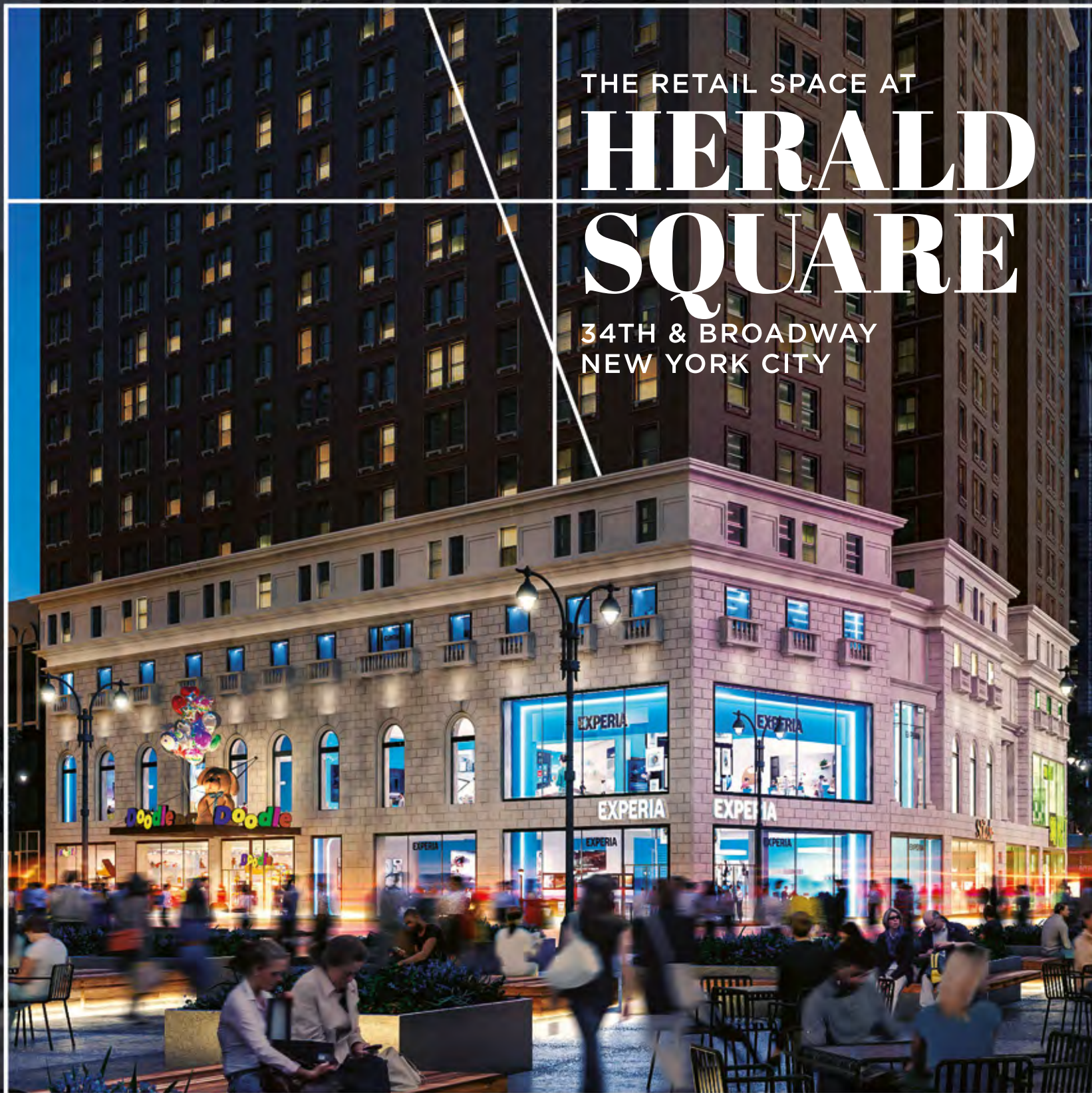


THE RETAIL SPACE AT

HERALD SQUARE

34TH & BROADWAY
NEW YORK CITY



A GLOBAL RETAIL DESTINATION FOR YOUR GLOBAL BRAND.

