

223 | WEST 34TH STREET

RETAIL SUBLEASE OPPORTUNITY
BETWEEN SEVENTH AND EIGHTH AVENUES
THE PENN DISTRICT | NEW YORK CITY



For more information contact:

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Walgreens

EXCLUSIVE SUBLEASE BROKER

 **CUSHMAN & WAKEFIELD**

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RETAIL SPACE

Ground Floor	825 SF
Lower Level	11,000 SF
Total	11,825 SF

FRONTAGE

Approximately **31'** on West 34th Street

POSSESSION

Immediate - Sublease through 10/31/2031

ASKING RENT

\$700,000 Per Annum Gross

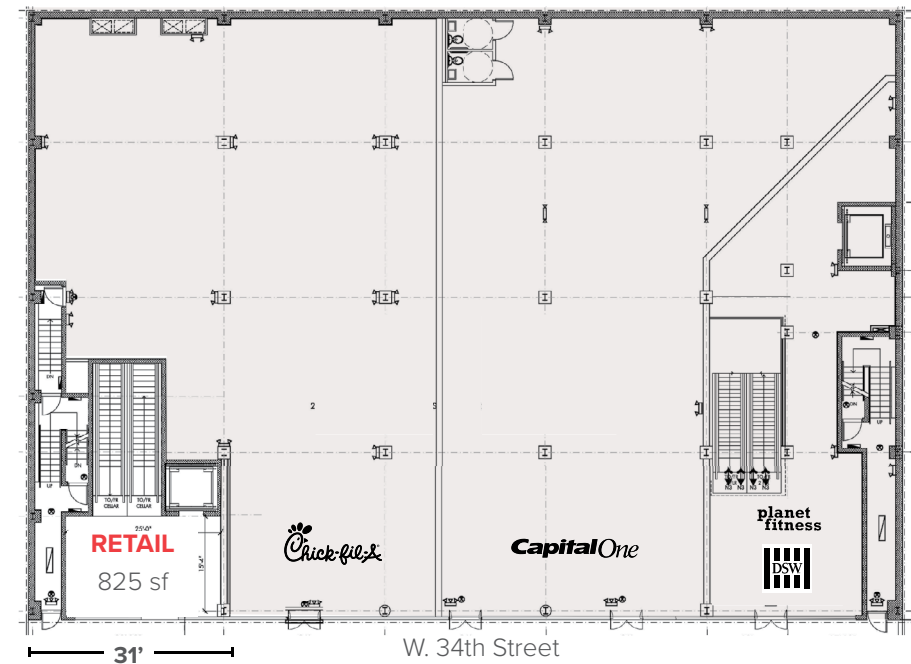
KEY COMMENTS

- Retail space in the heart of The Penn District
- Surrounded by NYC's most visited sites: Empire State Building, Times Square, and Macy's Herald Square, one of the largest department stores in the world
- Across from the busiest transportation hub in North America with an average of 600,000 passengers per day
- All Offers are Subject to Real Estate Committee Approval

NEIGHBORING CO-TENANTS

- | | |
|---------------------------|--------------------|
| • Madison Square Garden | • Lifetime Fitness |
| • Office Hours | • Macy's |
| • Swarovski | • Planet Fitness |
| • Cohen's Fashion Optical | • Target |
| • DSW | • Sephora |
| • Chick Fil A | • Roberta's |

GROUND FLOOR



LOWER LEVEL

