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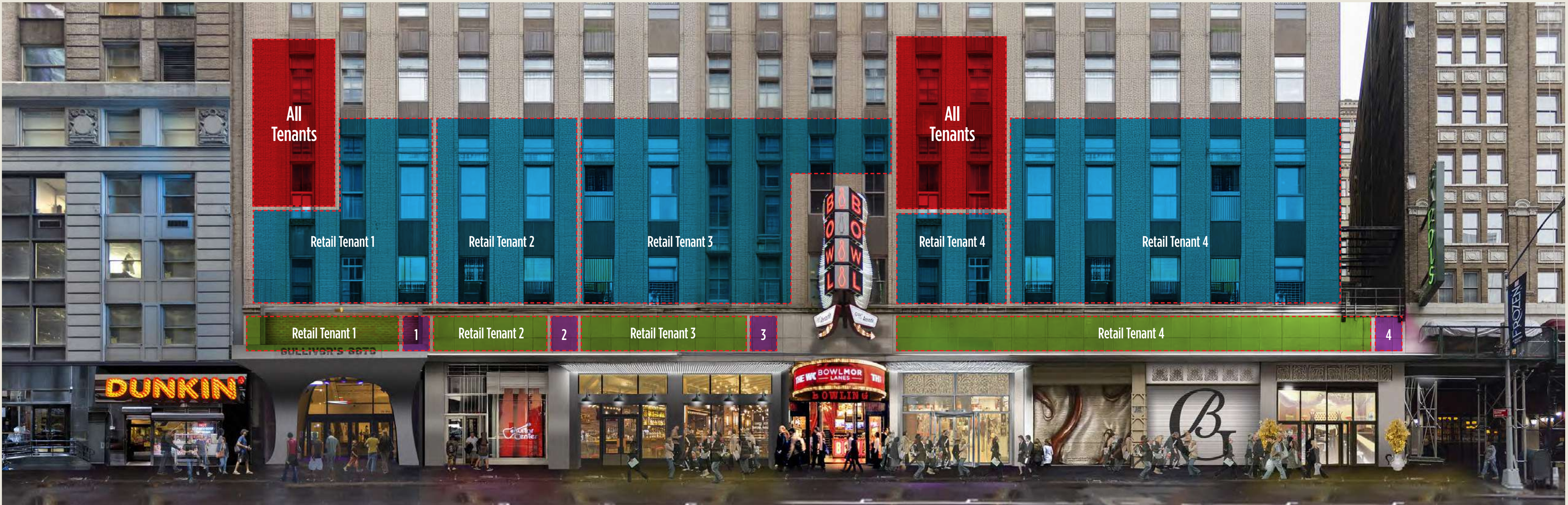
RIPCO
RETAIL LEASING

Introducing The Times



216 W 44TH AT SHUBERT ALLEY | NYC

Located in the heart of Times Square, *The Times* offers a rare large-format retail opportunity with soaring ceiling heights, dedicated loading, and fantastic signage rights included in the rental transaction.



- Sidewalk Pedestrian Sign
(Physical 3D Sign)
- Sidewalk Pedestrian Blade
(Physical 3D Sign)
- Signage for All Tenants
(Digital LED Sign)
- Additional Sign/Blade Area
(Physical or Digital LED Sign, tenant's choice)

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SIGNAGE & VISIBILITY

The building offers access to highly visible signage opportunities integrated into the Times Square streetscape.



A RESIDENTIAL BASE THAT CONTINUES TO GROW

Times Square is increasingly supported by a growing residential population. Office-to-residential conversions across Midtown, paired with continued investment in the Penn District, are expanding the number of residents within walking distance. This local base reinforces repeat visitation and ongoing engagement beyond tourism... it's a sign of *The Times*.

1,000,000+ SF

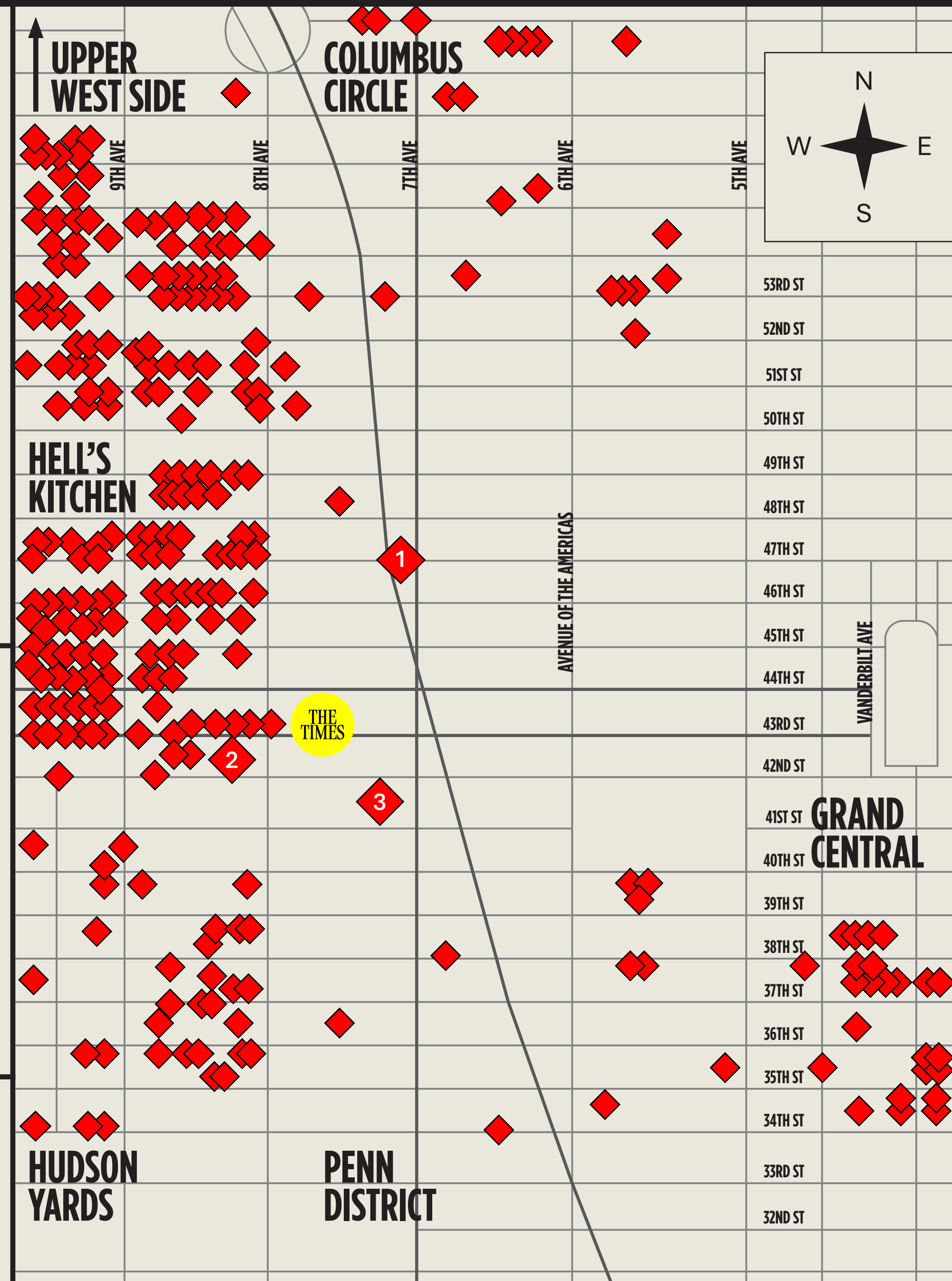
Of residential coming to Times Square in 2027