RETAIL SPACE STATISTICS

9,561 SQM
(102,912 SQFT)

OVER FOUR LEVELS

136 METRES
(446 FEET)

OF WRAPAROUND
FRONTAGE

HERALD SQUARE STATISTICS

100+ MILLION
ANNUAL VISITORS

\$2 BILLION+
ANNUAL RETAIL SALES

HERALDSQUARE-NYC.COM





WILLIAMSBURG BRIDGE

LOWER EAST SIDE

NY LIFE BUILDING

EAST VILLAGE

THE CLOCKTOWER

EMPIRE STATE BUILDING

THE RETAIL SPACE AT
**HERALD
SQUARE**
34TH & BROADWAY
NEW YORK CITY

1 PENN PLAZA

MADISON SQUARE GARDEN

MACY'S LARGEST STORE IN THE WORLD

LARGEST H&M IN THE WORLD

NEW YORK CITY STATISTICS

8.6M	3.95M	62.8M
RESIDENTS	PRIVATE SECTOR EMPLOYEES	TOURISTS EACH YEAR

LOCATED IN THE
VERY HEART OF
MANHATTAN.

Already home to many of the world's biggest retailers, a short stroll from Manhattan's main attractions and served by some of the city's busiest transport hubs, Herald Square provides a world stage for global brands.

Perfectly placed at the intersection of 34th and Broadway, the square connects two of the busiest blocks in New York City. It's a must-visit for international tourists and locals alike, and with the surrounding offices drawing a daily influx of workers from across states, Herald Square welcomes huge levels of pedestrian traffic all day, every day.

Data sources: CBRE research, Office of State Comptroller.

CAPTIVATINGLY CENTRAL.

Manhattan is around 13 miles long and 2 miles across at its widest point, and Herald Square lies right at its heart. A magnet for locals and visitors alike, it has become one of the busiest, most talked-about shopping destinations in New York.

From its enviable position in the centre of the city, this retail district is as iconic as it is influential.

HELL'S KITCHEN

TIMES SQUARE

THE RETAIL SPACE AT HERALD SQUARE
HUDSON YARDS

CHELSEA

GRAMERCY PARK

GREENWICH VILLAGE

SOHO

TRIBECA

WALL STREET

EMPIRE STATE BUILDING

OVER 4 MILLION VISITORS EVERY YEAR, WITH 10% OF ALL DOMESTIC AND INTERNATIONAL TOURISTS PAYING THE SKYSCRAPER A VISIT DURING THEIR STAY IN THE CITY.

