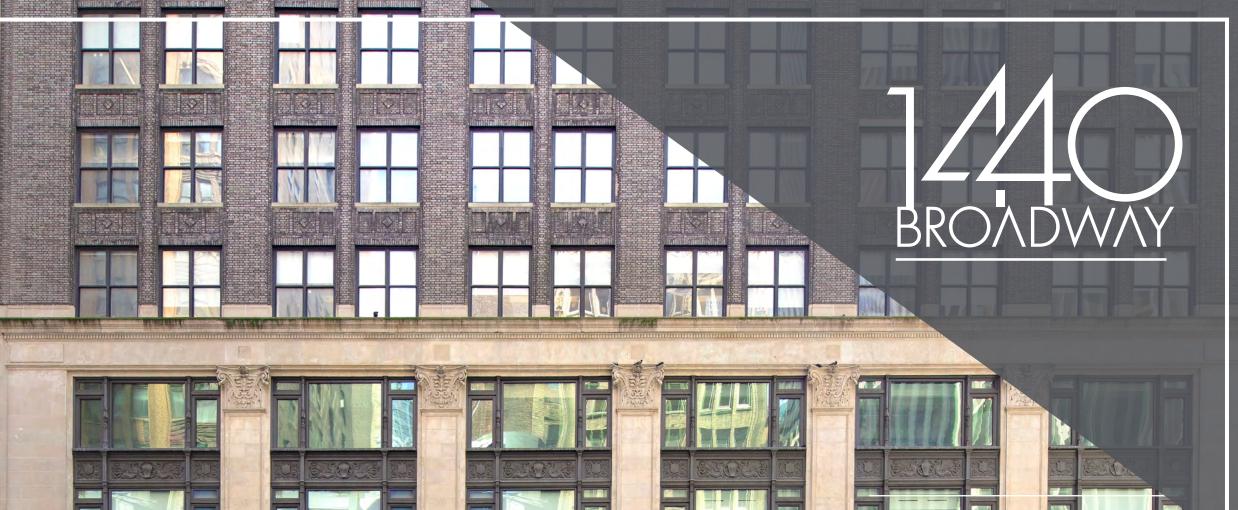


DIVISIBLE BIG BOX RETAIL

24,784 SQ. FT.
RETAIL OPPORTUNITY
IN TIMES SQUARE

CIM









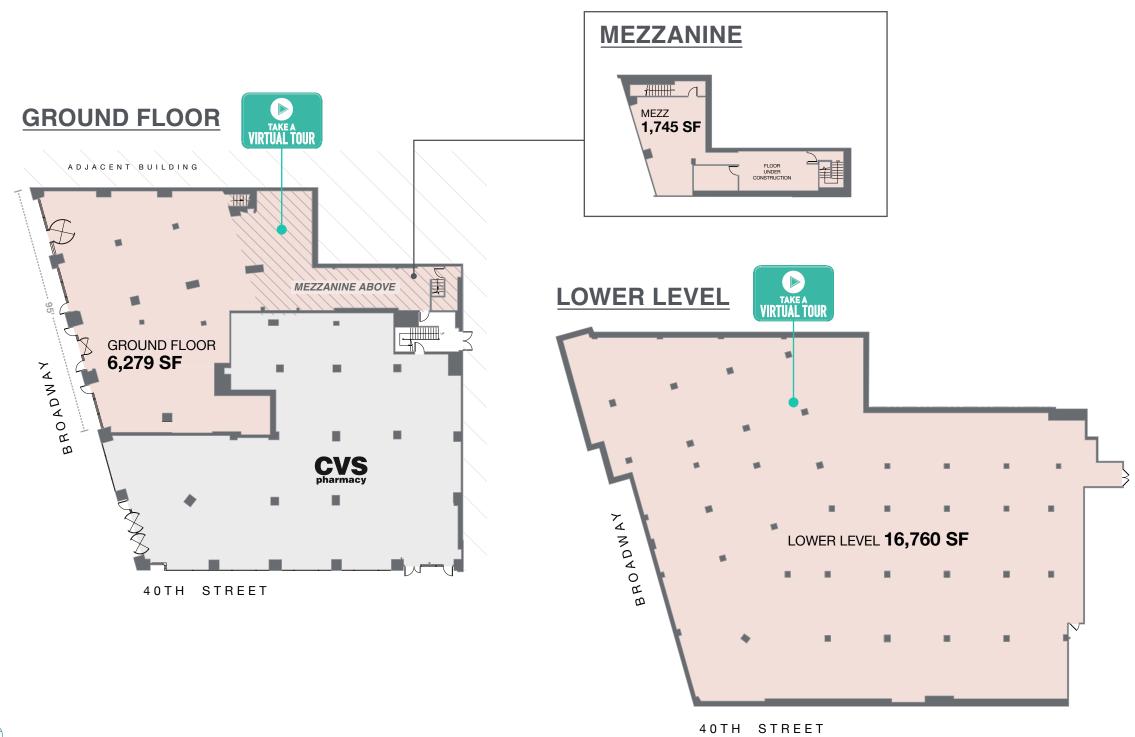
BROADWAY BETWEEN 40TH & 41ST STREETS

- Located steps from Times Square, the #1 tourist destination in the U.S.
- There are 210,000 employees and 31 million Sf of office space in Times Square, comprising 15% of the city's total annual economic output at \$58 billion
- Within walking distance of Manhattan's three major transportation hubs: Grand Central Terminal; Port Authority; Penn Station with