374 PARK AVENUE

Southwest Corner East 53rd Street





EXCLUSIVE LEASING AGENT





RETAIL SPACE AVAILABLE

GROUND	2,294 SF
LOWER	1,036 SF
TOTAL:	3.330 SF

FRONTAGE	75' Combined
LEASE TYPE	Through July 2027
TERM	Sublease
POSSESSION	Immediate
ASKING RENT	Upon Request

COMMENTS

- Corner retail at the base of the NY Racquet & Tennis Club
- Wraparound frontage on Park Avenue and 53rd Street with sidewalk canopy in place
- HVAC and ADA restrooms in place



ESTIMATED 290,000 DAYTIME POPULATION WITHIN A 1/2 MILE

32,000 TOTAL RESIDENTIAL UNITS WITHIN A 1/2 MILE RADIUS

\$165,000 AVERAGE HOUSEHOLD INCOME WITHIN A 1/2 MILE RADIUS

STEPS AWAY FROM ONE OF THE MOST ICONIC & RECOGNIZABLE TRANSPORTATION DESTINATIONS.

750,000 DAILY VISITORS

Retail

Saks Fifth Avenue 1

- 2 Paul Stuart 3 Coach
- 4 H&M
- 5 NBA Store
- Barnes & Noble 6
- 7 Urban Outfitters
- 8 Alden Shoes
- 9 Charles Tyrwhitt
- 10 Zara
- 11 & Other Stories
- 12 Adidas
- 13 Aritzia
- 14 Tend

· Access to MTA Metro-North Railroad

- · 31 commuter and 15 city bus routes M
- · 2 Million taxis a year
- · Buses to and from **3 Airports**

·7 Subway lines $\mathbf{B}\mathbf{D}\mathbf{F}\mathbf{M}\mathbf{4}\mathbf{5}\mathbf{6}\mathbf{S}\mathbf{7}$



- 1 Bobby Van's Steakhouse
- 2 Lea Wine Bar
- 3 Urban Space

9 Monkey Bar

- Sweetgreen 4
- 5 Pavillion
- 6 Morton's
- 7 Avra

Hotel

1

- 8 Lobster Club

- 1 Bryant Park
 - 2 New York Public Library 3 The Yale Club
 - 4 NY Racket Club

Points of Interest

- M 47th St

6th

D

55th St

53rd St

51st St

ROCKEFELLER

CENTER

49th St

45th St

43rd St

BRYANT PARK 1

6 Million

Visitors annually

EM

1

4

12

6

6

5

(11)

2

13

- 2 The Library Hotel
- 3 Intercontinental

Waldorf Astoria

Madison Avenue 5th Avenue

2

5

8

3

9

374

ARK

270 PARK

New JP Morgan

Headquarters

2.5m SF

VENUE

Aver 3rd /

3

425 PARK

675.000 SF

Development

exington Avenu

4

5

6

1

42nd St

7

Office

8

1

(4)

k Avenue

14

ro-North Railroa

GRAND

CENTRAL

TERMINAL

S7^M

4

2

3

3

2



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