

THE RETAIL AT

TWO PARK
AVENUE

PARK AVENUE AND SIDE STREET RETAIL SPACE AVAILABLE



MULTIPLE OPPORTUNITIES FOR AMENITY-TYPE RETAIL AT THE BASE OF A 1MM SF CLASS A OFFICE BUILDING

EXCLUSIVE LEASING AGENT:



JASON GREENSTONE
212.841.7713 | Jason.Greenstone@cushwake.com

TAYLOR REYNOLDS
212.841.5920 | Taylor.Reynolds@cushwake.com

MICHAEL O'NEILL
212.841.7909 | Michael.Oneill@cushwake.com

LILLY CRAVER
212.698.5616 | Lilly.Craver@cushwake.com

SIZE	FRONTAGE	COMMENTS	POSSESSION
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SPACE A - 32ND ST.

Ground	4,225 SF	32nd St. - 70' <ul style="list-style-type: none"> Vented New Storefronts to be installed Space is being "White Boxed" Tenant allowance available Outdoor seating GF Ceiling - 26' 	Immediate
Basement	1,032 SF		
Total	5,257 SF		

SPACE B - PARK AVE.

Mezzanine	708 SF	Park Ave. - 18' <ul style="list-style-type: none"> All uses considered Venting in place 	Immediate
Ground	1,613 SF		
Lower Level	1,206 SF		
Total	3,527 SF		

SPACE C - PARK AVE. & 33RD ST.

Mezzanine	1,662 SF	Park Ave. - 21' 3" 33rd St. - 17' 11"	<ul style="list-style-type: none"> All uses considered 	Immediate
Ground	2,435 SF			
Total	4,097 SF			

SPACE D - 33RD ST.

Ground	1,483 SF	33rd St. - 18'	<ul style="list-style-type: none"> All uses considered 	Immediate
Total	1,483 SF			

CEILING HEIGHTS

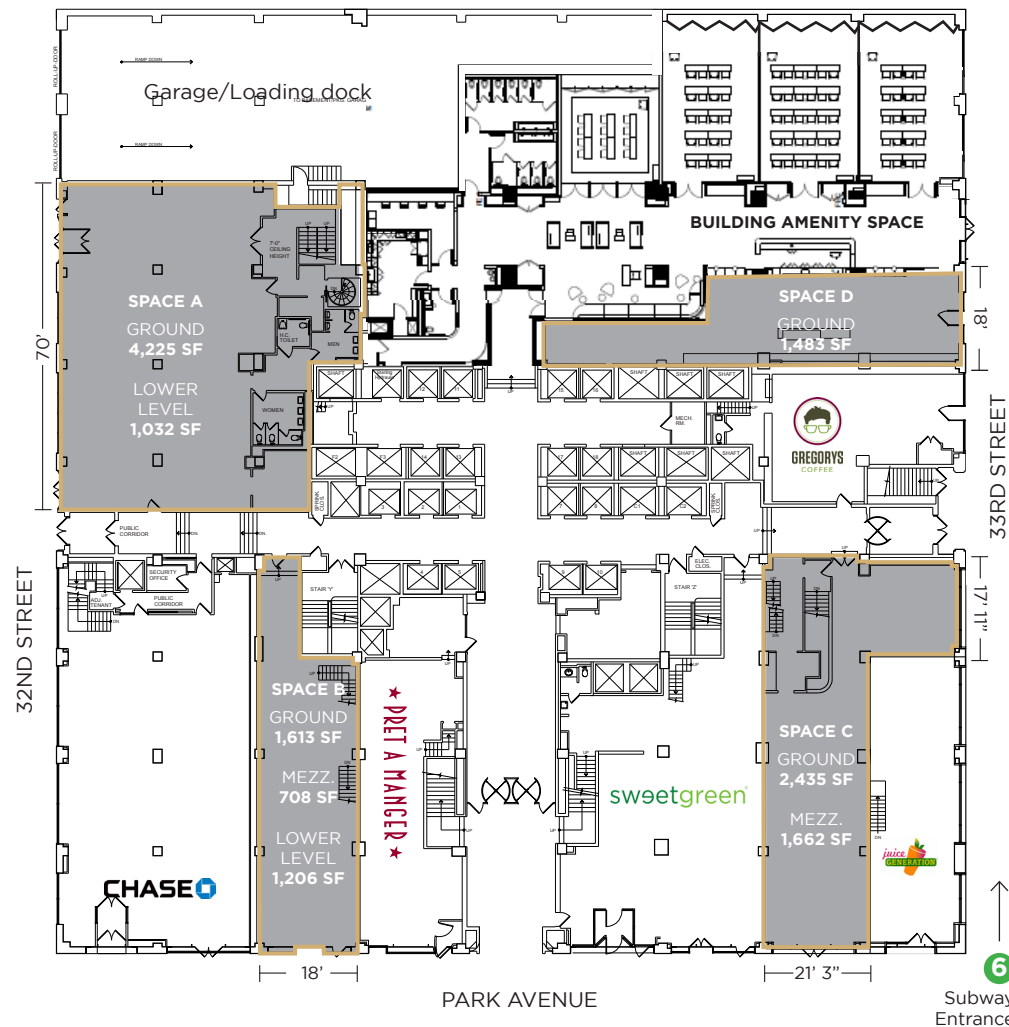
15' - 26' Ground

NOTABLE NEIGHBORS

Chase, Citibank, Equinox, Fendi Casa, Gregory's Coffee, Open Kitchen, Le Pain Quotidien, Marta, Quality Eats, SLS Hotel, Sushi Sen-in, Wolfgang's Steakhouse, Sweetgreen

COMMENTS

- Located at the base of a 1MM SF 30 story class A office building
- Proximity to 6 Train (33rd Street station): 9,530,273 annual ridership (2018)



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FEATURES
Venting in place
Interior entrance to the lobby
Outdoor seating available
26' ceiling heights
New storefront to be installed

PRIME RESTAURANT OPPORTUNITY AT THE BASE OF A 1M SF CLASS A OFFICE BUILDING

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SITE MAP



MADISON AVENUE



PARK AVENUE

Greenleaf Gourmet



Norman Thomas High School



MEN'S WEARHOUSE



FORUM USA

Citibank



TD Bank



7 DAY A WEEK TRAFFIC



SIGNIFICANT OFFICE DENSITY



EASY ACCESS TO MURRAY HILL / NOMAD RESIDENT



SUBWAY RIDERSHIP (6 TRAIN): 9,530,273 ANNUAL RIDERS

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