

771 EIGHTH AVENUE

NORTHWEST CORNER OF 47TH STREET & 8TH AVENUE | MIDTOWN



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PROPERTY HIGHLIGHTS

- Prime freestanding corner at the crossroads of Times Square and the Theater District capturing a constant stream of tourists, theater-goers, and Midtown professionals 24/7
- Significant wraparound frontage and high-ceilings, offering a rare flagship identity for a freestanding retail footprint
- Strategically positioned steps from the 50th St (C, E) and 49th St (N, R, W) subway stations, surrounded by over 12,000 hotel rooms and millions of square feet of Class-A office space

SIZE:

Single Tenant Scenario

Ground Floor	4,750 SF
Selling Second Floor	4,275 SF
Cellar	1,403 SF

Two Tenant Scenario

Retail Space A	4,156 SF Ground Floor
Retail Space B + Second Floor	823 SF (Ground Fl Entrance) + 4,980 SF Second Floor

Three Tenant Scenario

Retail Space A	2,258 SF Ground Floor
Retail Space B + Cellar	2,013 SF Ground Floor + 1,403 SF Cellar
Retail Space C + Second Floor	665 SF (Ground Fl Entrance) + 4,980 SF Second Floor

FRONTAGE:

50' on 8th Avenue
100' on 47th Street

POSSESSION:

Arranged

ASKING RENT:

Upon Request

TRANSPORTATION:

1 2 3 A C E 7 N Q R W

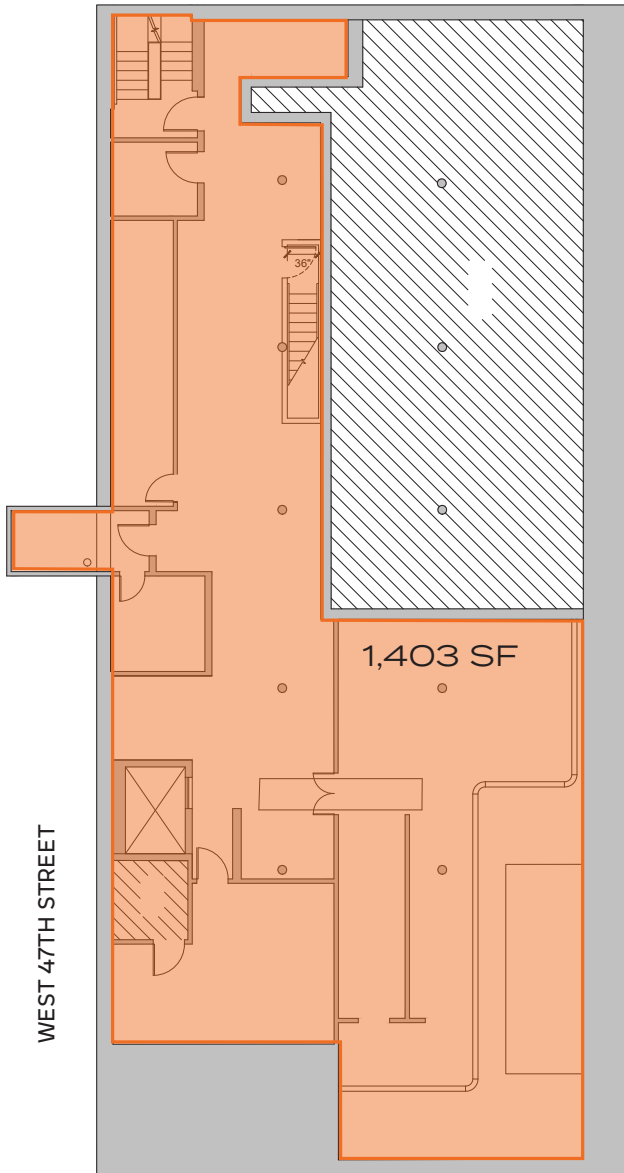


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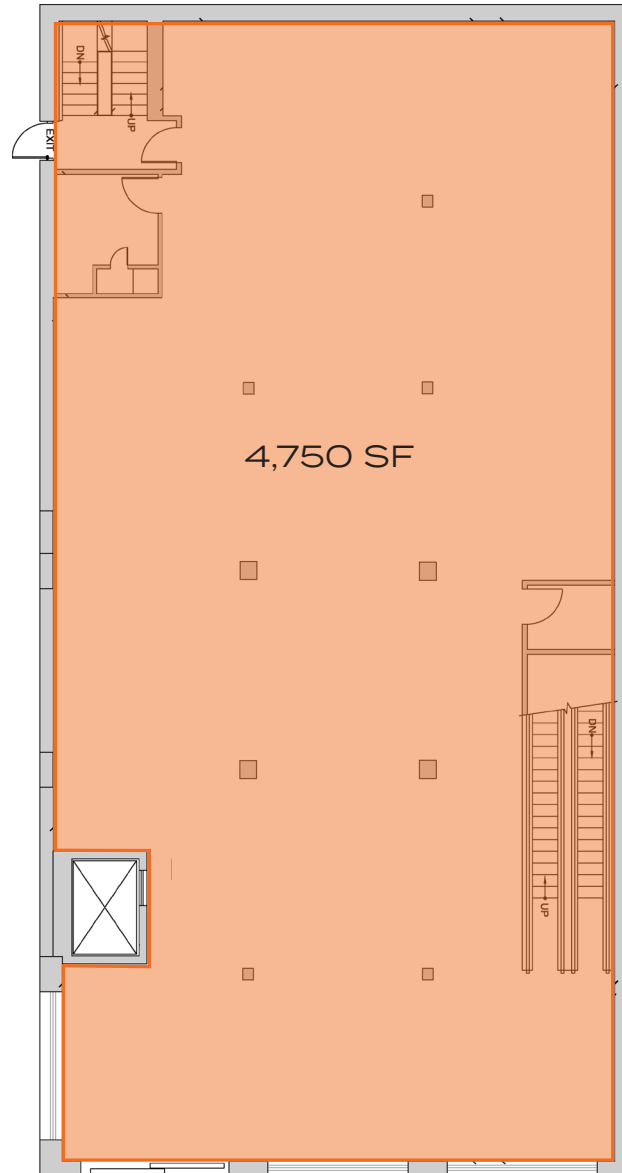
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FLOOR PLANS - SINGLE TENANT SCENARIO