10,000+

New residential units planned as part of Penn District's re-zoning

15-20%

Midtown's residential population growth over the last decade



◆ Residential Towers

NOTABLE LOCATIONS/CONVERSIONS

1 1600 Broadway



2 The Ellery NYC



3 5 Times Square



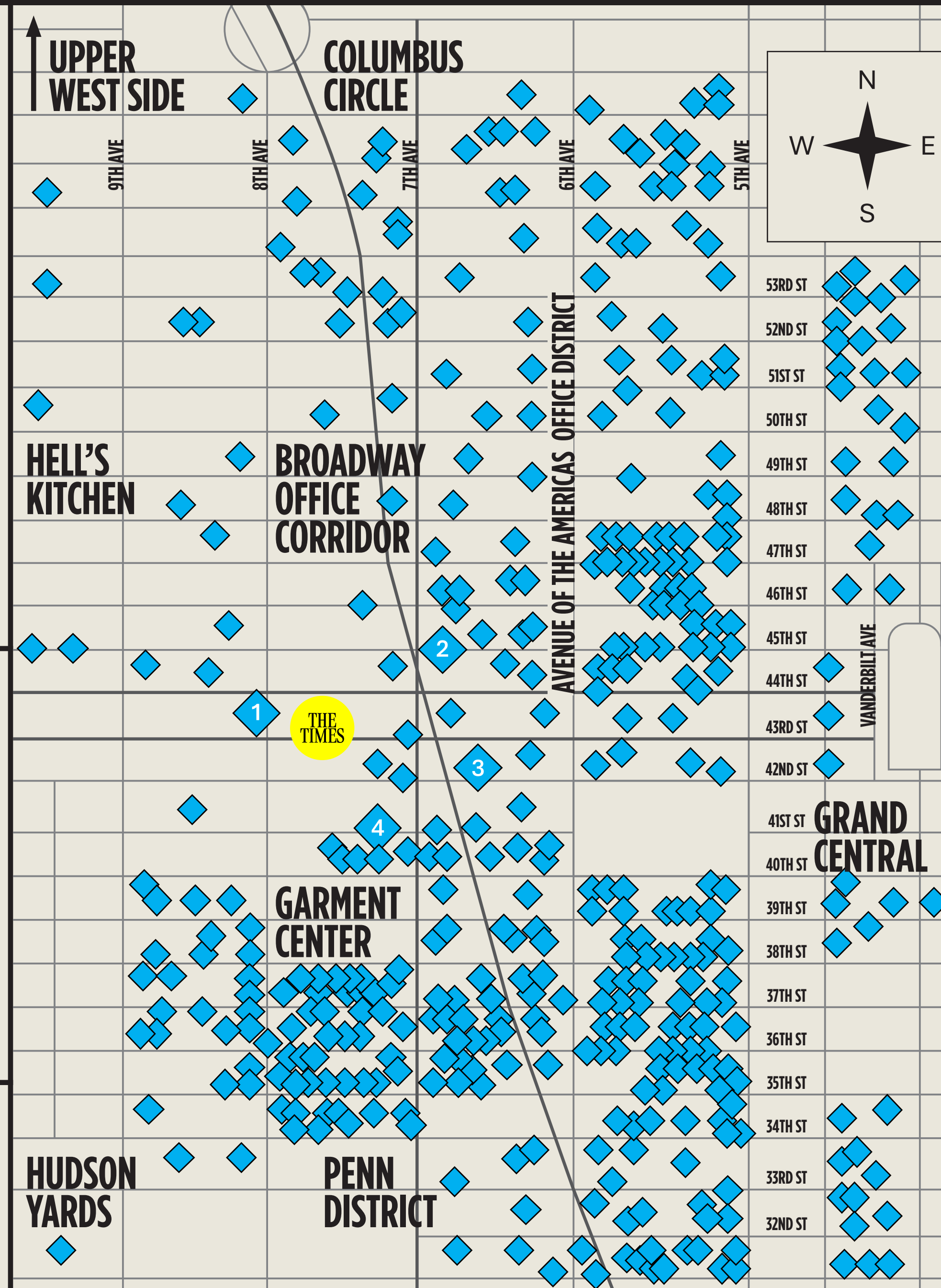
A STRONG DAYTIME POPULATION

Dense office districts around Times Square drive regular weekday activity. This daily presence supports repeat visits and provides further stability beyond the growing residential and peak tourism periods.