PATH STATION

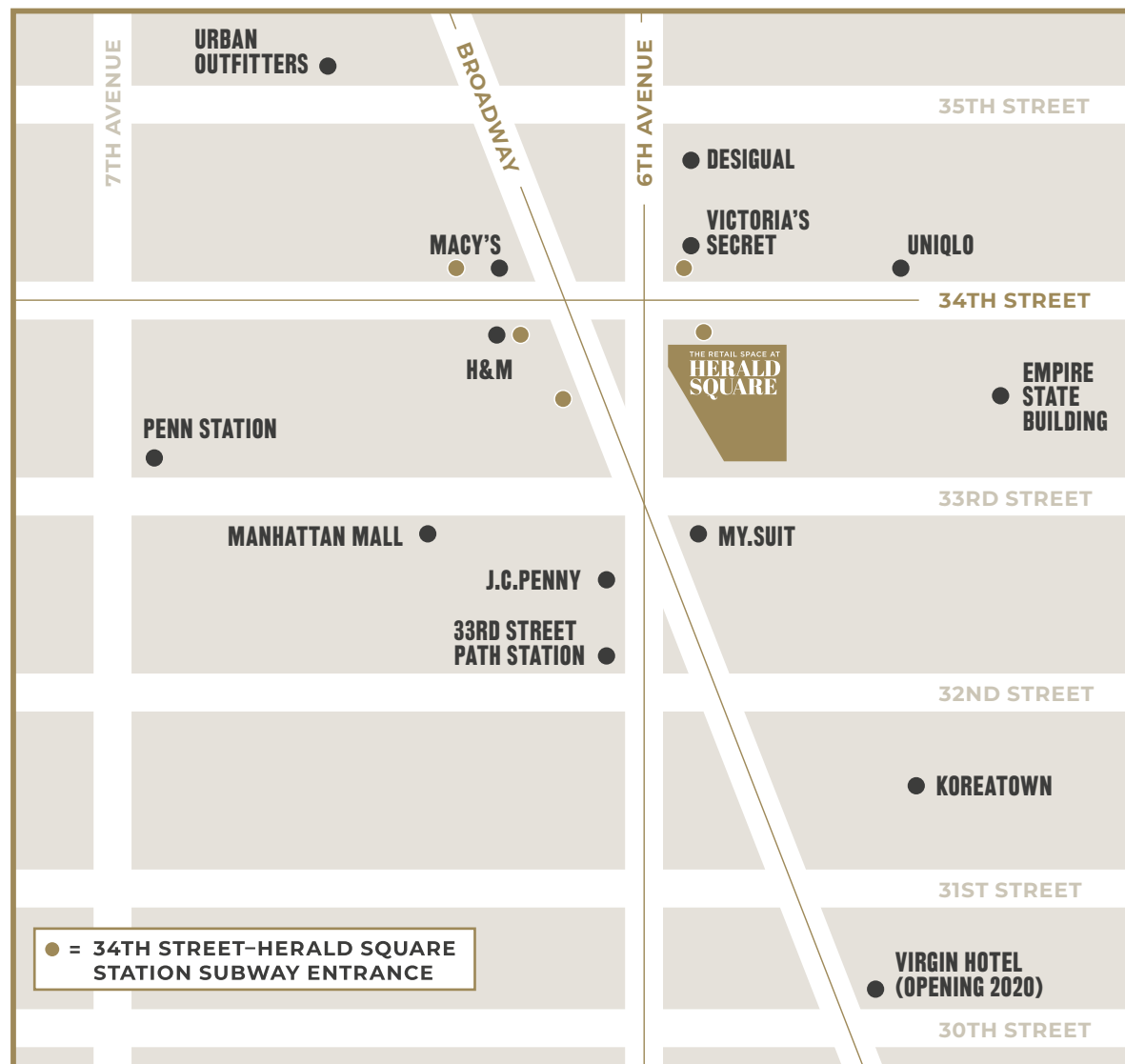
THE PORT AUTHORITY TRANS-HUDSON LINE IS A MAJOR TRANSPORTATION ARTERY, BRINGING SHOPPERS, VISITORS AND COMMUTERS IN FROM ACROSS NEW JERSEY.

PENN STATION

THE MAIN INTERCITY TRAIN STATION IN NEW YORK CITY, AND THE BUSIEST IN THE WESTERN HEMISPHERE, WITH DIRECT LINKS TO UPSTATE NEW YORK, NEW JERSEY AND LONG ISLAND.

34TH STREET-HERALD SQUARE STATION

THE CITY'S THIRD BUSIEST WITH 39 MILLION RIDERS IN 2018.
○ = SUBWAY ENTRANCE



MACY'S

ESTABLISHED IN 1902, THE FLAGSHIP OF THE LARGEST DEPARTMENT STORE COMPANY IN THE US, WITH OVER 20 MILLION VISITORS EACH YEAR.

