

THE RETAIL AT



TWO PARK AVENUE



TO BE
sweetgreen

SPACE B

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

EXCLUSIVE LEASING AGENT:



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SIZE	FRONTAGE	COMMENTS
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SPACE A - 32ND ST.

Mezz. (Kitchen)	2,524 SF
Ground	4,225 SF
Basement	1,032 SF
Mech. Mezz.	713 SF
Total	8,494 SF

32nd St. 70'

- High-end restaurants
- Vented
- New Storefronts to be installed
- Tenant allowance available
- Outdoor seating

SPACE B - PARK AVE.

Ground Floor	1,341 SF
Basement	484 SF
Total	1,825 SF

Park Ave. 21'
33rd St. 63' 7"

Non-vented food dry use, no coffee

SPACE C - 33RD ST.

Ground	1,873 SF
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33rd St. 14'

Dry uses, spa, medical & fitness

CEILING HEIGHTS

15' - 23' Ground

POSSESSION

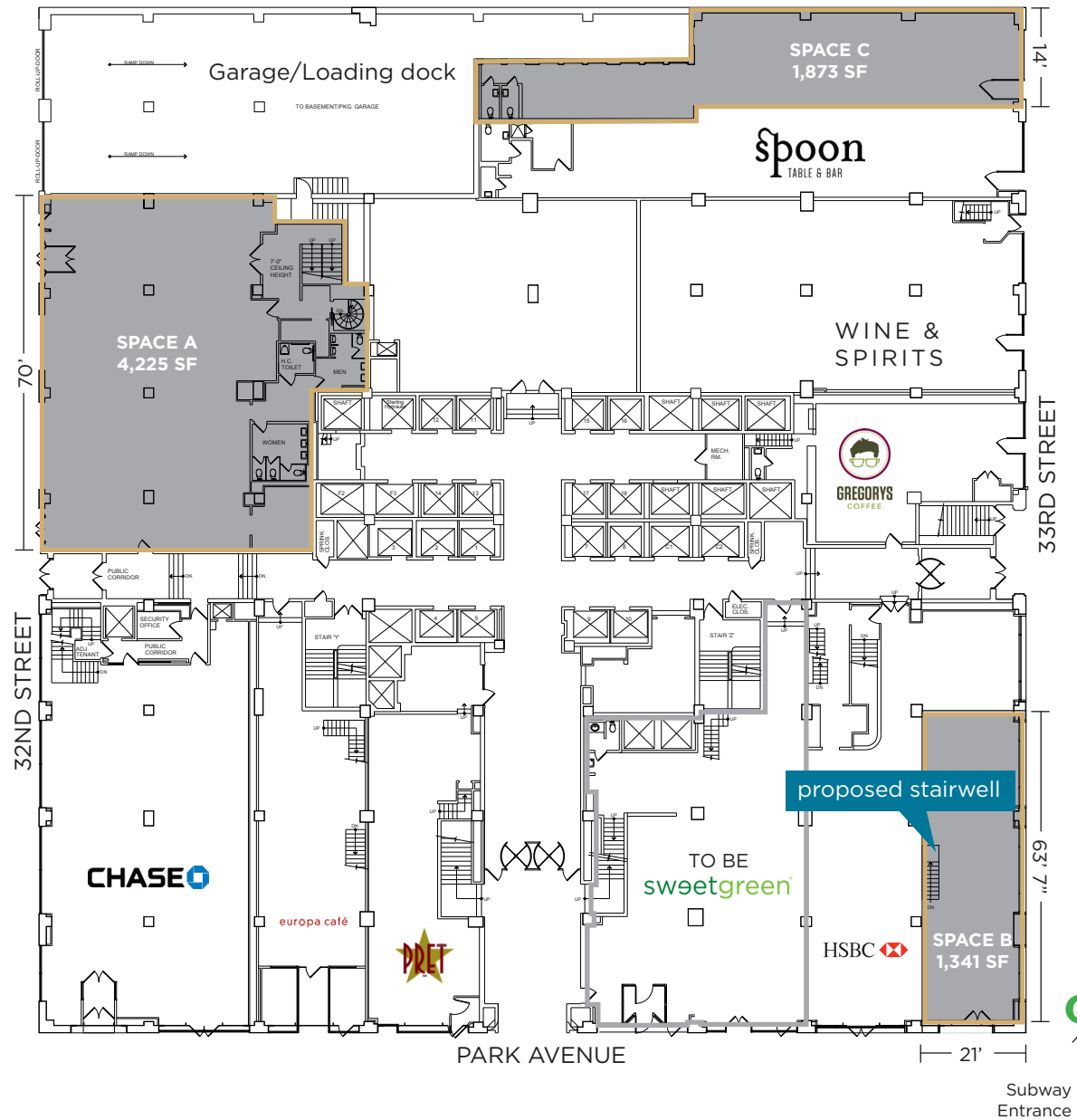
Immediate

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

COMMENTS

- Located at the base of a 1MM SF 30 story class A office building
- Proximity to 6 Train (33rd Street station): 9,701,723 Annual Ridership (2016)