31 MILLION
Square feet of commercial
office space in
Times Square District

10%
Of NYC jobs are supported
in Times Square

180,000+
Office workers concentrated
in Times Square



Office Buildings

NOTABLE LOCATIONS

1 Snap Inc.



2 Adobe



3 TikTok



4 NYTimes HQ



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ENERGY THAT EXTENDS BEYOND TRADITIONAL HOURS

Broadway theaters, hospitality, and live entertainment sustain activity well into the evening and across weekends. Foot traffic builds before performances and continues long after, creating an environment for dwelling time and sustained energy.

\$4.8 BILLION

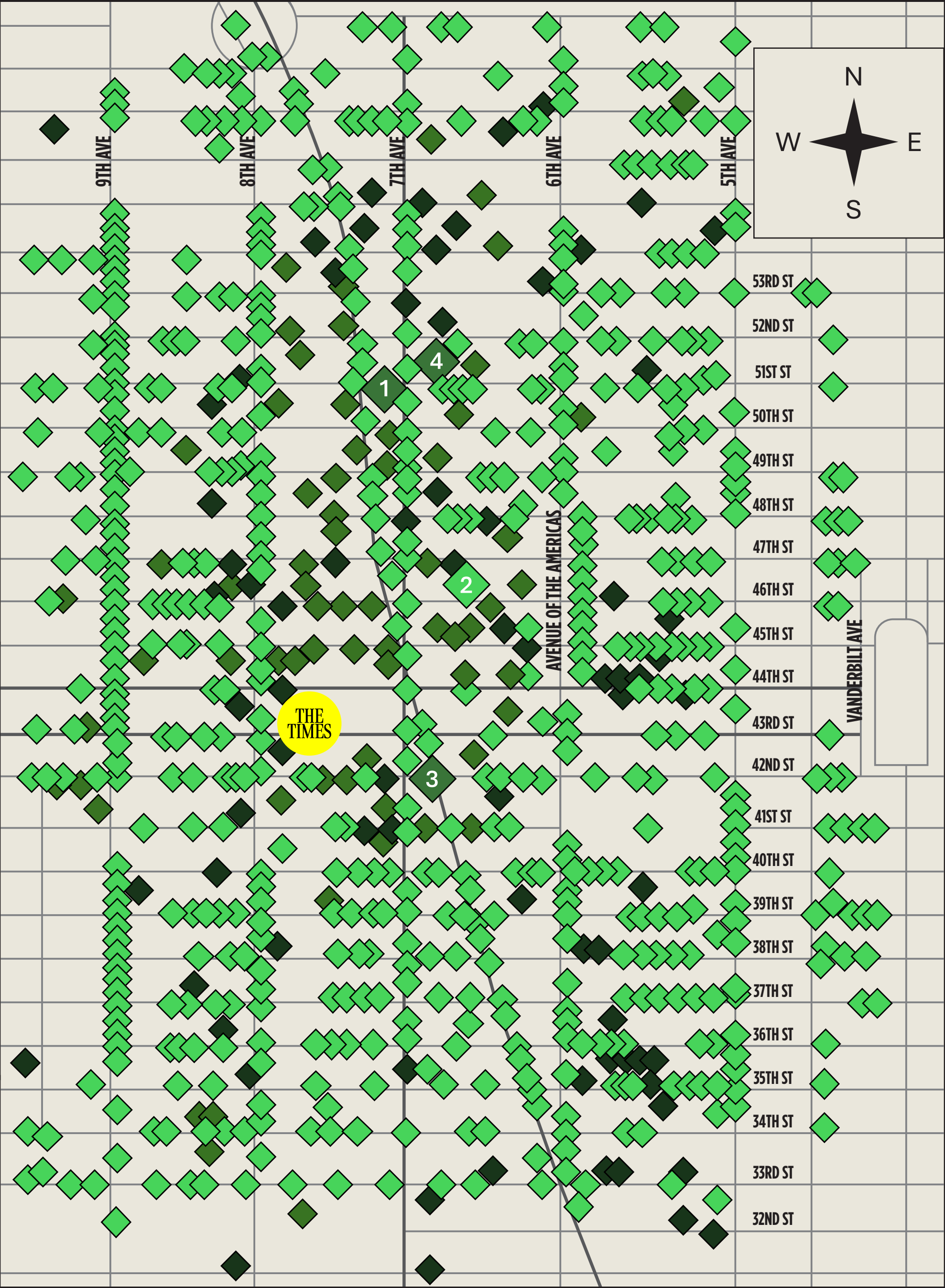
Revenue generated
by visitor-driven
sales in Times Square

15%

Of NYC's total economic
output accounted
for by Times Square

60,000 SEATS

Across 39 Broadway Theaters



- Hotels
- Theaters + Entertainment
- Retail + Restaurants

NOTABLE LOCATIONS

1 Gershwin Theatre



2 M&M Store



3 Madame Tussauds



4 Din Tai Fung



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THE MOST ACCESSIBLE NODE IN NEW YORK CITY

Times Square is where New York converges. Anchored by the largest bus terminal in the world (Port Authority) and served by 12 subway lines, regional rail, and unparalleled pedestrian volume, it delivers a level of access unmatched anywhere else in New York.