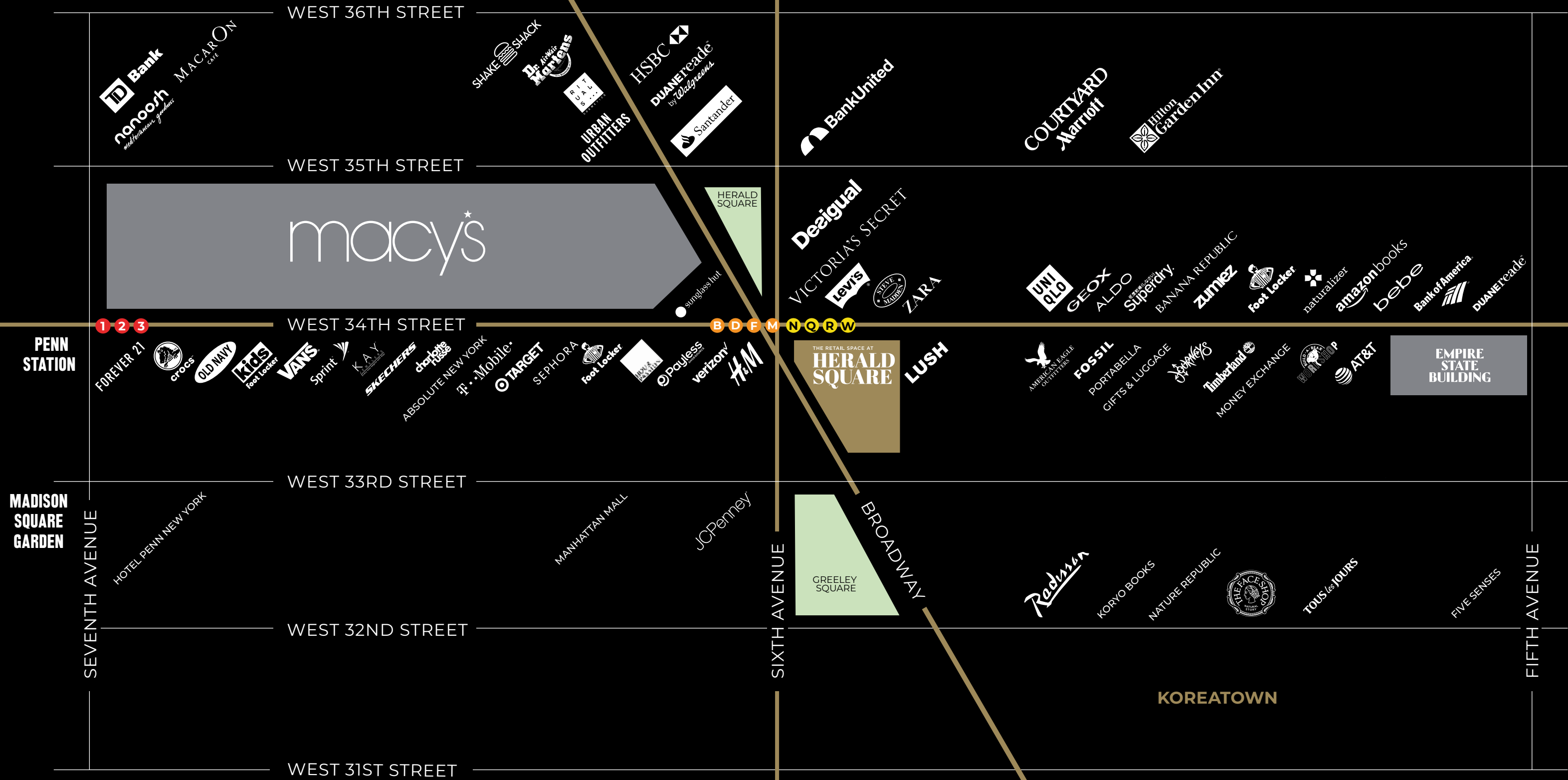
HERALD SQUARE

A COMPLETELY PEDESTRIANISED HAVEN, ATTRACTING A CROWD SECOND ONLY TO TIMES SQUARE, WHICH IS LESS THAN 10 BLOCKS NORTH.

MADISON SQUARE GARDEN

ONE BLOCK TO THE WEST, THIS WORLD-RENOWNED INDOOR ARENA HOLDS OVER 20,000 PEOPLE AND HOSTS GLOBAL SPORTS EVENTS AND CONCERTS.

MEET THE NEIGHBOURS.



