

15,239 SF OF DIVISIBLE RETAIL WITH 45 FT OF FRONTAGE ON PARK AVENUE SOUTH

470 PARK AVE SOUTH

SOUTHWEST CORNER OF 32ND ST.



SPACE INFO

PREMISES

Mezzanine: 3,415 SF
Ground:* 4,372 SF
Lower Level: 7,452 SF

Total: 15,239 SF

*Divisible

POSSESSION

Immediate

LEASE TYPE

Direct

CEILING HEIGHT

Mezzanine: 8' 9"
Ground: 18' 9"
Lower Level: 10' 10"

FRONTAGE

45'

DIVISIBLE

1,027 SF - 3,345 SF
Ground Floor divisions available

COMMENTS

- Formerly Eneslow Shoes.
- Full height storefront glass provides excellent frontage and visibility.
- Located at the base of a fully renovated loft-style Class A office tower.
- Situated in the heart of vibrant Park Avenue South, with easy access to area residents and office workers.
- Venting is possible - existing cooking exhaust is in immediate proximity to the rear of the space.
- All upscale uses accepted.

NEIGHBORS

Wolfgang's, Sweetgreen, Starbucks, Duane Reade, Juice Generation, TD Bank, Capital One, First Republic, The Mondrian Hotel, Chick-fil-A, Equinox and many others.