243,066

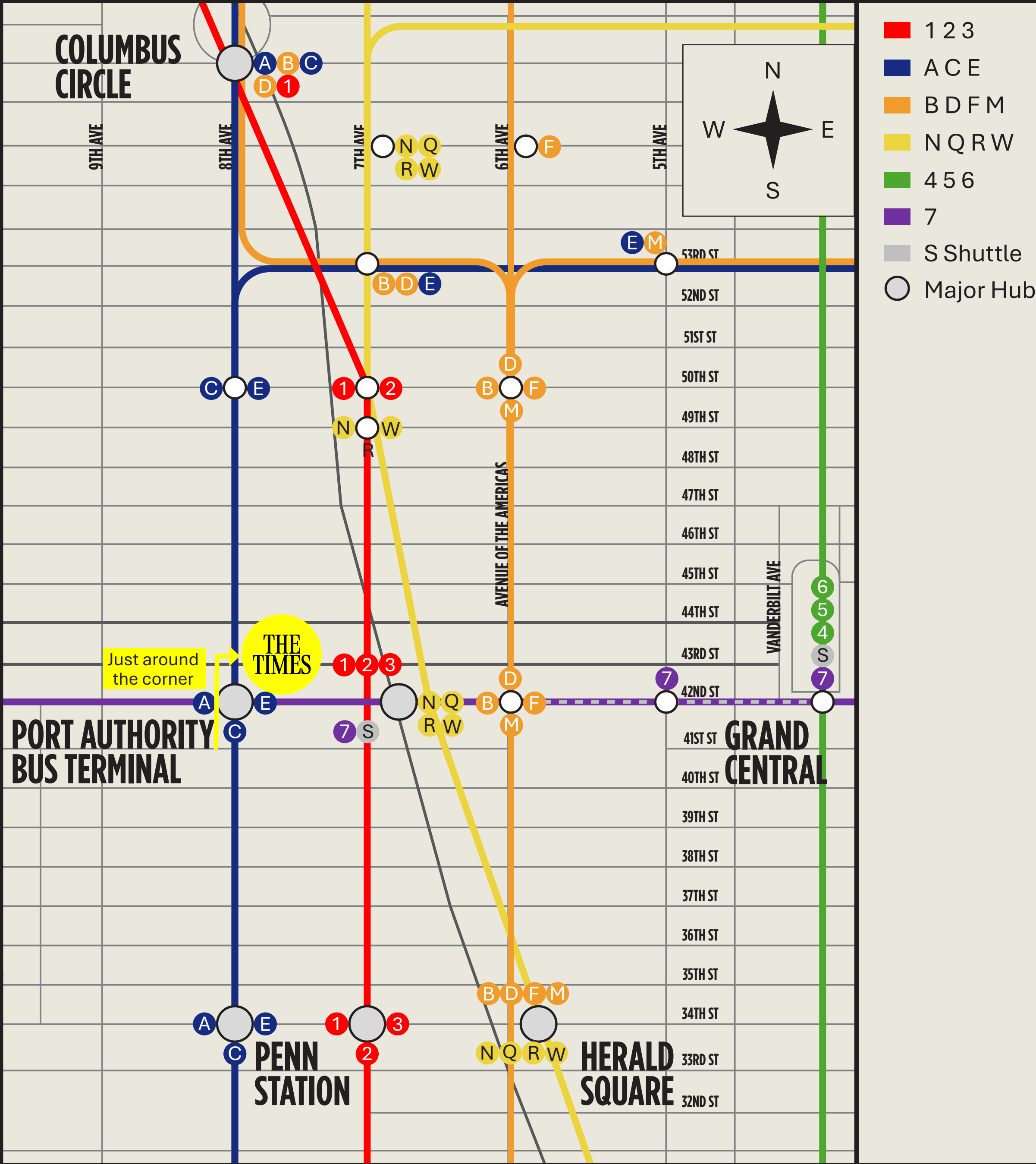
Average daily subway riders in 2024

65 MILLION

People pass through Times Square annually

#1

Busiest transit district in NYC



TIMES SQUARE IS THE CENTER OF MANHATTAN...

From Times Square, Manhattan unfolds in every direction. Its central location makes it easy for New Yorkers citywide to get here, while the concentration of activity and entertainment keeps them coming.