access to Metro North; LIRR; Amtrak; and access to 1, 2, 3, 4, 5, 6, 7, A, C, E, N, Q, R, W, as well as the B, D, F and M subway lines

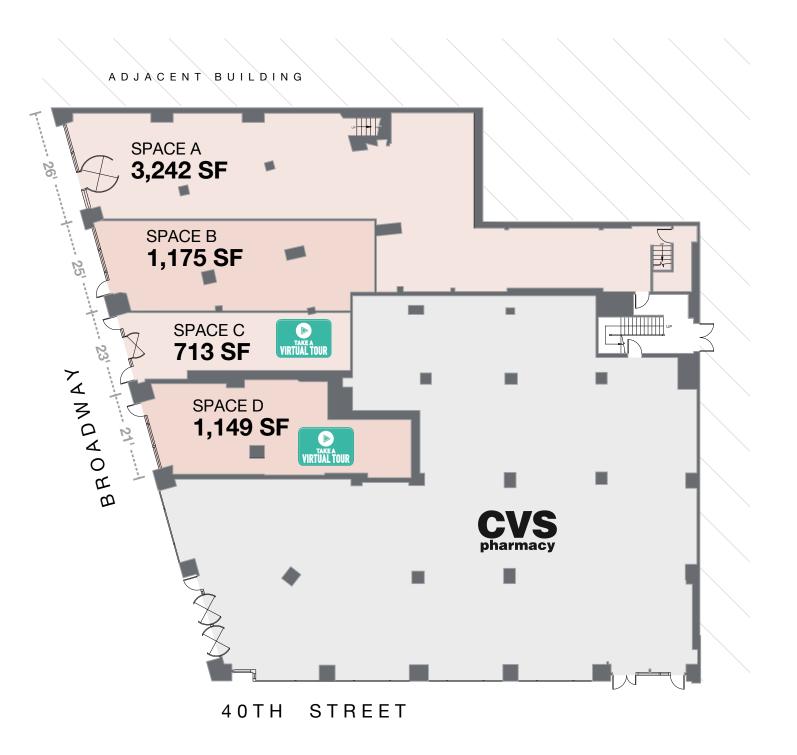
95 FT ON BROADWAY

VIRTUAL TOUR	FLOOR	AVAILABLE SPACE	CEILING HT.
GROUND +	GROUND FLOOR	6,279 SF	19'3"
LOWER	MEZZANINE	1,745 SF	10'3"
	LOWER LEVEL	16,760 SF	15'3"
	TOTAL	24,784 SF	

ENTIRE AVAILABILITY: GROUND FLOOR + MEZZANINE + LOWER LEVEL



POTENTIAL GROUND FLOOR DIVISIONS





TIMES SQUARE THE #1 TOURIST DESTINATION IN THE U.S













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