

# 335 EIGHTH AVENUE

NORTHWEST CORNER OF WEST 26TH STREET

NEW \_\_\_\_\_  
DEVELOPMENT  
\_\_\_\_\_  
GROCERY OPPORTUNITY



# ON BEHALF OF MAG PARTNERS, CUSHMAN & WAKEFIELD RETAIL SERVICES, IS PLEASED TO BRING TO MARKET 335 EIGHTH AVENUE.

Located in the heart of Chelsea at the northwest corner of 26th street, 335 Eighth Avenue is a 7-story luxury residential ground-up development with 188 market rate and mixed income apartments.

— The project offers a total of approximately 14,879 square feet of ground floor retail space with clear ceiling heights from top of slab to underside of slab of 15 ft 1 in to 16 ft 3 in; and approximately 12,900 square feet of lower level space with clear heights of 11 ft 0 in to 14 ft 0 in.

— Frontage on 8th Avenue totals 46 ft and 189 ft on West 26th Street, for a total of approximately 235 ft of wrap-around all glass frontage.

— It is not necessary to take the entire space - all reasonable divisions will be considered.

— The developer is committed to bringing a grocery store to the project, and we invite interested parties to engage with us as soon as possible, as Tenant input is welcome as the building is still in the design phase.

— Grocery store-specific utility capacities (kitchen exhaust, gas, electricity, HVAC, etc.) are being incorporated into the design. There is a dedicated loading dock exclusively for retail tenant usage.

— Delivery of the premises for Tenant fit-out is scheduled for Q3/Q4 2024.

335  
EIGHTH  
AVENUE

RETAIL  
AVAILABILITY



335  
EIGHTH  
AVENUE

GROUND LEVEL

Ceiling Height 15ft-1in - 16ft-3in 14,879 SF

LOWER LEVEL

Ceiling Height 11ft-0in - 14ft-0in 12,900 SF

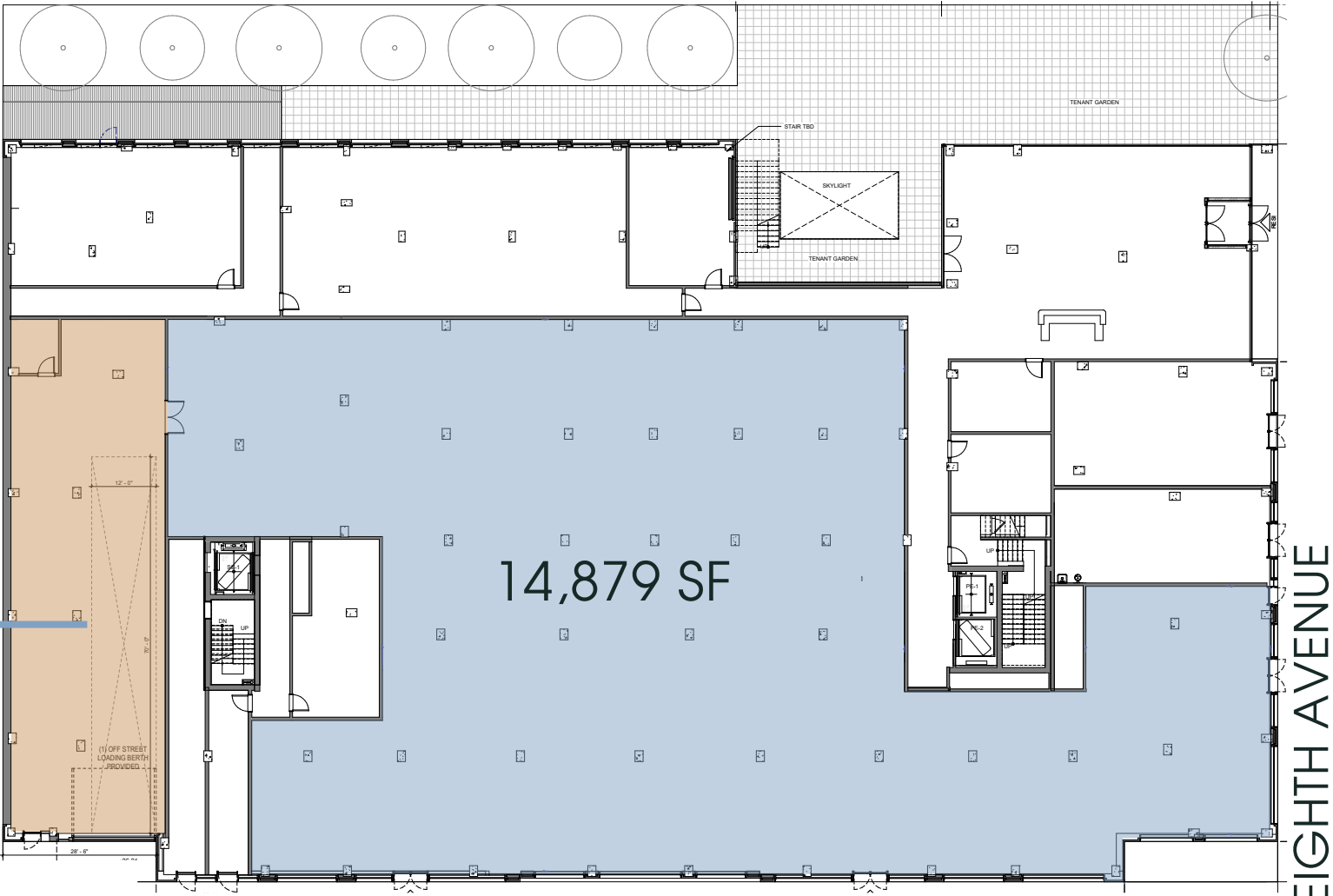
COMMENTS

|               |                               |
|---------------|-------------------------------|
| Property Type | New Development               |
| Possession    | Q3/Q4 2024 for tenant fit-out |
| Lease Type    | Long Term                     |
| Asking Rent   | Please Inquire                |

