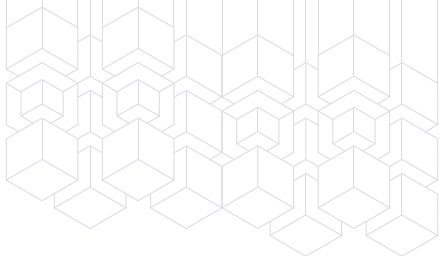


M I D T O W N



STOREFRONTS ON 39TH & 40TH STREETS



CBRE



SPACE FEATURES

PREMISES

Ground Floor	2,200 up to 8,000 SF	Multiple Configurations
Second Floor	12,130 SF	
Lower Level	5,500 SF	

Total	25,630 SF
--------------	------------------

TERM

Long term

PROPERTY OVERVIEW

- All uses considered. Flexible divisions for large and small uses. Smallest division available - 2,200 SF
- Great proximity to all mass transportation
- Through-block location on busy side street close to Bryant Park with potential for frontage on 39th and 40th streets
- Good pedestrian traffic flow; strong mix of office workers, commuters and tourists passing the space everyday
- Ceiling height: **18 feet** on ground and **16 feet** on 2nd floor slab to slab

DIVERSE OPPORTUNITIES



SCHOOL



RETAIL



STUDIO



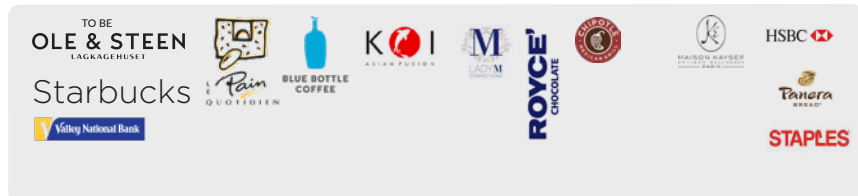
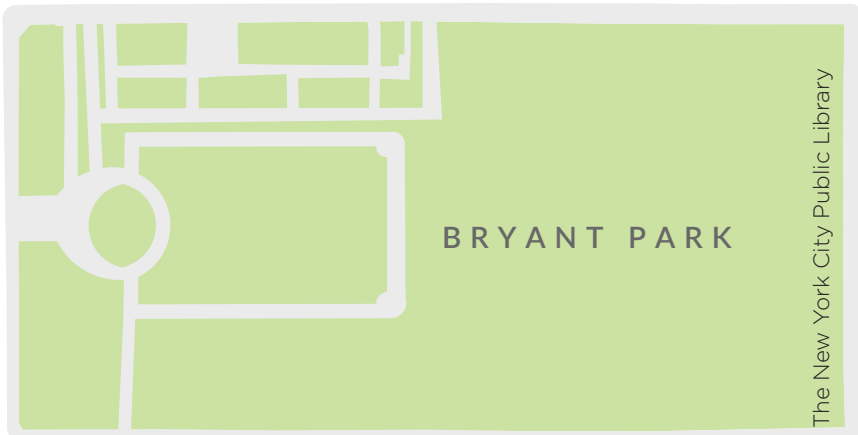
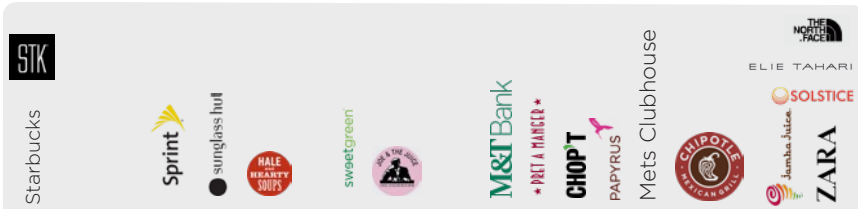
RESTAURANTS



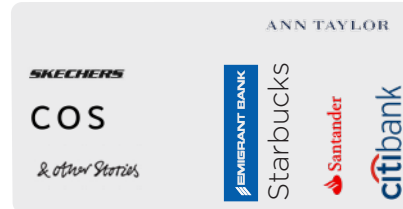
AND SO
MUCH MORE ...

STREETSCAPE

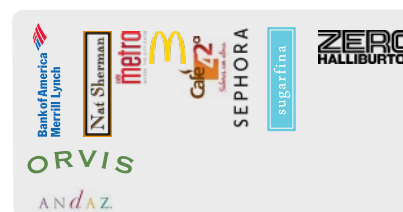
AVENUE OF THE AMERICAS



EAST 43TH STREET



EAST 42ND STREET



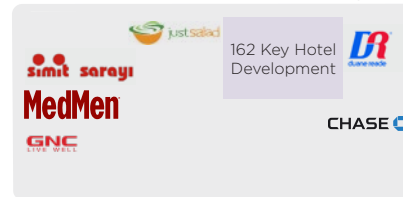
EAST 41ST STREET



EAST 40TH STREET



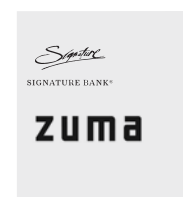
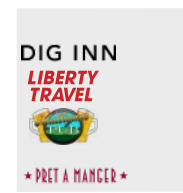
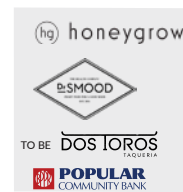
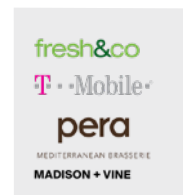
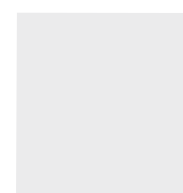
EAST 39TH STREET