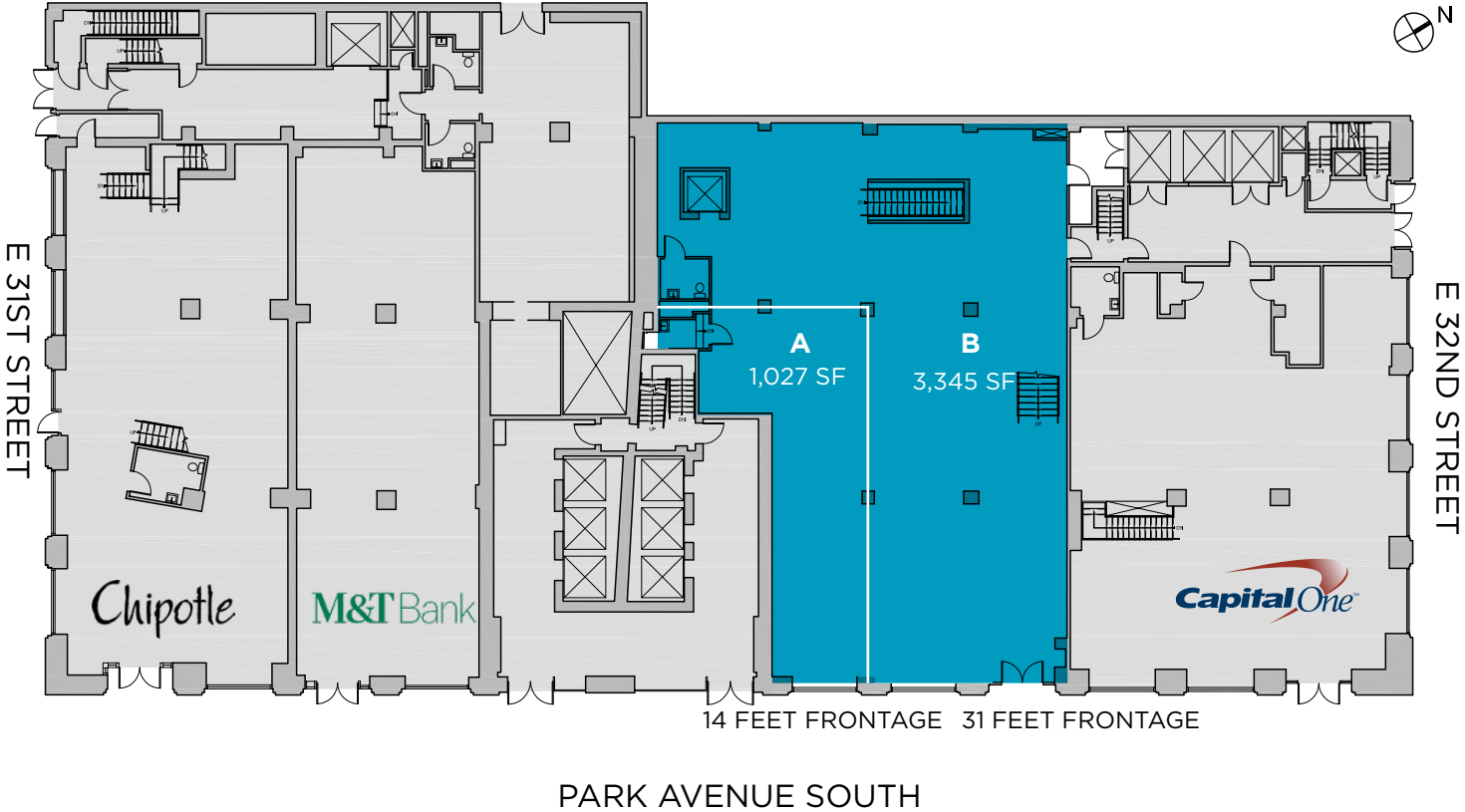


FLOOR PLANS - TWO-TENANT SCENARIO

GROUND

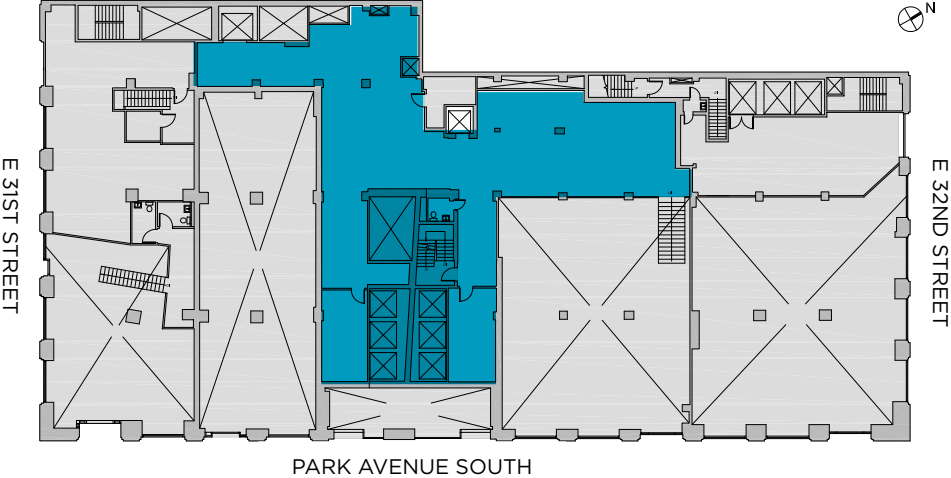
4,372 SF
18' 9" CEILING

SPACE A: 1,027 SF
SPACE B: 3,345 SF



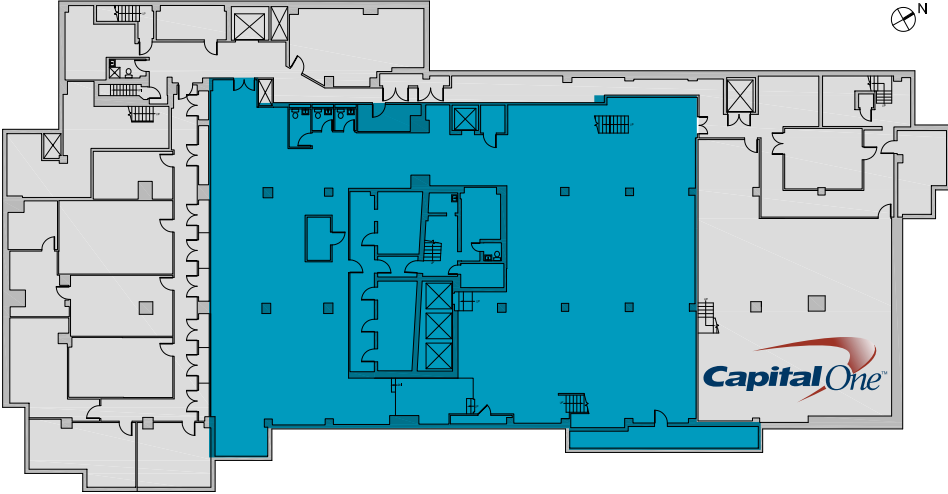
MEZZANINE

3,415 SF
8' 9" CEILING HEIGHT



LOWER LEVEL

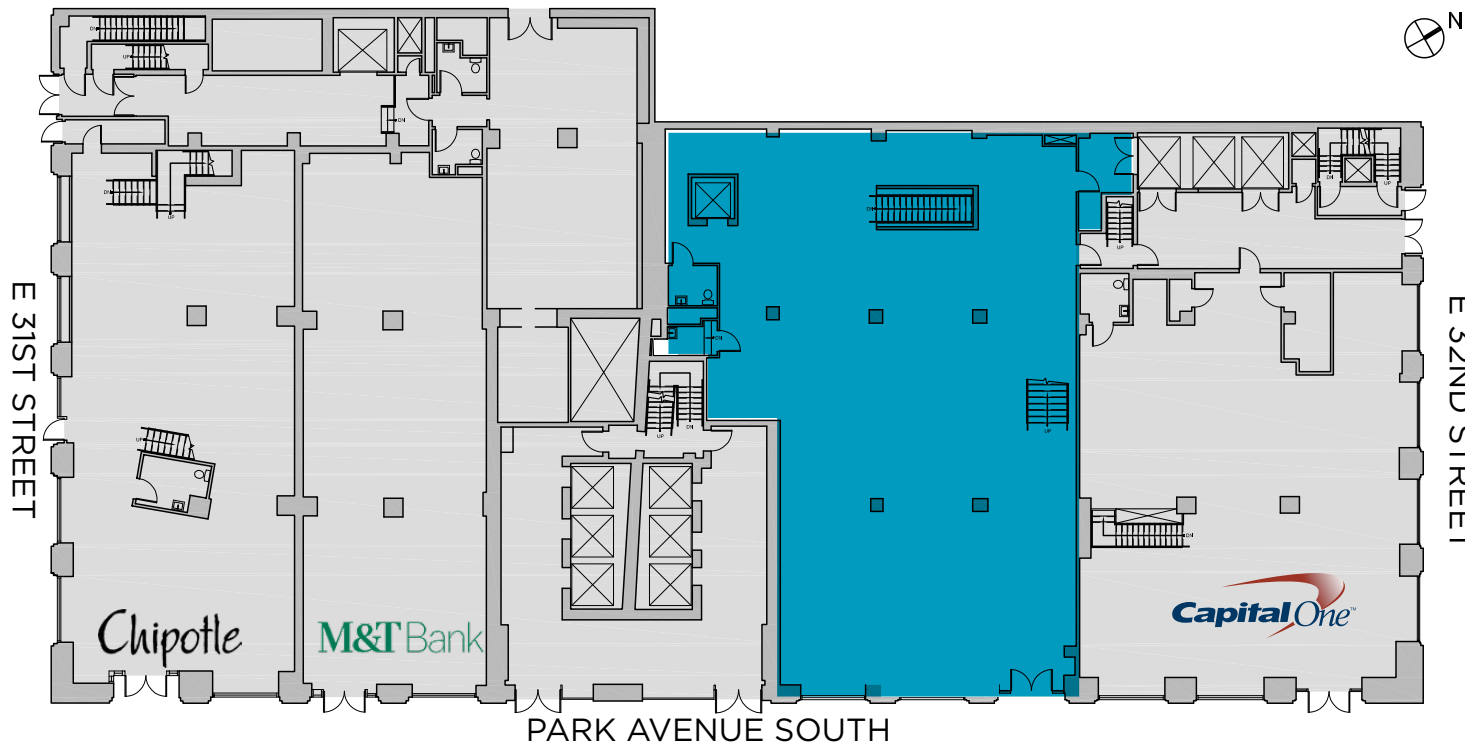
7,452 SF



FLOOR PLANS - SINGLE-TENANT SCENARIO