#1

Most visited destination in NYC

1

Transfer or less from any point in the city

#1

Pick-up and drop-off site for NYC tours

MANHATTAN

WASHINGTON HEIGHTS

HARLEM

MORNINGSIDE HEIGHTS

UPPER WEST SIDE

HELL’S KITCHEN

HUDSON YARDS

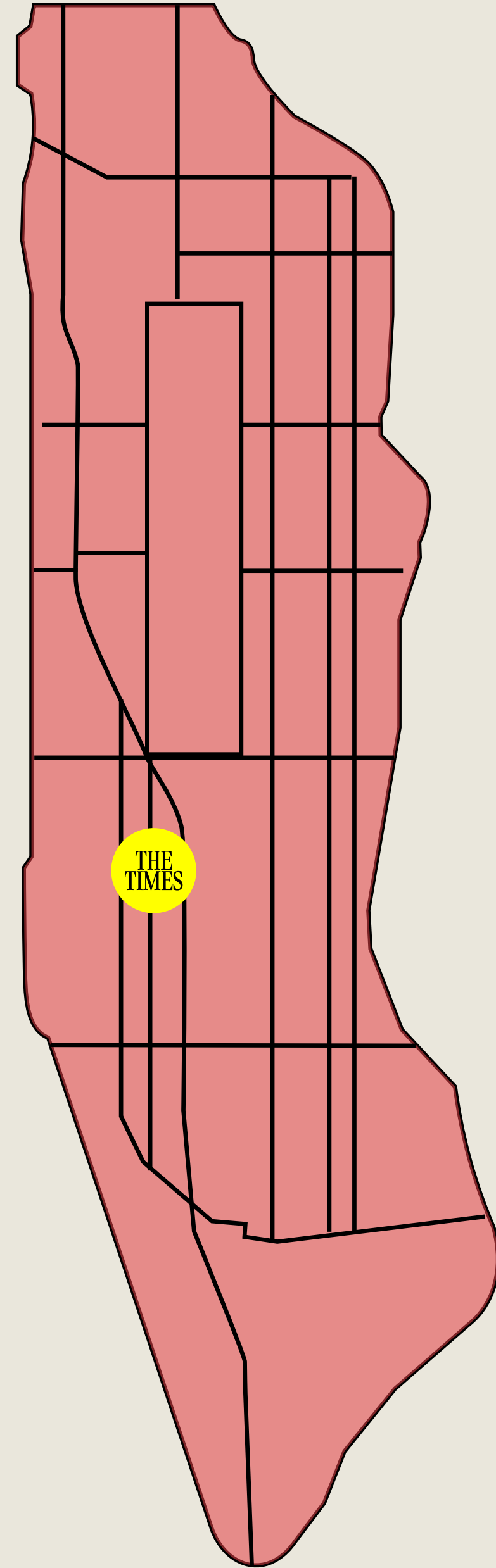
GREENWICH VILLAGE

CHELSEA

WEST VILLAGE

SOHO

TRIBECA



EAST HARLEM

CENTRAL PARK

UPPER EAST SIDE

MIDTOWN

TIMES SQUARE

MIDTOWN EAST

EAST VILLAGE

CHINATOWN

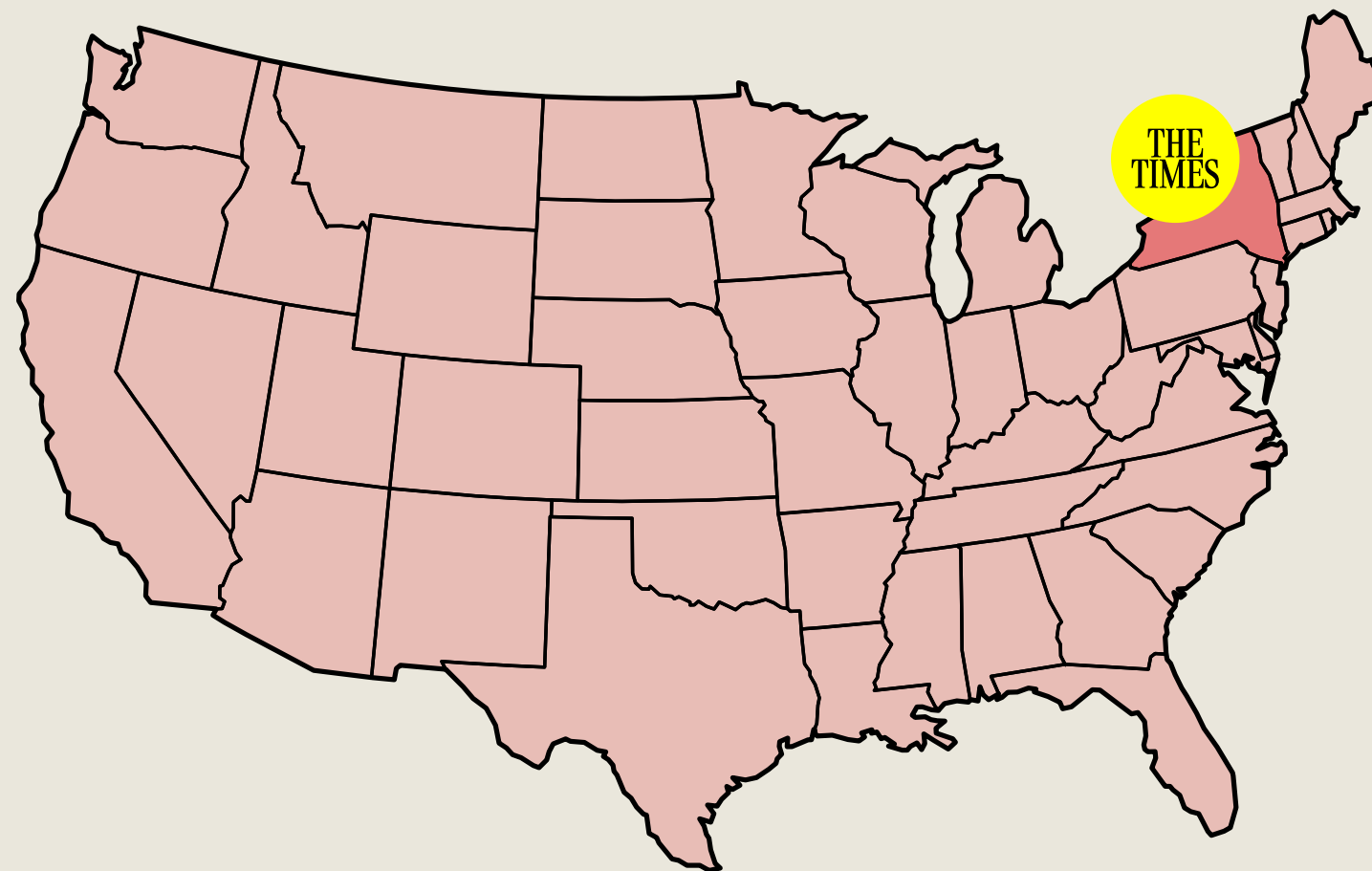
LOWER EAST SIDE

WALL STREET

AND THE CROSSROADS OF THE US & WORLD

Times Square operates at a global scale. It is one of the most visited and most visible places in the world, attracting domestic and international audiences year-round. Brands here exist not only in physical space, but in the global imagination, with reach that extends far beyond the street.