FLOORPLAN  
GROUND LEVEL

DEDICATED  
LOADING DOCK  
3,021 SF

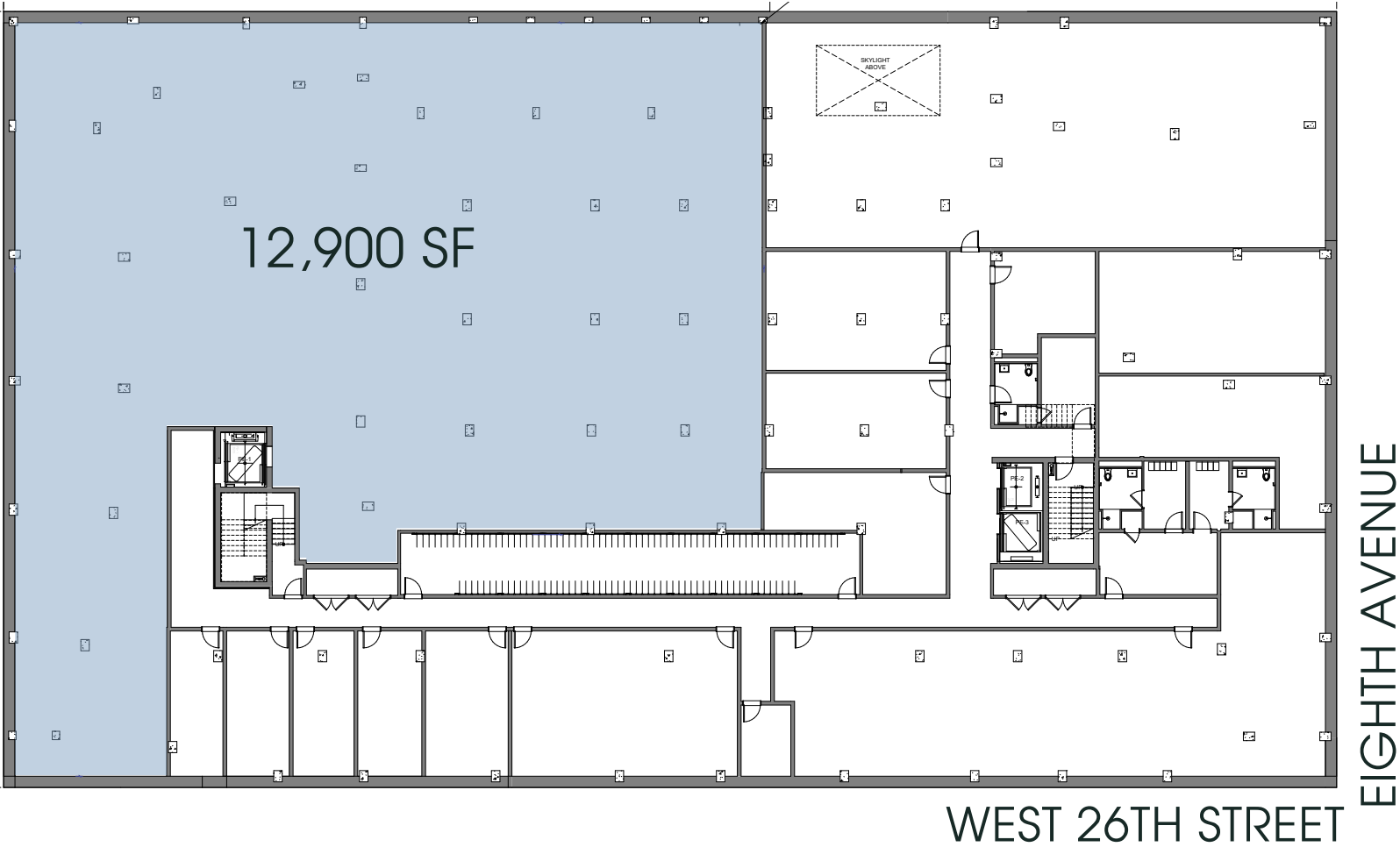
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235 FT OF WRAPAROUND FRONTAGE  
46 feet on the Eighth Ave side & 189 feet on the 26th Street side

\* Frontage Is Approximate

FLOORPLAN  
LOWER LEVEL



335  
EIGHTH  
AVENUE

# GROCERY OPPORTUNITY IN THE HEART OF PENN SOUTH

A COMMUNITY WITH 5K+ FULL-TIME RESIDENTS

## TRANSPORTATION



## NEIGHBORS

- Chelsea Arts Building
- Google Campus
- YouTube
- Amazon
- The High Line
- Fashion Institute of Technology
- Penn Station
- Moynihan Train Hall

## 1 MILE DEMOGRAPHICS

|            |         |                          |                           |
|------------|---------|--------------------------|---------------------------|
| POPULATION | 166,746 | POPULATION DENSITY       | 52,988.72 per square mile |
| EMPLOYEES  | 689,845 | DAYTIME POPULATION       | 737,723                   |
| MEDIAN AGE | 37.1    | AVERAGE HOUSEHOLD INCOME | \$185,436                 |
| HOUSEHOLDS | 97,871  |                          |                           |

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RETAIL —————  
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