232,550 SQM
(2.5M SQFT)

MACY'S FLAGSHIP STORE, LOCATED OPPOSITE THE RETAIL SPACE AT HERALD SQUARE, ATTRACTING OVER 20 MILLION INTERNATIONAL VISITORS PER YEAR.

5,852 SQM
(63,000 SQFT)

H&M STORE OPENED IN 2015. IT IS THE RETAILER'S LARGEST STORE IN NORTH AMERICA.

5,574 SQM
(60,000 SQFT)

VICTORIA'S SECRET STORE, THEIR LARGEST BRICKS AND MORTAR STORE GLOBALLY.



THE MACY'S THANKSGIVING DAY PARADE STILL PROVES TO BE THE MOST POPULAR AMERICAN HOLIDAY PARADE.



THE MODERN HERALD SQUARE IS A LEAFY PEDESTRIANISED SPACE, WITH PLENTY OF SEATING TO RELAX AND ENJOY THE CITY.

ICONIC, BOLD, HISTORIC.

Formed by the intersection of three of Manhattan's major arteries – Broadway, Sixth Avenue and 34th Street – Herald Square is so-called after the New York Herald newspaper that was once headquartered there. Home to the famous flagship of Macy's department store, and the final stop on the annual Macy's Thanksgiving Day Parade, Herald Square has long occupied a central place in American popular culture.

Now with its leafy pedestrian spaces and thriving retail scene, Herald Square has become a top spot on the busy Manhattan tourist trail. Thanks to significant investment in the area, including neighbouring Greeley Square, office workers and international visitors can eat alfresco, enjoying free public programmes, performances, product launches and the constant buzz of this flourishing district.

The Retail Space at Herald Square occupies what was once the Hotel McAlpin. Constructed in 1912, this historic landmark was the biggest hotel in the world when it opened. Soaring 26 stories, the building today offers 777 exclusive residential apartments over the fantastic retail space.



**CORNER FLAGSHIP
SINGLE TENANT**
ACCOMMODATES
OVER 12M (40 FEET)
OF VERTICAL
BRANDING
OPPORTUNITY.

12M (40 FEET) OF VERTICAL BRANDING OPPORTUNITY.

136M (446 FEET) TOTAL FRONTAGE ON THREE SIDES: BROADWAY, 34TH AND 33RD STREET.

A BESPOKE LOOK FOR YOUR BRAND.

Whether captivating customers from a corner plot or creating uniquely exclusive experiences, Herald Square is yours to make your own.

The expertly designed retail space provides the perfect platform for your merchandise, while the impressive façade and state-of-the-art features are the ideal backdrop for next-level marketing campaigns and the ultimate in brand exposure.

CORNER WINDOWS

LARGE, PERFECTLY
FRAMED RETAIL
WINDOWS TO
SHOWCASE YOUR
BRAND AND
MERCHANDISE.

WHY HERALD SQUARE?

With a rich retail pedigree and footfall to rival the world’s busiest urban hubs, Herald Square is the natural choice for international brands looking to make an impact. Ongoing regeneration is transforming this legendary location into a destination fit for the future – and thanks to The Retail Space at Herald Square, you can secure your spot at the centre of it all.

This is the city that never sleeps, with a captive global market that promises endless opportunities for growth. A presence in Herald Square makes a statement, providing the visibility and exposure that your brand deserves – and your customers expect.

HERALD SQUARE STATISTICS

207,000+

TOTAL RESIDENTIAL POPULATION WITHIN 1 MILE.

\$170,087

AVERAGE HOUSEHOLD INCOME WITHIN 0.5 MILES.

625,000+

OFFICE WORKERS WITHIN A 15 MINUTE WALK.

4 MILLION+

ANNUAL VISITORS TO THE NEARBY EMPIRE STATE BUILDING.

158.4 MILLION

ANNUAL RIDERSHIP THROUGH NEARBY PENN STATION.

SURROUNDED BY MAJOR RETAIL AND TOURIST ATTRACTIONS.