THE US



GLOBAL SYMBOLS OF TIMES SQUARE: Broadway Theater



New Year's Eve Ball Drop



Multi-media Billboards



THE WORLD



50 MILLION+

Visitors annually from
around the world

38%

Of TSQ tourists
are international

1 BILLION+

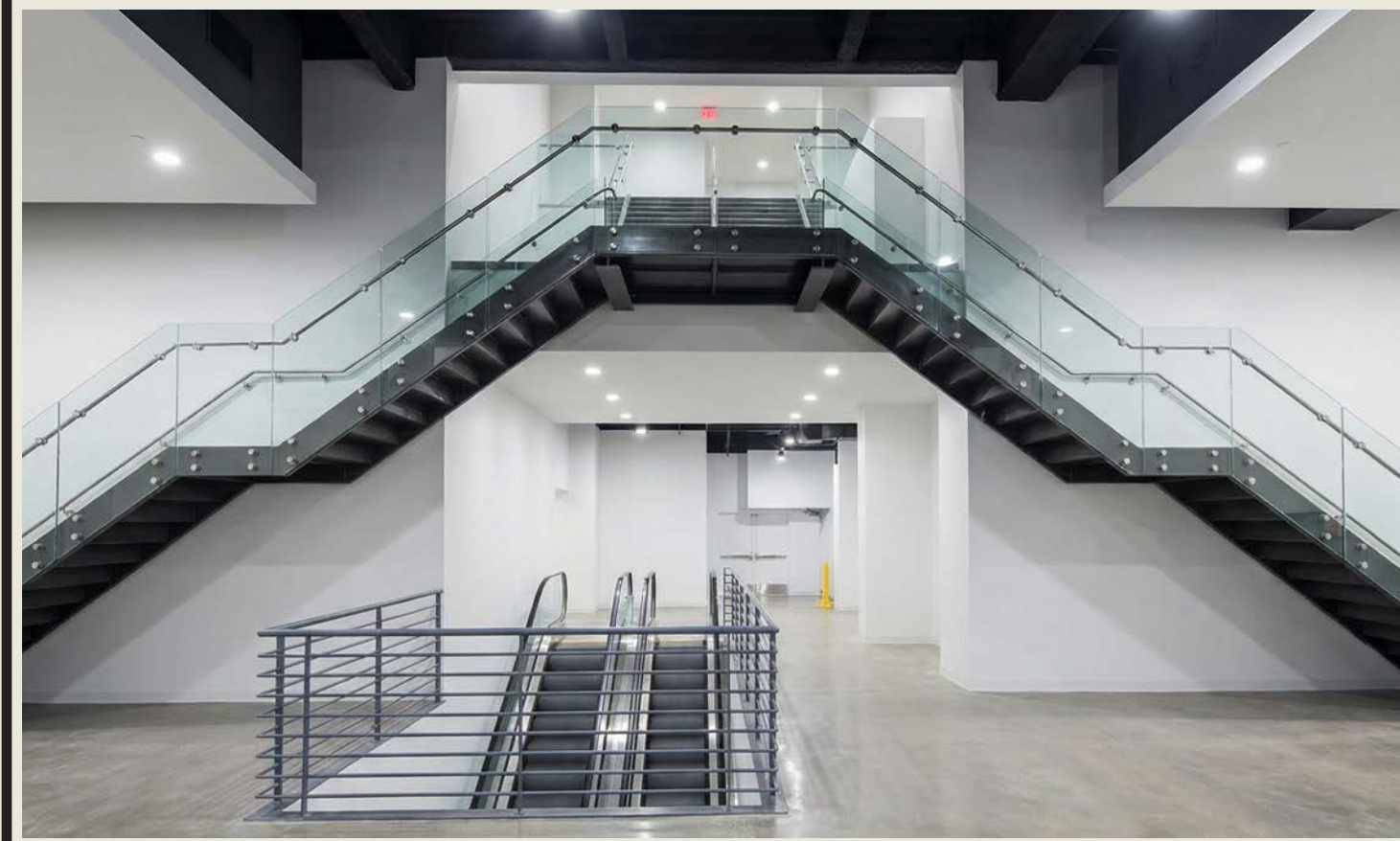
People worldwide tune in to
the New Years Eve broadcast

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AN OPPORTUNITY AT THE SCALE TO CAPTURE IT ALL

Opportunities of this scale are increasingly rare in Times Square or anywhere in New York City. The Times offers the ability to bring global visibility, layered audiences, and physical presence together within a single building, creating a cohesive platform rather than a fragmented experience.



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VOLUME THAT ENABLES EXPERIENCE

Generous ceiling heights, wide column spacing, and significant volumetric spaces create opportunities to leverage scale and drama. These dimensions support immersive environments, vertical moments, and unique spatial experiences tied to circulation, visibility, and progression through the building.