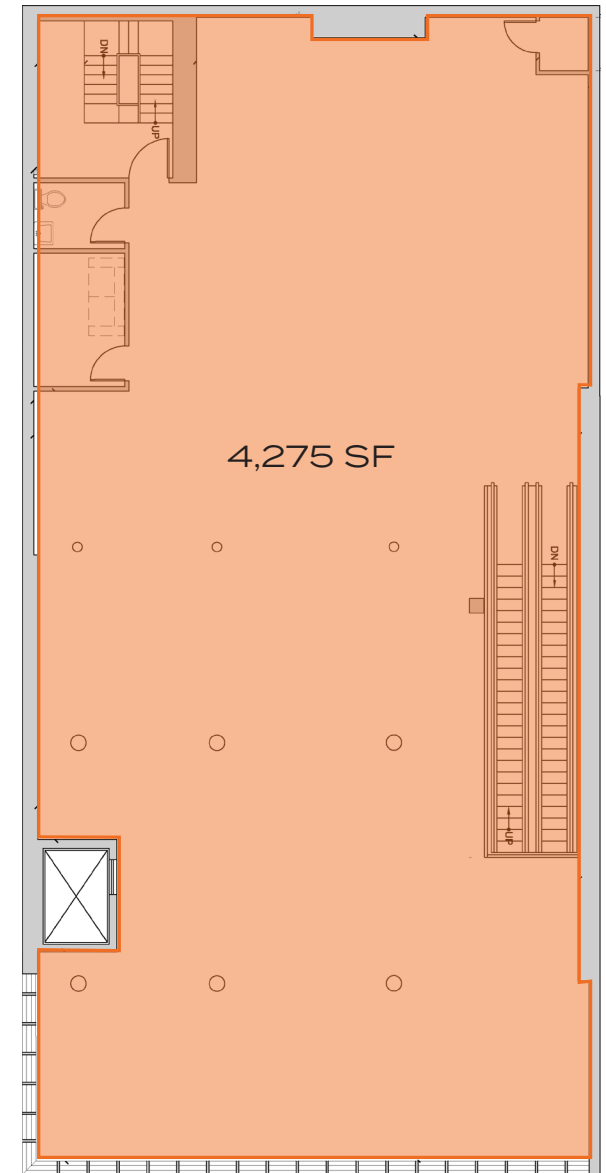
CELLAR



GROUND FLOOR



SELLING SECOND FLOOR





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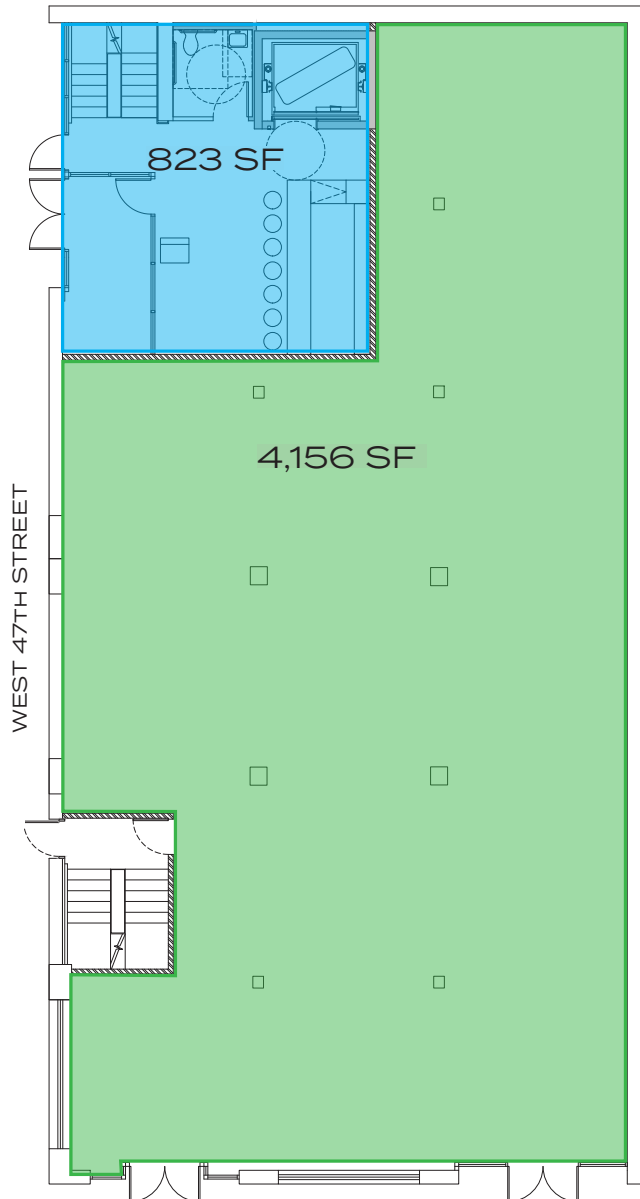
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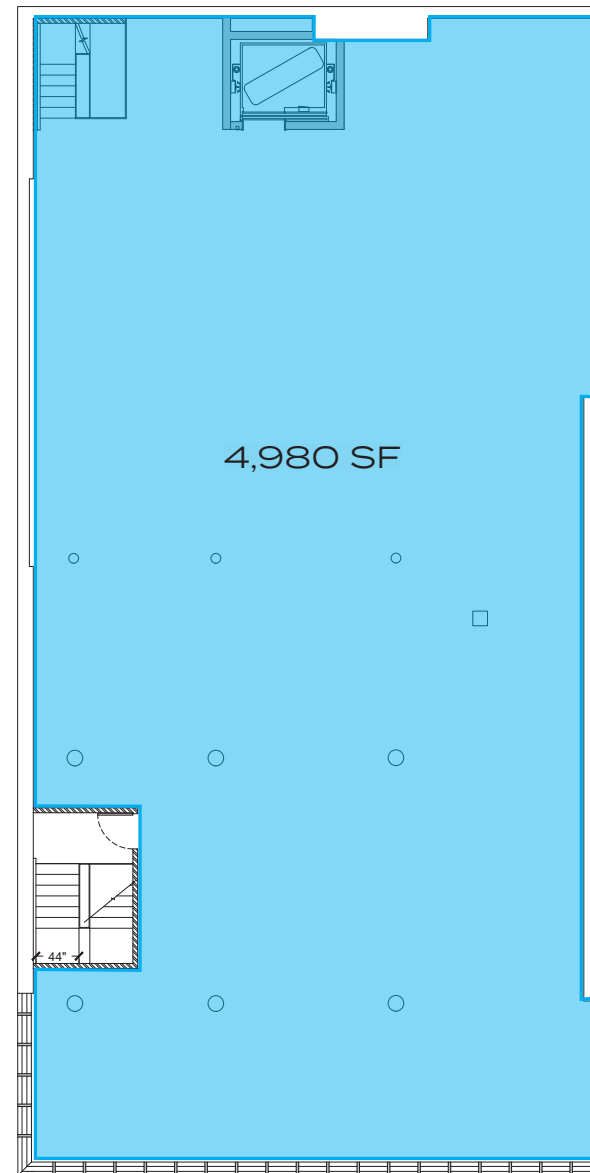
FLOOR PLANS - TWO TENANT SCENARIO

