

1 EAST 38TH
4 STREET

PRIME RETAIL OPPORTUNITY NEAR GRAND CENTRAL AND BRYANT PARK
BETWEEN FIFTH AND MADISON AVENUES





UP TO
**9,092 SF RETAIL
SPACE AVAILABLE**

EXCELLENT FOR SHOWROOM, SCHOOL,
MEDICAL AND HOSPITALITY

FANTASTIC OPPORTUNITY NEAR
GRAND CENTRAL, BRYANT PARK
AND THE NEW SHAVER HALL

NEAR EXCELLENT TRANSPORTATION

4 5 6 7 B D F M S

ACROSS FROM AMAZON'S
MANHATTAN HQ

SURROUNDED BY AN ABUNDANCE OF
OFFICE, HOTEL, AND RESIDENTIAL

SPACE DETAILS

PREMISES

LOWER LEVEL: 2,366 SF
 GROUND: 4,010 SF
 MEZZANINE: 2,716 SF
TOTAL: 9,092 SF

CEILING HEIGHT

LOWER LEVEL: 11'3"
 GROUND: 18'
 MEZZANINE:
 UNDER: 8'3"
 ABOVE: 9'2"

FRONTAGE

40' ON EAST 38TH STREET

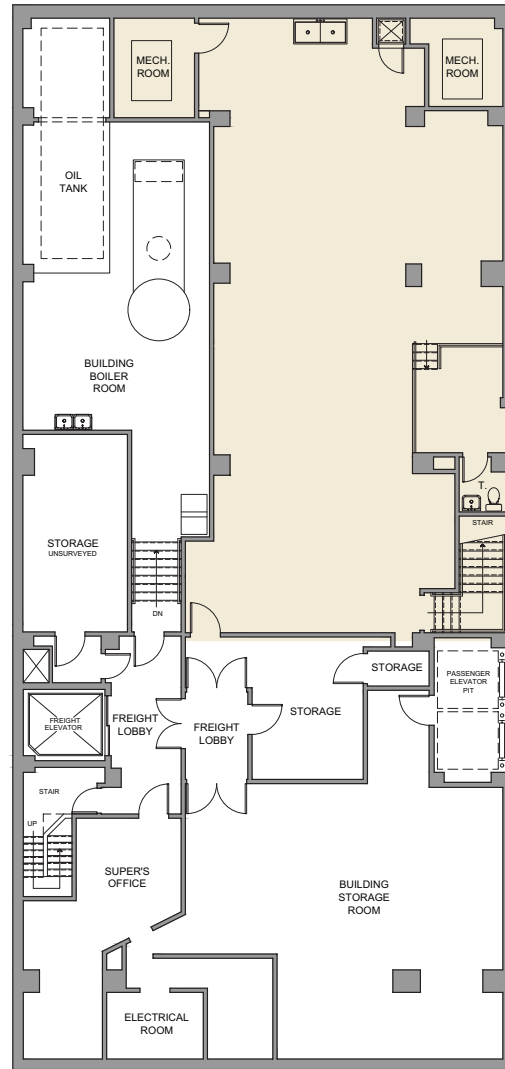
POSSESSION

IMMEDIATE

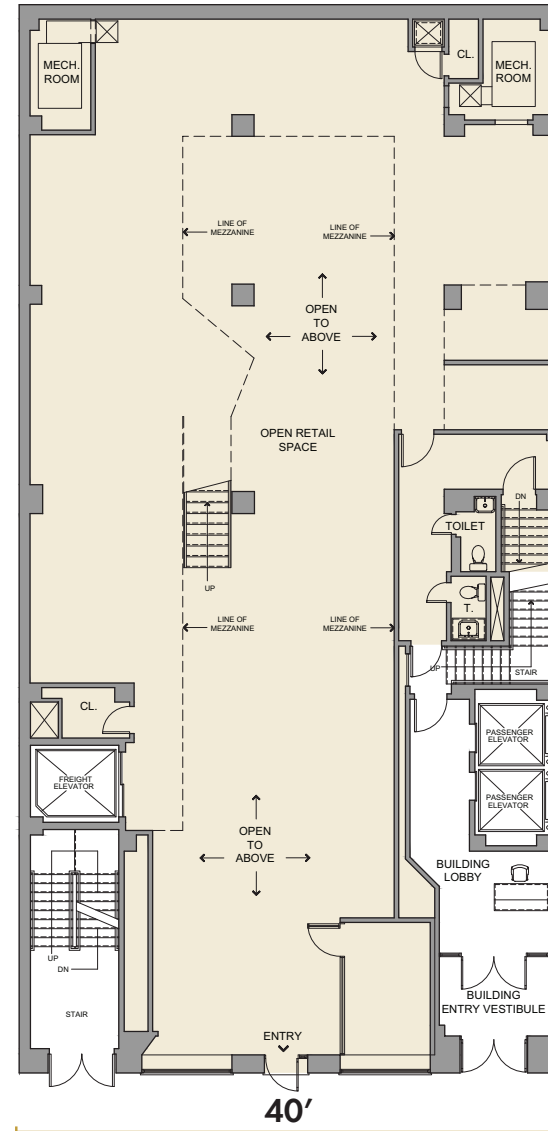
USE

ALL USES CONSIDERED
 VENTING POSSIBLE

LOWER LEVEL

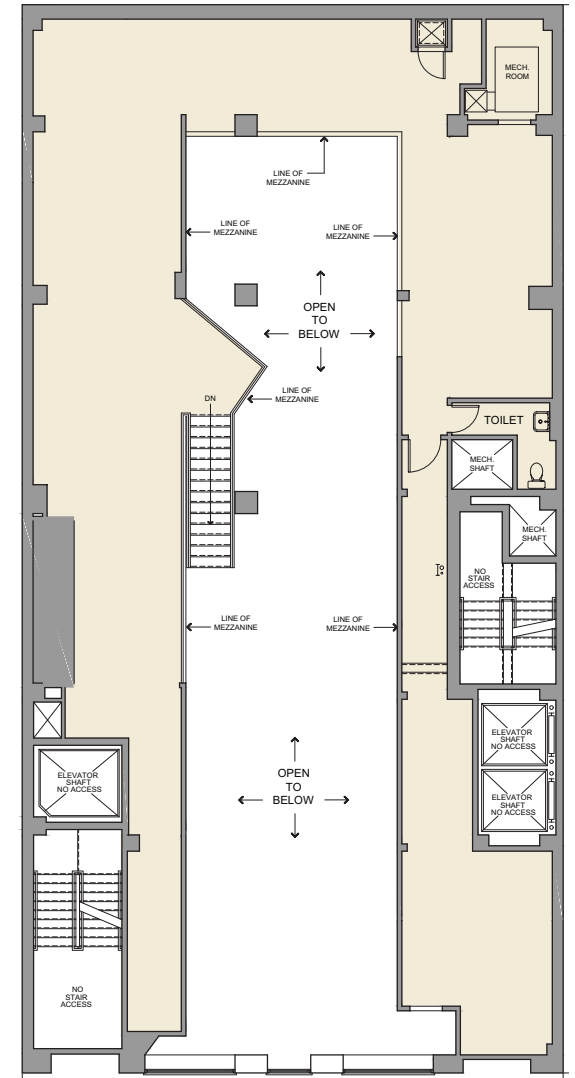


GROUND FLOOR



40'
 EAST 38TH STREET

MEZZANINE



NEIGHBORHOOD



BRYANT PARK
41,400
VISITORS PER DAY



EMPIRE STATE BUILDING WAS
VOTED TRIPADVISOR'S
#1 ATTRACTION
IN NYC FOR 2025 TRAVELER'S
CHOICE AWARDS

HOSTS OVER
2.5 MILLION
PEOPLE PER YEAR



SHAVER HALL, NEW FOOD
HALL WITH 11 STALLS SET
TO OPEN THIS YEAR



GRAND CENTRAL STATION
6TH MOST VISITED
TOURIST ATTRACTION IN THE WORLD

750,000
DAILY VISITORS



CUNY TOTAL ENROLLMENT:
240,000



AMAZON HQ MORE THAN
2,000 EMPLOYEES

W 42ND STREET

Bank of America
Cha Cha
ORVIS
ANDAZ
SHOP

Starbucks

ZERO HALLIBURTON
pwc

fresh&co
T-Mobile
pera
FedEx
MADISON & VINE

▲ GRAND CENTRAL TERMINAL ▲

E 41ST STREET

VIVIBOWL
GAME ESCAPE

Panera BREAD