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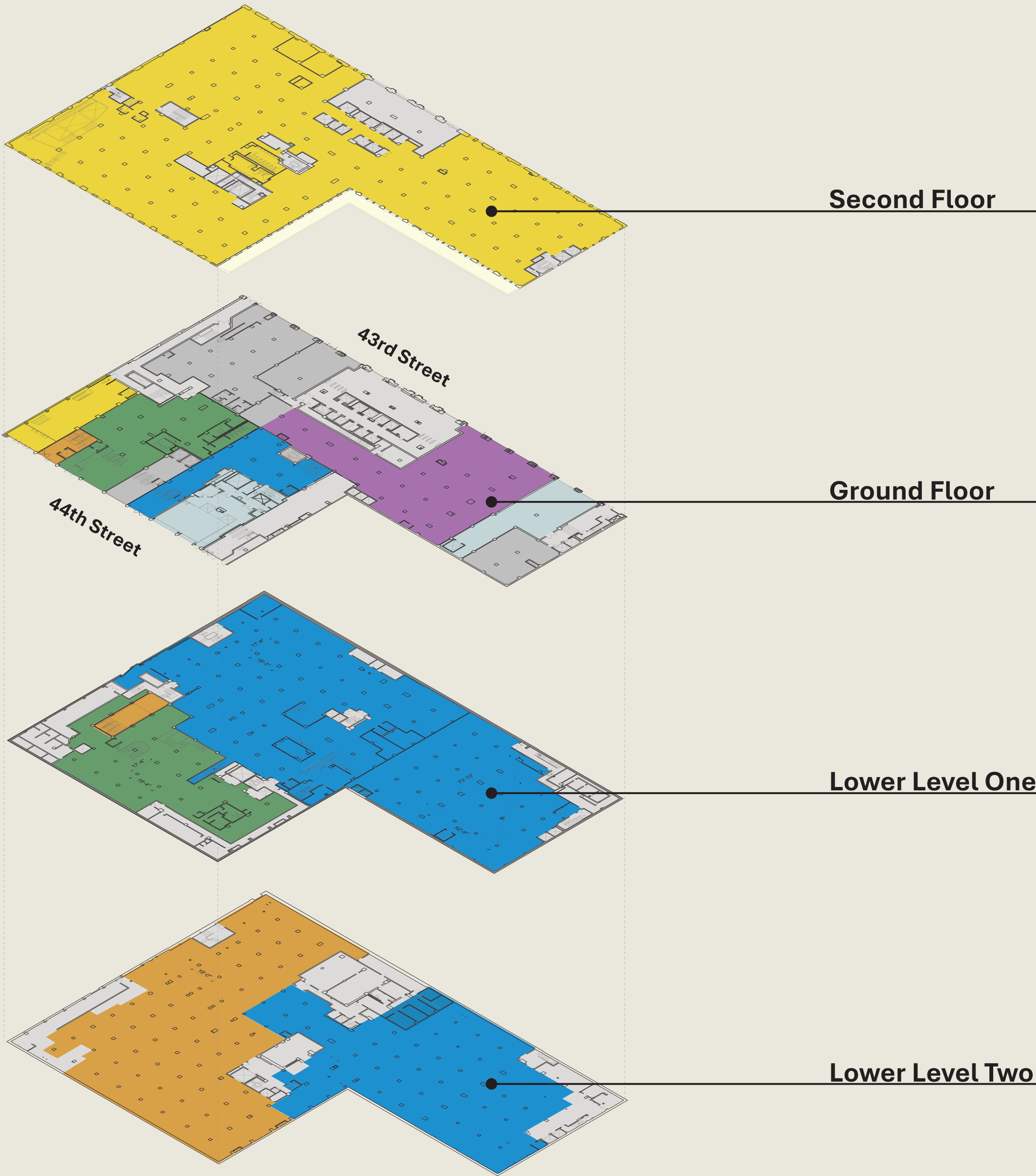
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A VERTICAL RETAIL PLATFORM

Available Retail Space:

- 45,013 SF**
Tenant 1
Ground + Second
- 27,216 SF**
Tenant 2
Ground + LL 2
- 16,105 SF**
Tenant 3
Ground + LL1
- 61,888 SF**
Tenant 4
Ground + LL1 + LL2
- 10,059 SF**
Tenant 5
Ground

The building is organized as a vertical retail environment, enabling experiences to unfold across multiple levels. Clear stacking and efficient circulation allow each level to contribute to a unified narrative, encouraging movement, exploration, and discovery throughout the space.



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GROUND FLOOR

15'-2"-22'-0"

Ceiling Height



2,372 SF

Tenant 1



588 SF

Tenant 2



5,960 SF

Tenant 3



3,556 SF

Tenant 4



10,059 SF

Tenant 5



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SECOND
FLOOR

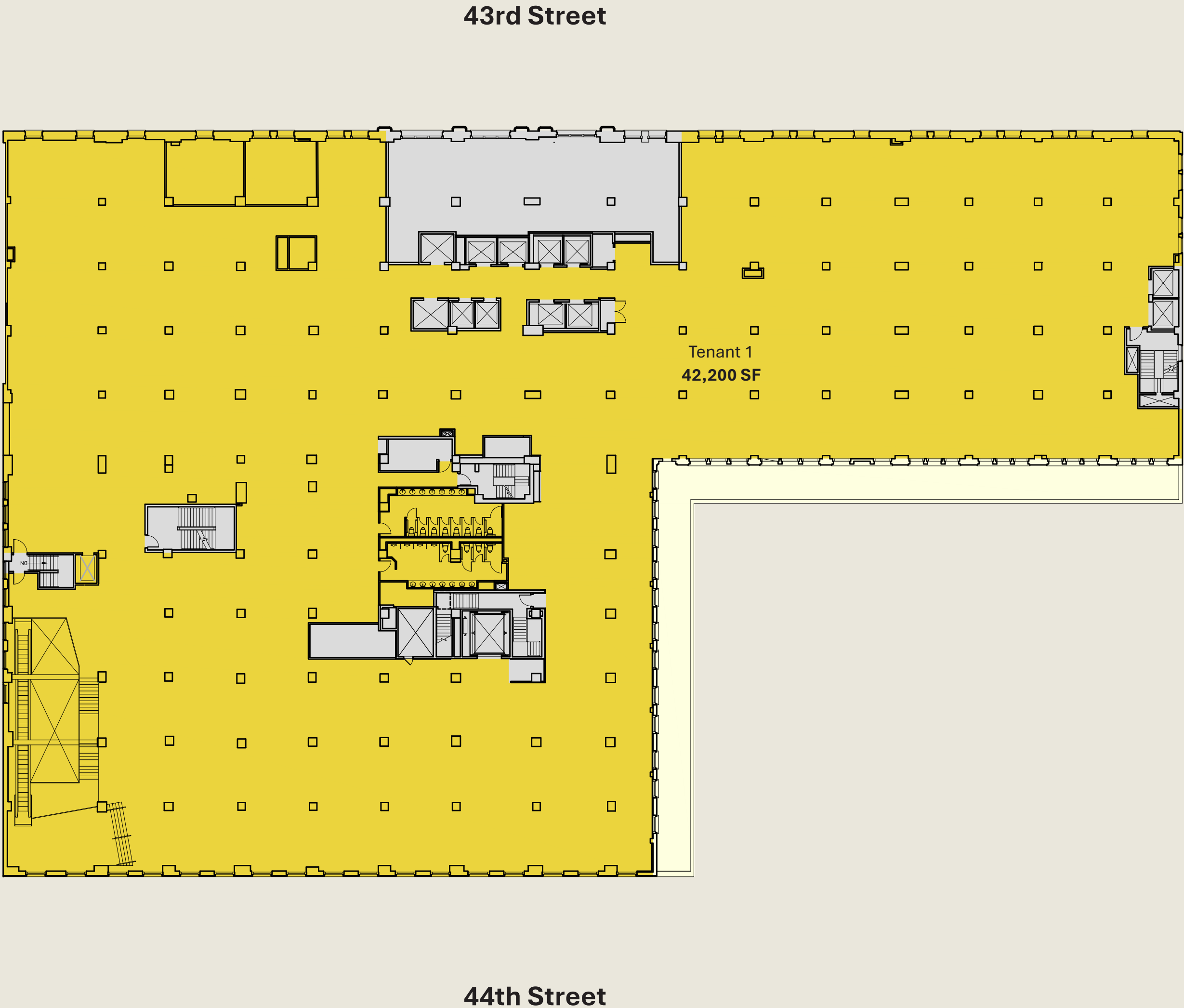
12'-0"