KEY	
SPACE A	
SPACE B	

GROUND FLOOR



SELLING SECOND FLOOR



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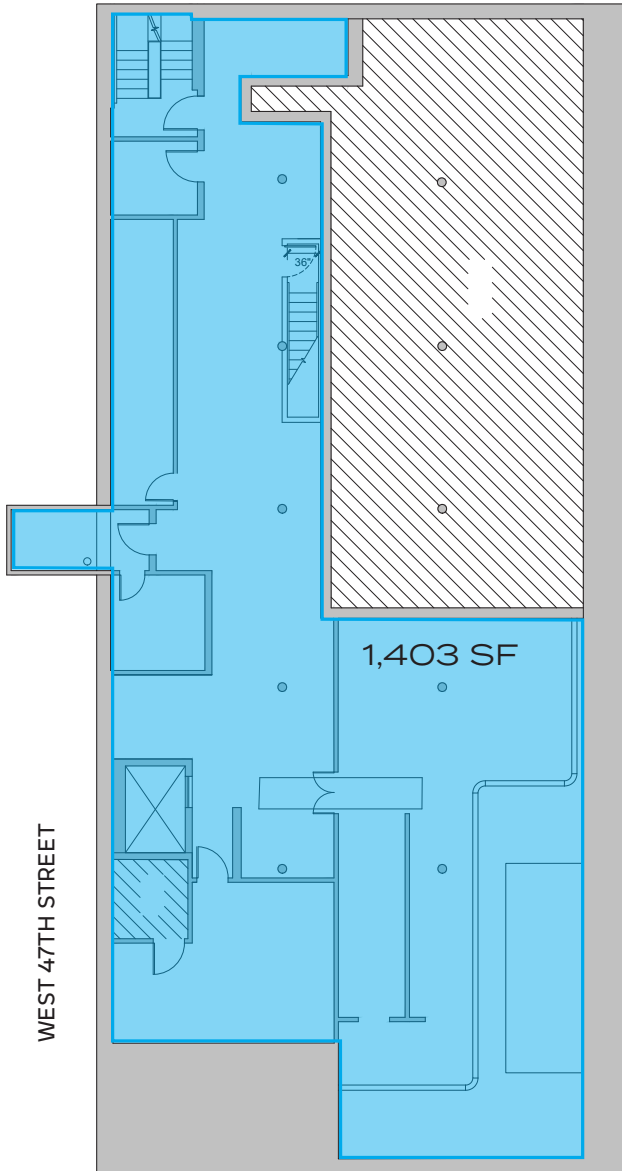
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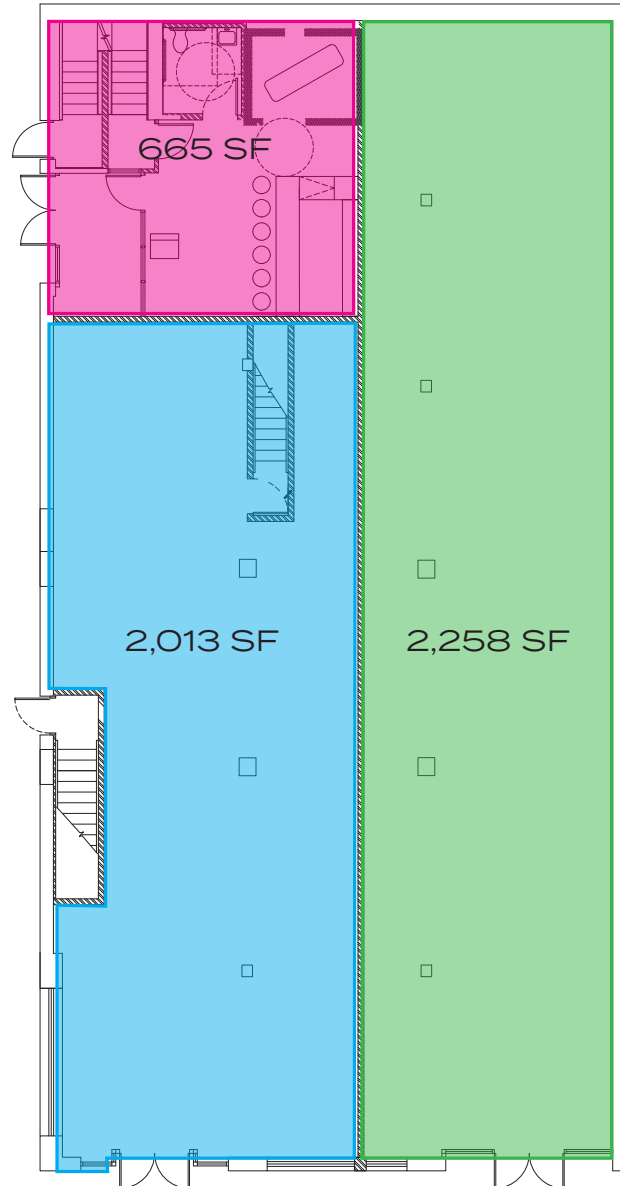
KEY	
SPACE A	■
SPACE B	■
SPACE C	■

