

# 22 WEST 40

BETWEEN FIFTH & SIXTH AVENUES



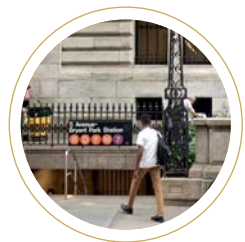
BRYANT PARK LUXURY

# 22 WEST 40

## THE OPPORTUNITY



*Welcome to Bryant Park's newest luxury building*



Direct access to  
**B D F M 7**  
train lines and close  
proximity to  
Metro North, LIRR  
and Amtrak.

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



Directly across from  
the New York Public  
Library and Bryant  
Park - which host  
over 200 outdoor  
events each year like  
the Winter Village,  
Yoga Classes and  
Outdoor Concerts



At the base of the  
new Park Terrace  
Hotel and The Bryant  
Residences featuring  
226 guest rooms  
57 luxury residences,  
conveniently located  
right off Fifth Avenue



Mix of New Yorkers  
as well as  
sophisticated  
travelers -  
the iconic retail  
and restaurants  
attract shoppers  
year-round

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## LEASING STRATEGY

### *Space*

#### **GROUND FLOOR**

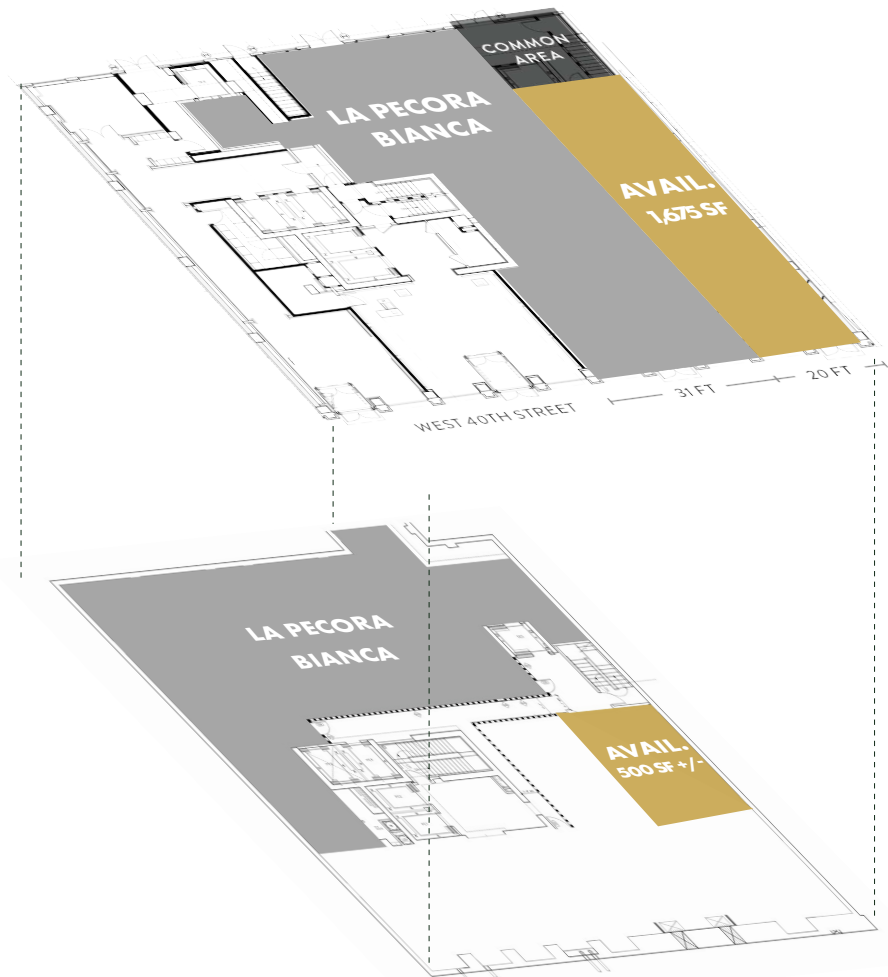
1,675 SF  
20' Frontage  
18' Ceiling Height

#### **LOWER LEVEL**

500 SF +/-  
10' 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
- Gas service
- Electrical power - Electrical service switch stubbed in space
- Provisions for telecom



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## THE NEIGHBORHOOD



JOIN LA PECORA BIANCA



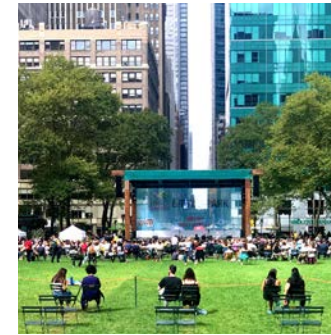
*2 blocks*  
to  
Times Square



*7 blocks*  
to  
Rockefeller Center



*2 blocks*  
to  
Grand Central



*50 feet*  
to  
Bryant Park



*100 feet*  
to  
Fifth Avenue

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## BETWEEN FIFTH & SIXTH AVENUES



### RESTAURANT NEIGHBORS

La Pecora Bianca, Ai Fiori, Andaz, Blue Bottle Coffee, Bryant Park Grill, Chipotle Mexican Grill, Gabriel Kreuther, Koi Restaurant, Angelina Paris, Le Pain Quotidien, Pret A Manger, Starbucks, STK, Strip House, Sweetgreen, La Colombe, Dos Toros, Burger & Lobster, L'Adresse American Bistro, Ole & Steen, Zucker's Bagels, Royce Chocolate, Celon Cocktail Bar

### RETAIL NEIGHBORS

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

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