

10 BRYANT

NYC CORNER
RETAIL
OPPORTUNITY

Fifth Avenue at 40th Street





INTRODUCING 10 BRYANT

A dramatic corner space at the base of an immaculately preserved 10-story Beaux-Arts building, known as The Knox Building.

10 Bryant is located directly across from Bryant Park and The New York Public Library on the southwest corner of Fifth Avenue and West 40th Street.

A true 24/7 market and top destination for locals and visitors alike, Bryant Park is the most programmed public space in America and attracts over 12 million* visitors annually. In addition, New York City's highest volume retail stores and restaurants are within steps from 10 Bryant.

The offering can be designed and "right-sized" for a variety of retail and F&B uses.

*Source: Bryant Park Corporation

10
OF LIKE
MINDS

ONE OF A KIND RETAIL OPPORTUNITY

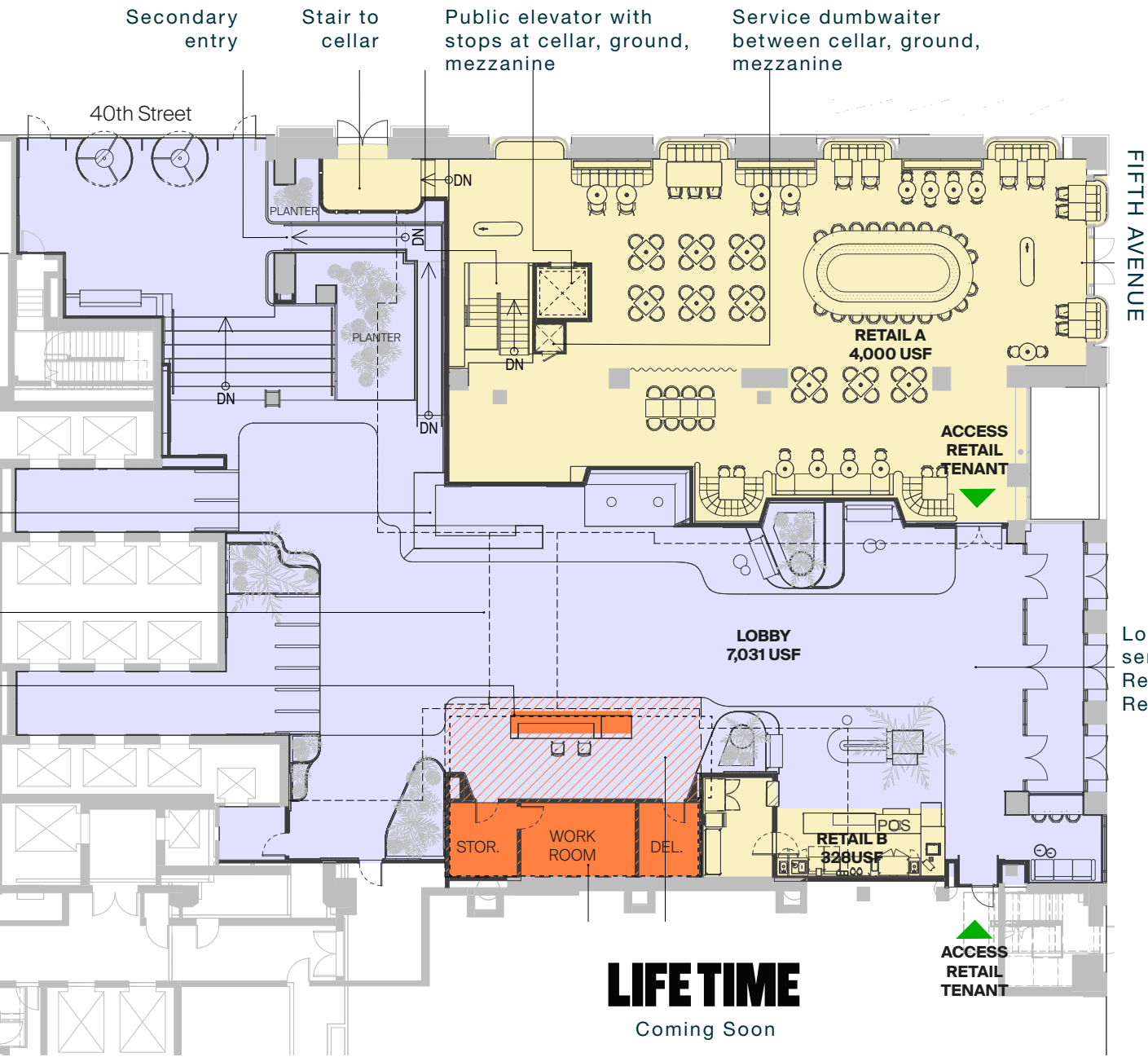
FEATURES:

- Landmark building with a dramatic entry feature, branding and windows. Unbelievable visibility due to the setback of the library.
- A dynamic neighborhood with over 13 million SF of office space within a 2-block radius and 69 hotels within a 4-block radius.
- Located at the base of 10 Bryant, a premier Class-A multi-tenant office tower, with recent additions including a 52,000 SF Life Time Fitness and a 330,000 SF global tech tenant above.
- A 30-story 865,000 SF building was constructed in 1985 and is built around and encompasses the original Knox building, the former US headquarters of HSBC.