DOS TOROS
BENJAMIN
A CUT ABOVE STEAK HOUSE

E 40TH STREET

DECIEM
MUJI
TO BE Cha Cha
COGNAC

New York Public Library

CVS

'ESSEN

TO BE DIG

E 39TH STREET

BLUE BOTTLE COFFEE
CHIPOTLE
HERITAGE
TO BE LIFETIME FITNESS
STAPLES

New York Public Library

TO BE Toastique

BRICKWORKS

CAVA
CHIPOTLE

PARK AVENUE LIQUORS

LIBERTY TRAVEL
MULLIGAN'S PUB
★ PRET A MANGER ★

E 38TH STREET

amazon SHAVER HALL

MEDRITE URGENT CARE
Dagg
MedMen
MAD DOG
JAPAS NY
CHASE

DR.
DUANE READE

zuma

E 37TH STREET

CVS

ZALES
ASTRO GALLERY
citibank

EVERGREEN
14
MOONSTRUCK DINER
DUNKIN'
UPS

美麗 CHILI
1N First National
PICCOLO CAFÉ
MADISON BISTRO

NH HOTELS
Souffina
POLISH CONSULATE

E 36TH STREET

REDKEN
THE LANGHAM
HOTELS & RESORTS
ALFIORI

LUNAR NYC
ROSENBAUM EYE CENTER
BOB ALTARILLA INTERIORS
HAPPY SMILE
BC WIRELESS

★ PRET A MANGER ★ 5TH & MAID

The Morgan Library & Museum

E 35TH STREET

ITALIAN TRATTORIA
TO BE FIFTH AVENUE GIFTS
BRAVO KOSHER PIZZA
Rainbow
DUNKIN'
CUTE TOONZ

THE VITAMIN SHOPPE
NY CANNABIS CO.

SLATTERY'S MIDTOWN PUB

Starbucks

TMPL
rochebois

The Church of the INCARNATION

E 34TH STREET

luckin coffee
NATURE REPUBLIC
NY GIFT SHOP
CVS

CU NY GRADUATE CENTER

OXFORD UNIVERSITY PRESS

CINICO
COFFEE COMPANY
FedEx Office
porada

E 33RD STREET

WHIRLPOOL
AT&T
STARBUCKS RESERVE

THE EMPIRE STATE BUILDING
Walgreens

CHASE

WELLS FARGO

etc. EATERY

TO BE Bonhams
RAVAGH PERSIAN GRILL
7

1 | EAST 38TH
4 | STREET

MICHAEL AZARIAN

+1 212 841-7831

MICHAEL.AZARIAN@CUSHWAKE.COM

JAMES ARIOLA

+1 212 698-2572

JAMES.ARIOLA@CUSHWAKE.COM



**CUSHMAN &
WAKEFIELD**