EAST 38TH STREET

FIFTH AVENUE

MADISON AVENUE



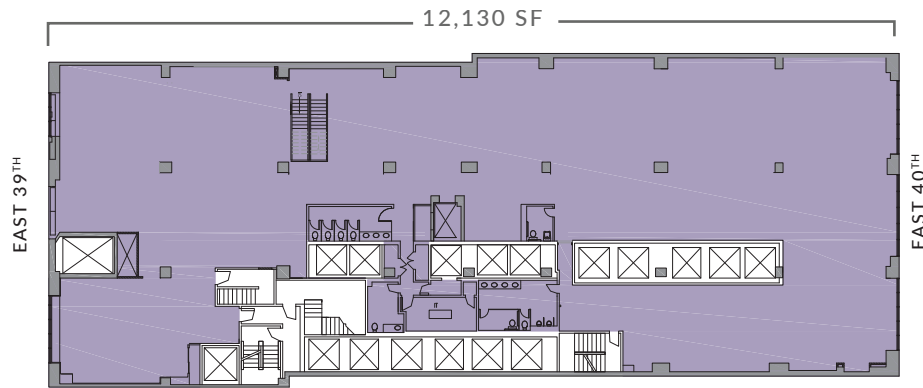
BRYANT PARK

Bryant Park is one of New York's most dynamic public spaces, offering year round events, entertainment and dining options. Bryant Park is known for its summer music and arts performances, the Bryant Park Book Club, yoga classes, winter ice skating rink and holiday fair; which attract millions of visitors annually.

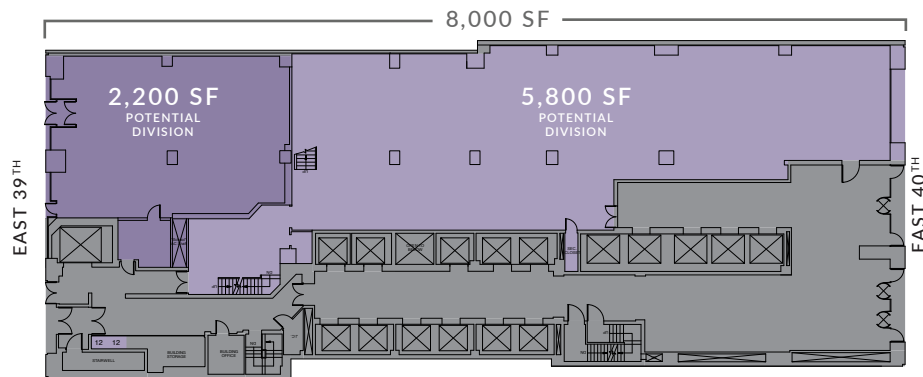
FLOOR PLANS

CLICK TO
DOWNLOAD

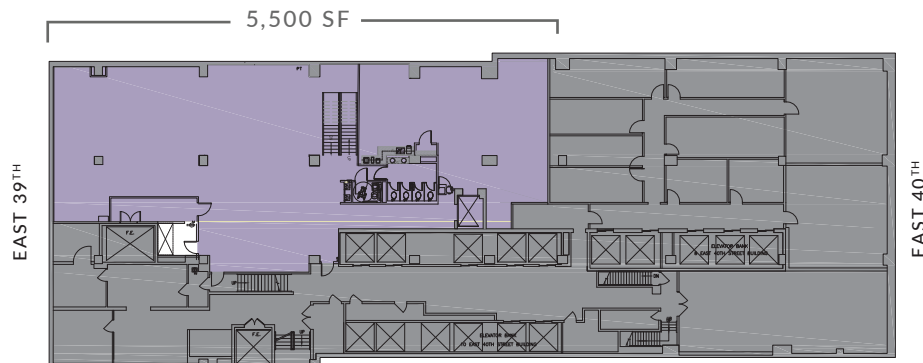
SECOND FLOOR



GROUND FLOOR



LOWER LEVEL



39TH STREET FRONTAGE



40TH STREET FRONTAGE



AMIRA YUNIS

+1 212 984 8126

amira.yunis@cbre.com

ANTHONY STANFORD

+1 212 895 0910

anthony.stanford@cbre.com

ELLIOT FERRIS

+1 212 984 8326

elliott.ferris@cbre.com

8

EAST
40TH
ST

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