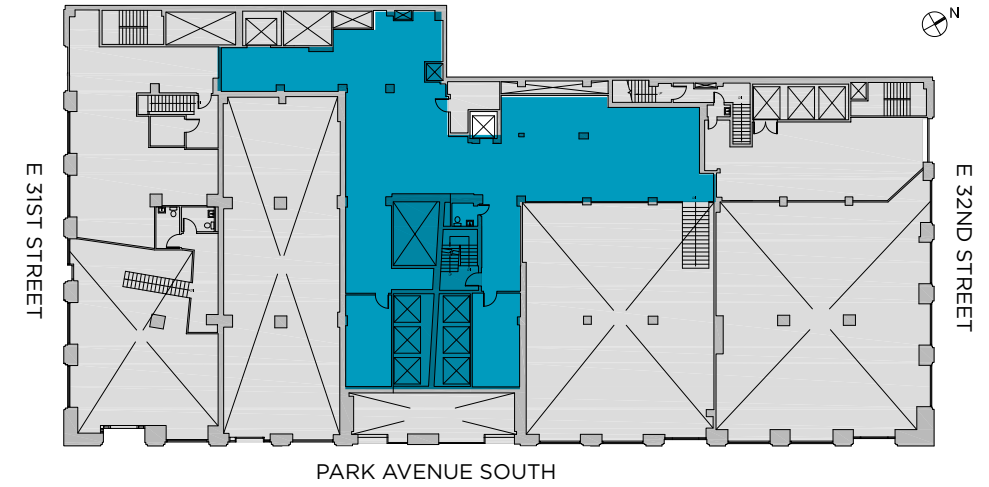
GROUND

4,372 SF
18' 9" CEILING



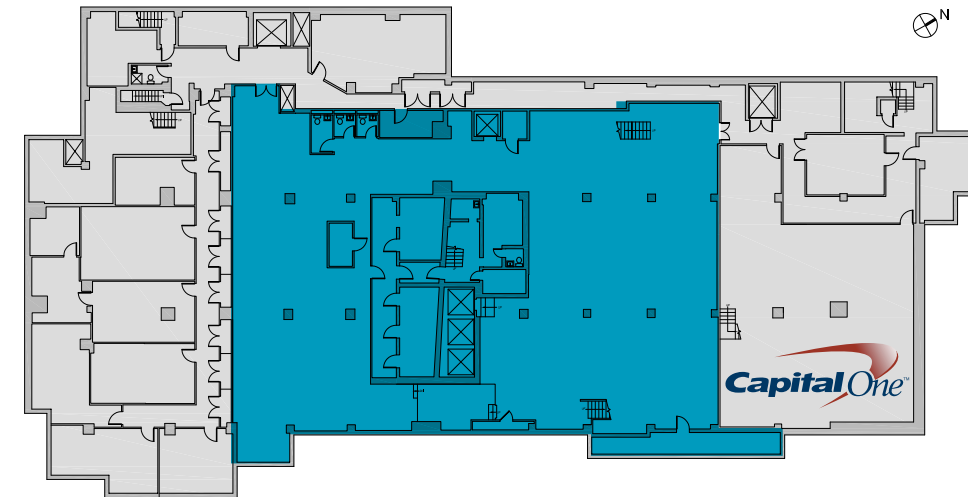
MEZZANINE

3,415 SF
8' 9" CEILING HEIGHT



LOWER LEVEL

7,452 SF





GREENLEAF
GOURMET DELI

34TH STREET

DUANEreade™



33RD STREET

6



sweetgreen™



citibank

32ND STREET

470
PARK
AVE
SOUTH



PARK AVENUE SOUTH

M&T Bank
Chipotle.



31ST STREET



MONDRIAN



30TH STREET



32,608

WEEKDAY
SUBWAY RIDERS



\$172,280

AVERAGE HOUSEHOLD
INCOME - MURRAY HILL



25,990

TOTAL MURRAY HILL
POPULATION



25,027

DAILY CAR
TRAFFIC

ALAN SCHMERZLER

212 841 5930

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JASON GREENSTONE

212 841 7713

JASON.GREENSTONE@CUSHWAKE.COM

PATRICK O'ROURKE

212 660 7777

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