BOTH HERALD AND NEARBY GREELEY SQUARE PROVIDE AMPLE OUTDOOR SEATING AND ARE PEDESTRIANISED.



NEXT TO THE WORLD'S LARGEST H&M.



HOME TO MACY'S FLAGSHIP AND THE MOST POPULAR HOLIDAY PARADE IN AMERICA.



ONE BLOCK WALK FROM THE EMPIRE STATE BUILDING, INTERNATIONAL TOURIST DESTINATION.



WITH 39 MILLION ANNUAL
'SUBWAY RIDERS' AT HERALD
SQUARE STATION, THIS SOUGHT-
AFTER LOCATION HAS ROUND-
THE-CLOCK FOOTFALL.

YOUR BRAND YOUR SQUARE YOUR CITY.

Diagonally opposite Macy's, The Retail Space at Herald Square enjoys a prominent position. Offering more than 136 metres (446 feet) of wraparound frontage, the opportunity has the potential to become your global shop window.

With its round-the-clock footfall and prestigious neighbours, this is set to be Manhattan's most sought-after commercial opportunity.



CREATE THE PERFECT SPACE
FOR YOUR BRAND AND THE
ULTIMATE EXPERIENCE FOR
YOUR CUSTOMERS.

MAKE MANHATTAN YOUR OWN.

With flagship corner plots and bespoke boutique opportunities, you have unlimited flexibility to take full advantage of this prime retail space. Choose to take on the full four floors as a single unit, or make your mark in a multi-occupant set up.

Thanks to its unique location, you can boost your exposure across 136 metres (446 feet) of wraparound frontage, on three sides – with 61 metres (200 feet) of this on the iconic 34th Street. With additional, custom branding opportunities across the building, you'll command one of the most powerful positions in Manhattan's retail landscape.

CORNER FLAGSHIP MULTI TENANT

A TOTAL OF 61M
(200 FEET) OF
FRONTAGE AND
BRANDING
OPPORTUNITY ON THE
ICONIC 34TH STREET.



AN ENVIABLE SPACE.

The Retail Space at Herald Square delivers limitless potential for personalised brand presence.

21GLG

	CEILING HEIGHTS	RETAIL SPACE
LOWER	3.73m 12'3"	2,880 sqm 30,996 sqft
GROUND FLOOR	4.72m 15'6"	2,320 sqm 24,975 sqft
SECOND FLOOR	10'9" (3.30m) up to 13'11" (4.24m)	2,913 sqm 31,352 sqft
THIRD FLOOR	3.02m 9'11"	1,448 sqm 15,589 sqft
TOTAL		9,561 sqm 102,912 sqft