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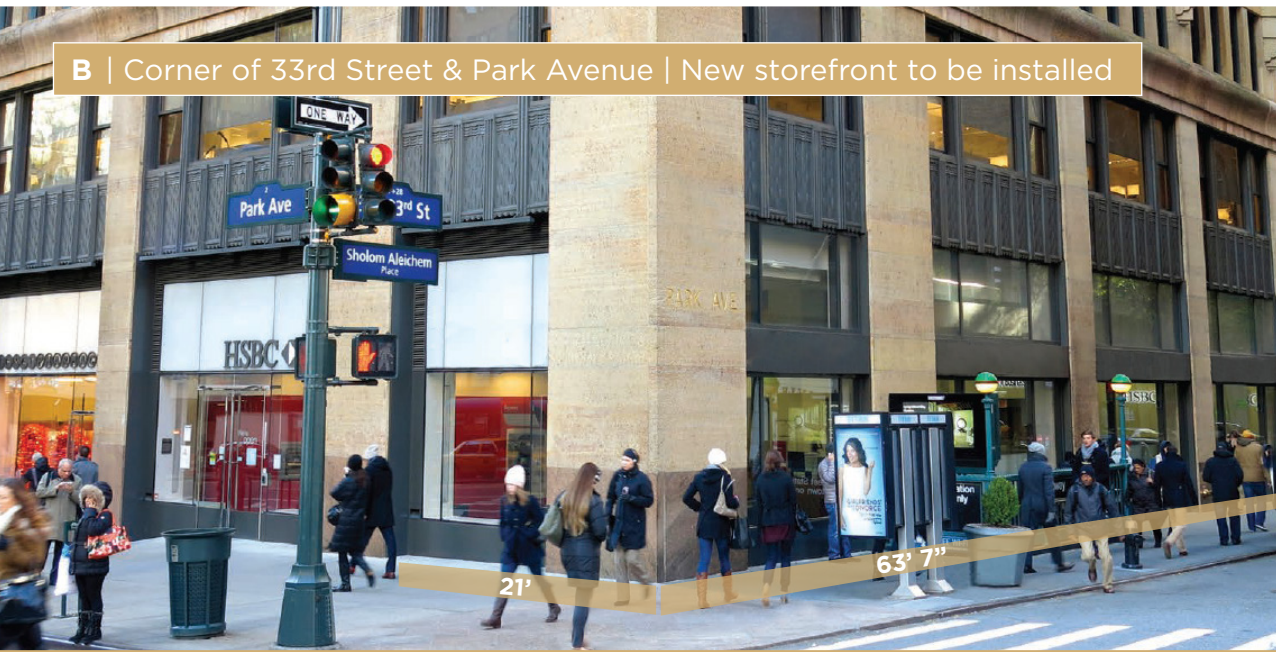
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A | 32nd Street Restaurant Opportunity | Outdoor seating available



RENDERING

B | Corner of 33rd Street & Park Avenue | New storefront to be installed



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C | 33rd Street Retail Space



14'

SITE MAP



MADISON AVENUE



Tiberias Kosher

Knockout Renovation

Extended Stay Apartments



Pasteur Pharmacy

Beth Israel Medical



Greenleaf Gourmet

34TH STREET



Tina's Cuban Cuisine



nanooah USA Dental



Pizzeria

Yeshiva University Dorms

Pure Green

Freshbites

No Retail

Open Kitchen

Long Hall Pub

to be 305 Fitness



Gigi Café

DUANEreade

Boom Fitness

Park Avenue Cleaners



PARK AVENUE

Norman Thomas High School



33RD STREET

6



Midtown East Pharmacy & Surgical



LUXURY LIVING

Nissan Jewelry

Andrede Shoe Repair

Unique Shape Threading

Giovanni Luna

Salon Vollo

Alpine Creative Group

Sushi Sen-min

SPACE C

Spoon

Quality House Wine and Spirits



Lobby Entrance

HSBC

sweetgreen

SPACE B

Lobby Entrance

europa café

SPACE A

Lobby Entrance

CHASE



Silo

V.V. Nail Spa

europa café

europa café

europa café

europa café

europa café

europa café

europa café

europa café

europa café

europa café

europa café

europa café

europa café

MEN'S WEARHOUSE



citibank

32ND STREET



Bosco

J Mini Market

Comic Books / Hotel 32 I 32

Hotel 32 I 32

HS NEW YORK HOTEL

Captain Café

SOLACE

Cutting Room

Mikes Coffee Deli

Capital One

Capital One

Capital One

Capital One

Capital One

Capital One

Capital One

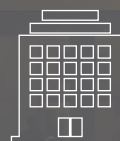
TD Bank



7 DAY A WEEK TRAFFIC



SIGNIFICANT OFFICE DENSITY



EASY ACCESS TO MURRAY HILL / NOMAD RESIDENT



SUBWAY RIDERSHIP (6 TRAIN): 8,916,102 ANNUAL RIDERS

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