Ceiling Height



42,200 SF

Tenant 1



LOWER
LEVEL
ONE

11'-0"-19'-2"

Ceiling Height



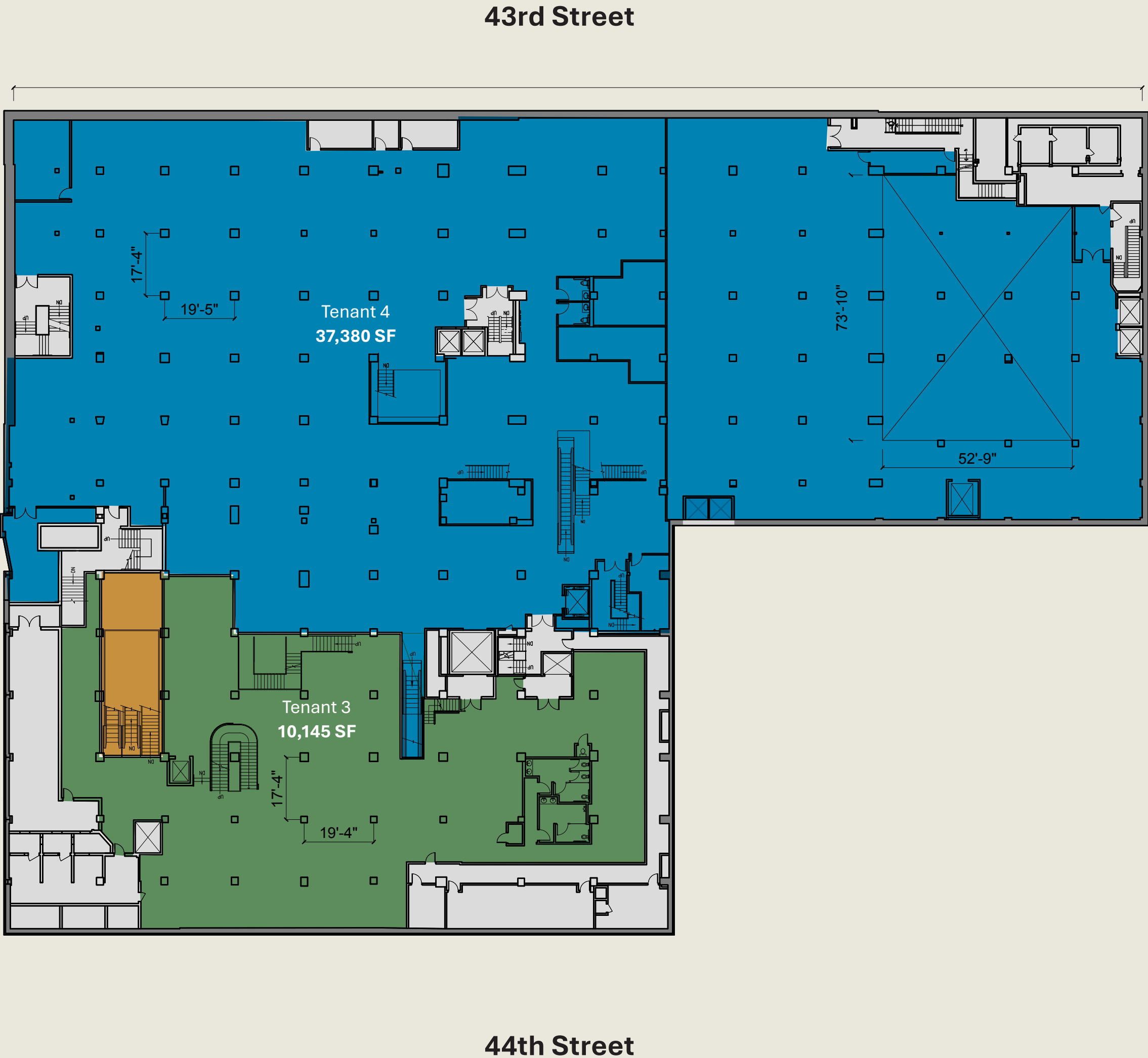
10,145 SF

Tenant 3



37,380 SF

Tenant 4



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LOWER
LEVEL
TWO

- 26,638 SF
Tenant 2
- 20,952 SF
Tenant 4



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