked corners in Midtown Manhattan. On Eighth Avenue from 44th to 45th Streets, anchored among New York City's most popular attractions, this Theater District location is exposed to millions of Broadway theatergoers, tourists, locals and more.

HIGH-DENSITY TRADE AREA: 700 Eighth Avenue is surrounded by the most successful national and international retailers. With tourists and Manhattanites perusing the streets of Times Square, and more and more people moving to Midtown West, this already popular area continues to gain momentum.

EXCELLENT RETAIL OPPORTUNITY: At the base of ROW NYC, a hotel with over 1,300 rooms, are two unbeatable opportunities for retailers and restaurateurs to present their wares to the busy pedestrian population. Offering 5,450SF and 135 feet of wrap-around frontage on Eighth Avenue and 45th Street, and 6,000 SF and 126' of wrap-around frontage on Eighth Avenue and 44th Street, 700 Eighth Avenue undoubtedly provides enviable exposure to those bustling by in search of a unique New York City experience.

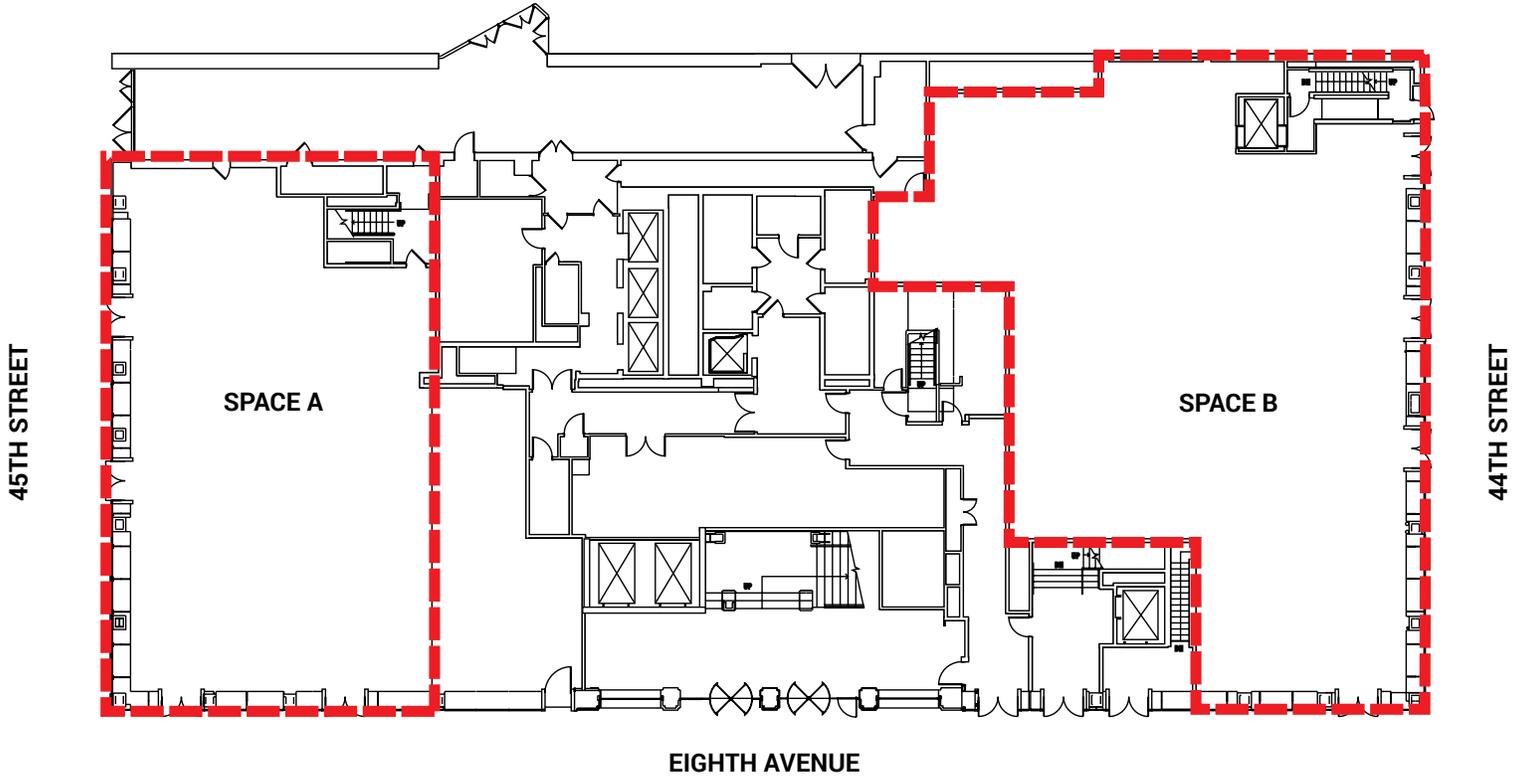
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GROUND FLOOR



LOWER LEVEL