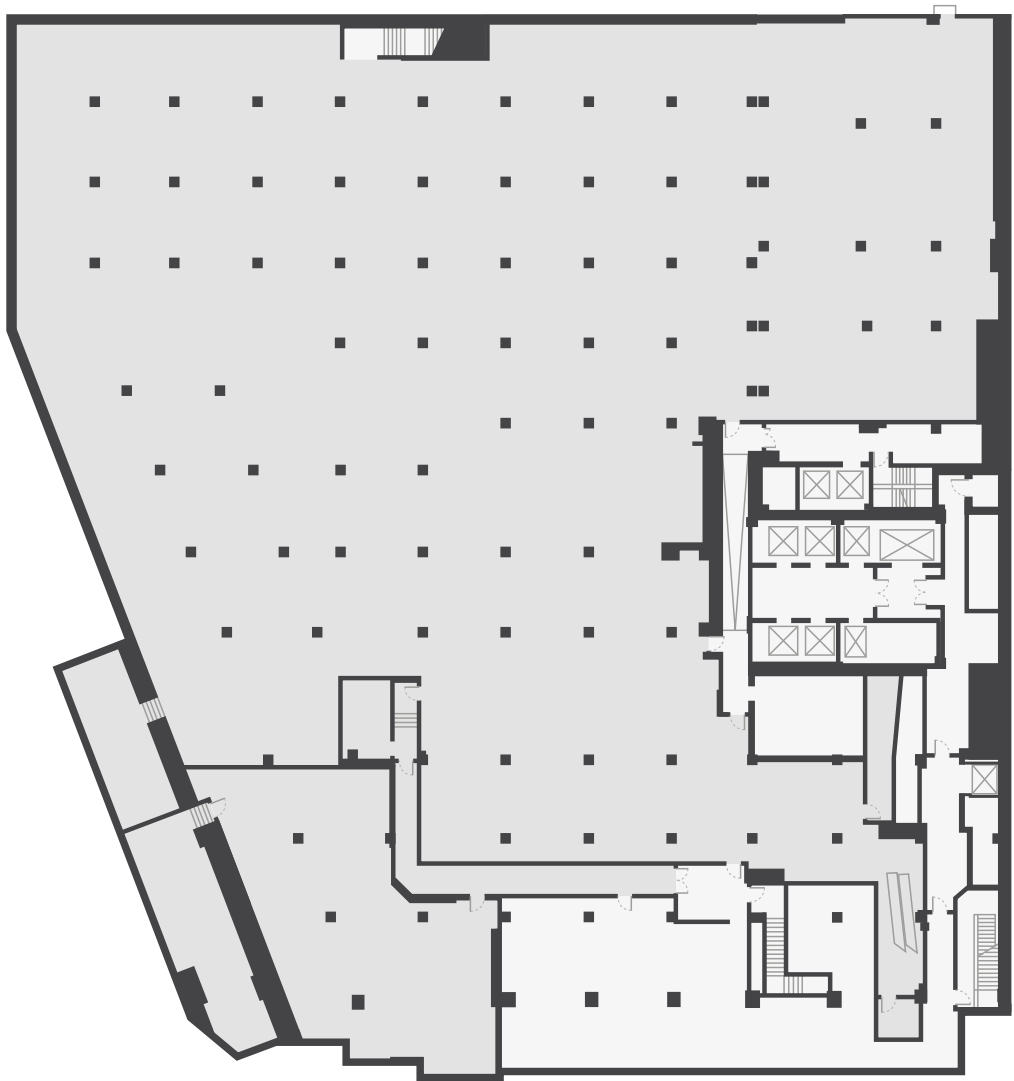
We are able to consider multiple split scenarios on each of the four retail levels.

Carefully curated over four spacious floors, The Retail Space at Herald Square is yours to shape as your own.

Lofty ceilings and wide windows create bright, eye-catching spaces, while the more intimate second floor provides the perfect backdrop for an exclusive shopping experience. From its prime location at the intersection of two of Manhattan's most vibrant streets, this unique building brings sophistication and style to the market.

