

45

WEST 34TH STREET
BETWEEN 5TH & 6TH AVENUES
MIDTOWN



Heart of Herald Square



45

WEST 34TH STREET BETWEEN 5TH & 6TH AVENUES MIDTOWN

SIZE: 5,390 SF Ground Floor
3,529 SF Cellar
553 SF Mezzanine (storage)
9,472 Total SF

FRONTAGE: 38'

CEILING HEIGHT: 18'

POSSESSION: Arranged

ASKING RENT: Upon Request

TRANSPORTATION: **B D F M N Q R W**

HIGHLIGHTS:

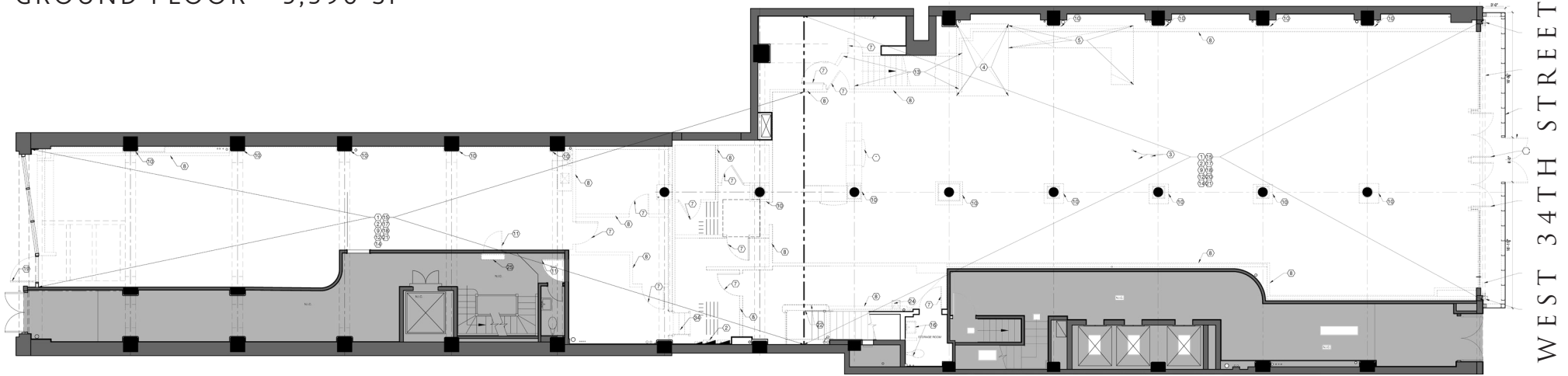
- Fully built flagship opportunity at the epicenter of 34th Street/Herald Square, which sees 100,000 daily visitors
- Clean open layout
- Large signage opportunity
- Dock included on the 35th Street side
- Next door to Ulta Beauty
- Adjacent to the Herald Square station which sees 21M riders annually
- Neighboring tenants include: *Foot Locker, Zara, Fossil, Aldo, Superdry, Zumiez, Lush, Pandora, UGG, H&M, Target, Macy's, Portabella, Timberland, Build a Bear, Bank of America, & more!*



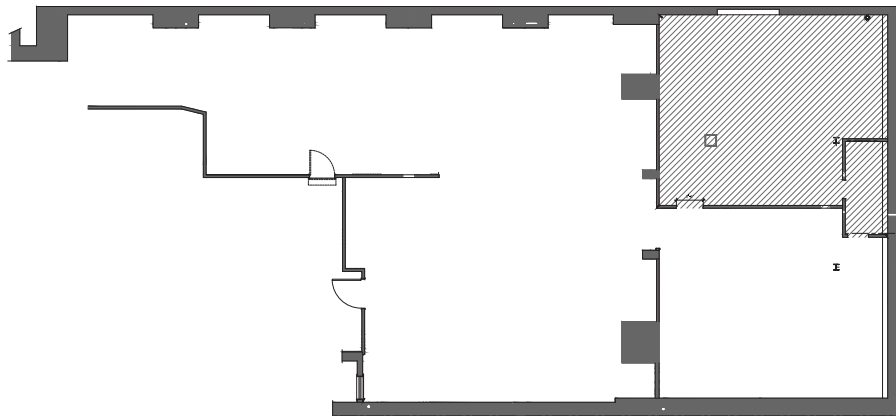
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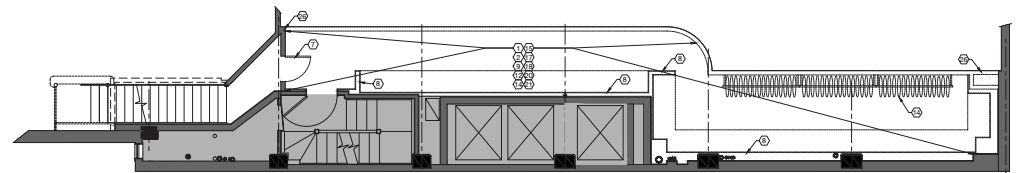
FLOOR PLAN:
GROUND FLOOR - 5,390 SF



CELLAR - 3,529 SF



MEZZANINE - 553 SF



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45 West 34th Street is situated in the heart of Midtown Manhattan's major commercial hub known as Herald Square.

Formed by the intersection of Broadway, Sixth Avenue (officially Avenue of the Americas), and 34th Street, Herald Square is named for the New York Herald newspaper, whose building was located on 35th Street from 1893 to the 1920s.

The square's most prominent feature is the elaborate Bennett Clock, named for Herald publisher James Gordon Bennett Jr. The monument features the Bellringers, dubbed "Guff" and "Stuff," and owls with flashing green eyes. Owls were Bennett's talisman, and the new massive granite gateposts, installed by the Partnership, feature bronze owl figures by sculptor Greg Lefevre.

Herald Square is a wonderful place to take a break from shopping and sightseeing: pull up a chair, enjoy some refreshments from the food kiosk operated by Wafels & Dinges, and rest your eyes on the Partnership's award-winning gardens. And be sure to catch Guff and Stuff ringing their bells every hour on the hour.



19,714
TOTAL POPULATION

\$123K
AVERAGE INCOME

10,465
TOTAL HOUSEHOLDS

62.3K
AVERAGE VISITORS/DAY

45

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FOR MORE INFORMATION,
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