FLOOR PLANS

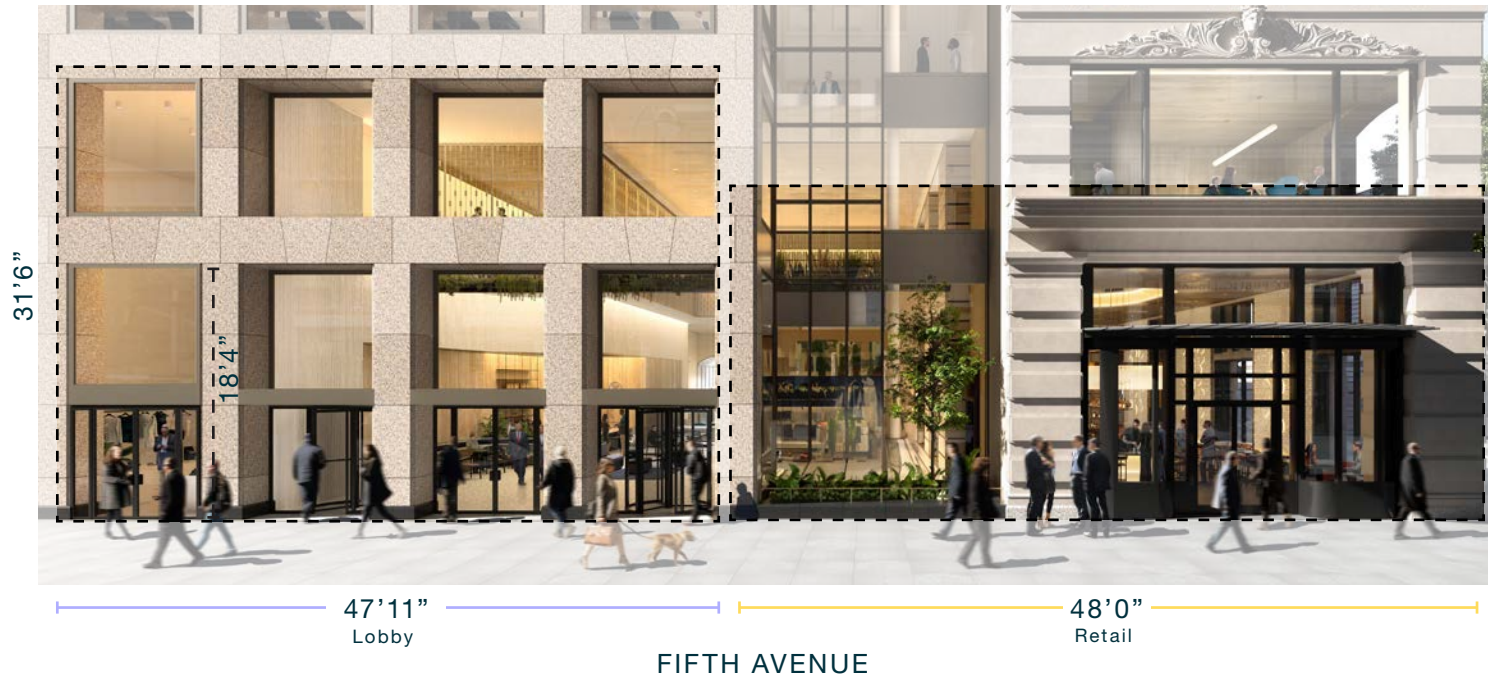
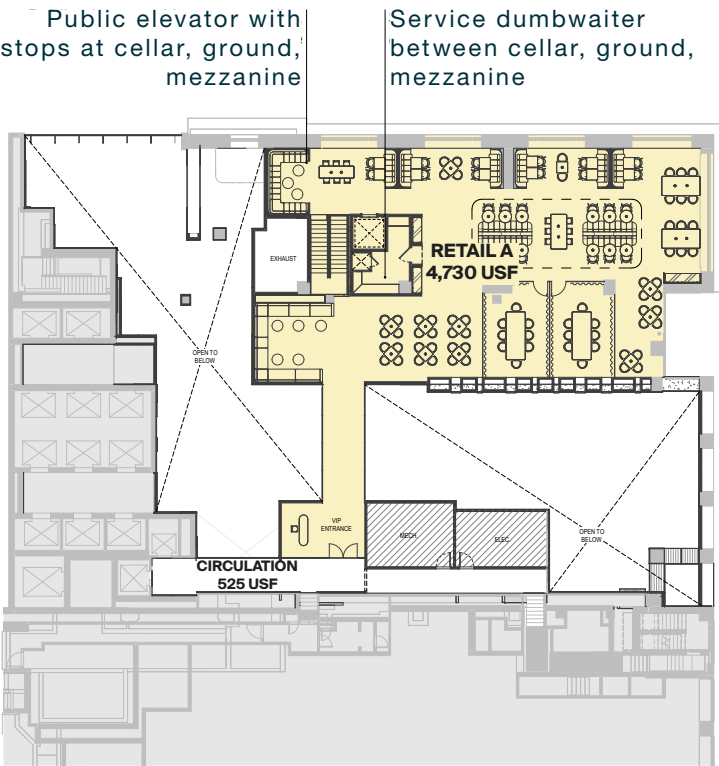
GROUND FLOOR
15' ceiling height



CELLAR
8' ceiling height



MEZZANINE



Note: Floor plans not to scale

10 BRYANT PARK

RETAIL

CONCEPTUAL INTERIOR



10 BRYANT PARK

RESTAURANT

CONCEPTUAL INTERIOR



POTENTIAL AMENITY SPACE



CONCEPTUAL INTERIOR



BUILDING LOBBY ENTRANCE



MEZZANINE

PURELY ALIVE

Experience vibrancy of the Bryant Park neighborhood with world-class restaurants, shops and cultural attractions.

Centrally located, with easy access from Grand Central Terminal, Times Square and Penn Station.

SURROUNDED BY BRYANT PARK'S FINEST RETAIL & RESTAURANTS



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