FLOOR PLANS
LOWER

SPECIFICATION	
CEILING HEIGHTS	3.73m 12'3"
FLOOR AREAS	
RETAIL SPACE	2,880 sqm 30,996 sqft



FLOOR PLANS
GROUND FLOOR

SPECIFICATION	
CEILING HEIGHTS	4.72m 15'6"
TOTAL FRONTAGE	136m 446'
FLOOR AREAS	
RETAIL SPACE	2,320 sqm 24,975 sqft



FLOOR PLANS

SECOND FLOOR

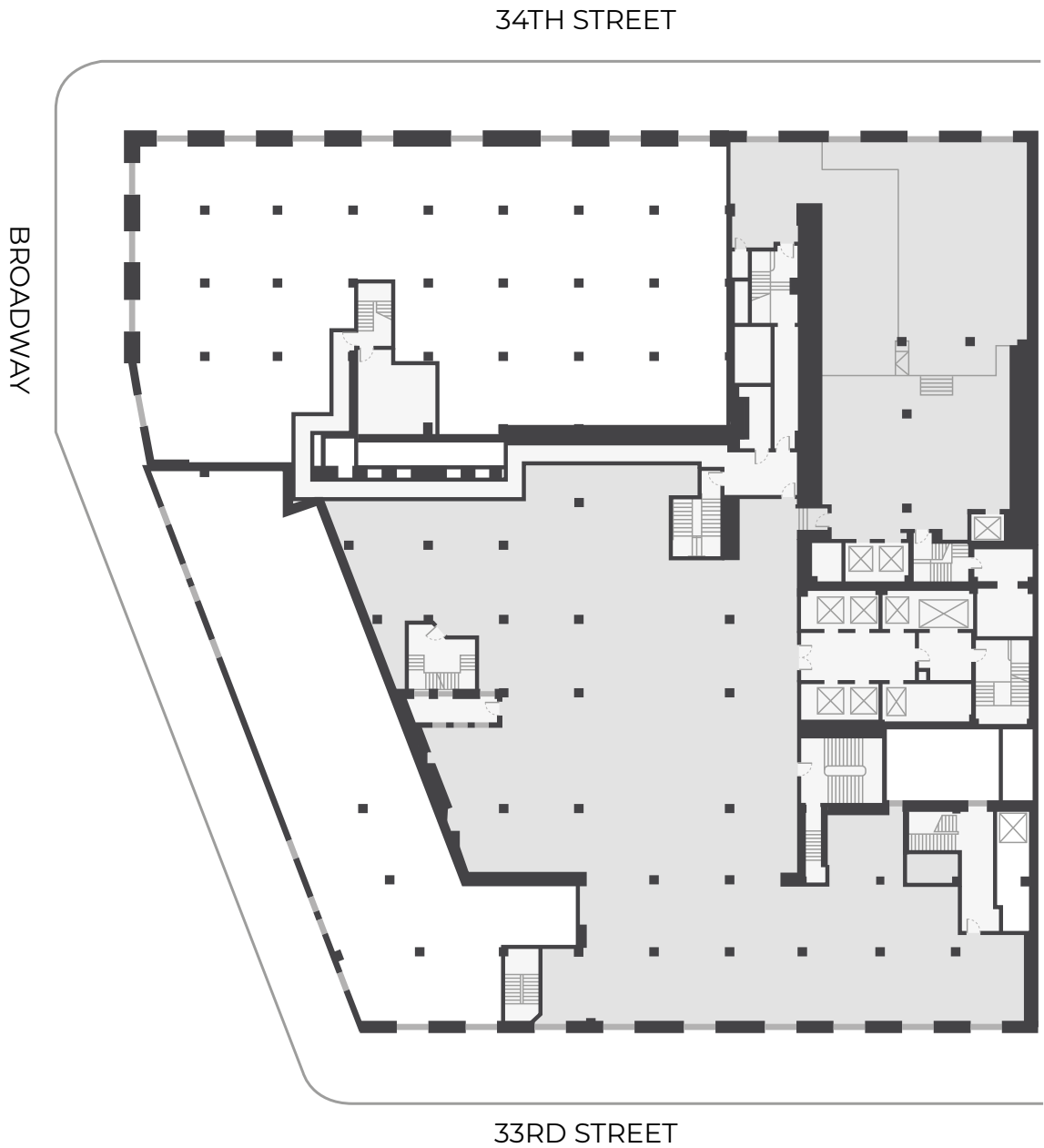
SPECIFICATION	
CEILING HEIGHTS	10'9" (3.30m) up to 13'11" (4.24m)
FLOOR AREAS	
RETAIL SPACE	2,913 sqm 31,352 sqft



FLOOR PLANS

THIRD FLOOR

SPECIFICATION	
CEILING HEIGHTS	9'11" 3.02m
FLOOR AREAS	
RETAIL SPACE	1,448 sqm 15,589 sqft



ABOUT THE DEVELOPER

JEMB has established itself in the real estate industry through its entrepreneurial strength, drive, foresight and determination while ensuring a clear presence across North America.



Herald Center, New York



75 Broad Street, New York



1 Willoughby Square, New York



150 Broadway, New York

CONTACT THE EXCLUSIVE AGENT

If you would like further details regarding this opportunity, please contact CBRE.



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HERALDSQUARE-NYC.COM

Design: Energy Design Studio