FLOOR PLANS - THREE TENANT SCENARIO

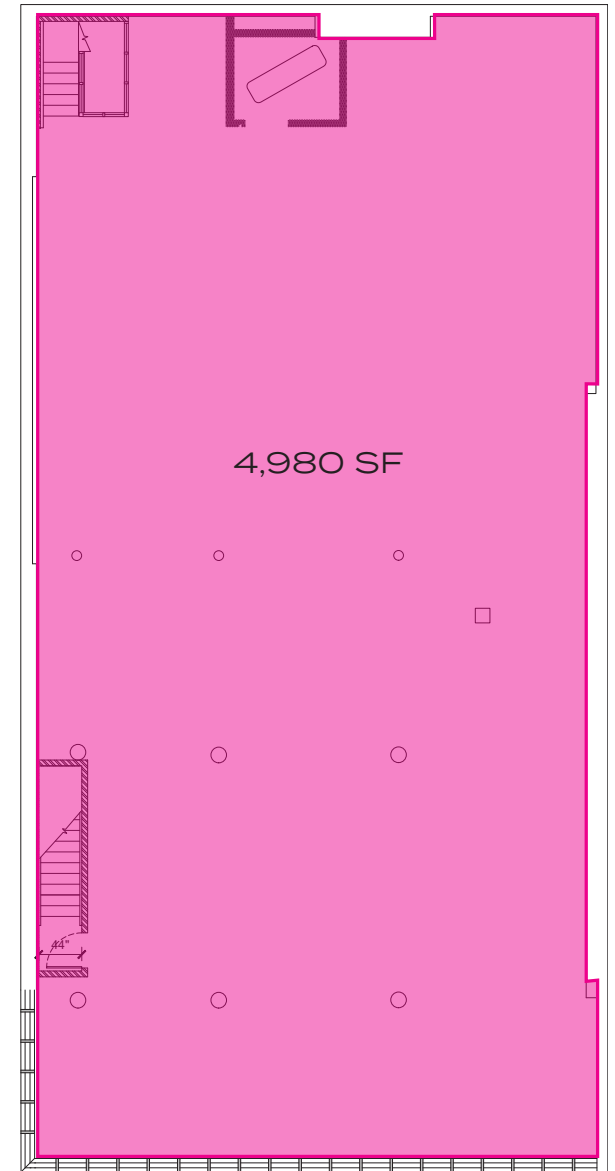
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GROUND FLOOR



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FOR MORE INFORMATION,
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