



324 WEST 44TH STREET, HELL'S KITCHEN, NY 10036

[ACCESS DATA ROOM](#)

TOWNEPLACE SUITES BY MARRIOTT

TEAM ENTRANCE

RIPCO
INVESTMENT SALES

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INVESTMENT SALES



*Back of the Building
on W 43rd Street*

324 West 44th Street | Hell's Kitchen, NY 10036

MARRIOTT-BRANDED HOTEL
On Long Term Ground Lease
Prime Hell's Kitchen / Times Square

INVESTMENT HIGHLIGHTS

#1

Newly Built Marriott Hotel

Constructed in 2018, The TownePlace Suites feature 114 guest rooms with in-room kitchens, fitness center, lobby café, and valet dry cleaning.

- 198K total visits, annually
- 3.3% increase in visits YOY

#2

Prime Hell's Kitchen/ Times Square Location

Situated within a 5-minute walk to Times Square, one of the world's most visited destinations, creating exceptional pedestrian traffic and year-round demand.

#3

Exceptional Transit Connectivity

Located within walking distance of the Times Square-42nd Street transit hub and the Port Authority Bus Terminal, providing access to 11 subway lines (A, C, E, 1, 2, 3, 7, N, Q, R, W) as well as major MTA bus routes serving Midtown Manhattan and the outer boroughs.

#4

88 Years Remaining on Long-Term Marriott Ground Lease

Provides investment security with a Marriott-branded operator, delivering a stable, predictable cash flow and long-term income.



TOWNEPLACE
SUITES[®]
BY MARRIOTT

Front of the Building
on W 44th Street



Back of the Building
on W 43rd Street

PROPERTY OVERVIEW

RIPCO REAL ESTATE has been exclusively retained to market the ground lease position at **324 WEST 44TH STREET** — Hell's Kitchen, NY 10036 (the "Property").

The Property is situated on the south side of West 44th Street between 8th Avenue and 9th Avenue, in the heart of Midtown West's Hell's Kitchen neighborhood, one block from Times Square—one of the most visited destinations globally. The Property is within immediate proximity to several other highly-visited locations including the Broadway Theater District, Madison Square Garden, Penn Station, Hudson Yards, and Bryant Park, and is surrounded by a dense concentration of hotels, theaters, restaurants, and entertainment venues that generate exceptional pedestrian activity and year-round tourism demand.

This particular location also benefits from unmatched transit access, with nearby service from 11 subway lines (A, C, E, 1, 2, 3, 7, N, Q, R, W) at the Times Square-42nd Street and Penn Station transit hubs, with a ~four-minute walk (± 0.2 miles) to the Port Authority Bus Terminal, and multiple MTA bus routes, including the M7, M20, M42, and M50, providing east-west and north-south connectivity across Midtown Manhattan.

The Property is improved with a newly constructed (2018) TownePlace Suites by Marriott, an institutional, extended-stay hotel asset in one of the strongest hospitality submarkets in the United States. The surrounding area features a rare convergence of global tourism, midtown office workforce, and regional transportation infrastructure, supporting consistent occupancy and long-term market relevance.

With approximately 88 years remaining on the long-term ground lease, the Property presents investors with a rare opportunity to acquire a passive, long-duration income stream secured by a globally recognized hospitality brand in one of New York City's most sought-after neighborhoods.

For information or to schedule a property tour, please reach out to the exclusive brokers.



PROPERTY OVERVIEW

ACCESS DATA ROOM

THE OFFERING

Address	324 West 44th Street, Hell's Kitchen, NY 10036
County	Manhattan
Location	South side of W 44th Street between 8th Avenue and 9th Avenue.
Block / Lot	1034 / 44
Property Type	Hotel (Ground Lease)

PROPERTY INFORMATION

Lot Dimensions	59' x 200.84' (approx.)
Lot SF	8,435 SF (approx.)
Building Dimensions	50' x 200' (approx.)
Stories	7
Year Built	2018
Walk-Up / Elevator	Elevator
Total Gross SF	35,420 SF (approx.)
Hotel Rooms (Keys)	114
Ground Lease Expiration (Year)	2113

ZONING INFORMATION

Zoning	C6-2 (R8) - CL
Street Width	60'
Street Width Classification	Narrow
	FAR
Commercial Zoning	6.00
Residential Zoning	6.02
Residential Zoning (UAP/Qualifying Sites)	7.20
Mandatory Inclusionary Housing Zoning	7.20
Community Facility Zoning	6.50
	Buildable SF
Commercial Zoning	50,610 SF (approx.)
Residential Zoning	50,779 SF (approx.)
Residential Zoning (UAP/Qualifying Sites)	60,732 SF (approx.)
Mandatory Inclusionary Housing Zoning	60,732 SF (approx.)
Community Facility Zoning	54,828 SF (approx.)
	Existing
Available Air Rights (As of Right)	(35,420)
	Available
Available Air Rights (As of Right)	15,359 SF (approx.)

NYC TAX INFORMATION

Property Assessment (25/26)	\$6,722,300
Tax Rate	10.762%
Annual Property Tax (25/26)	\$723,454
Tax Class	4

324 WEST 44TH STREET
FOR SALE

PROPERTY PHOTO

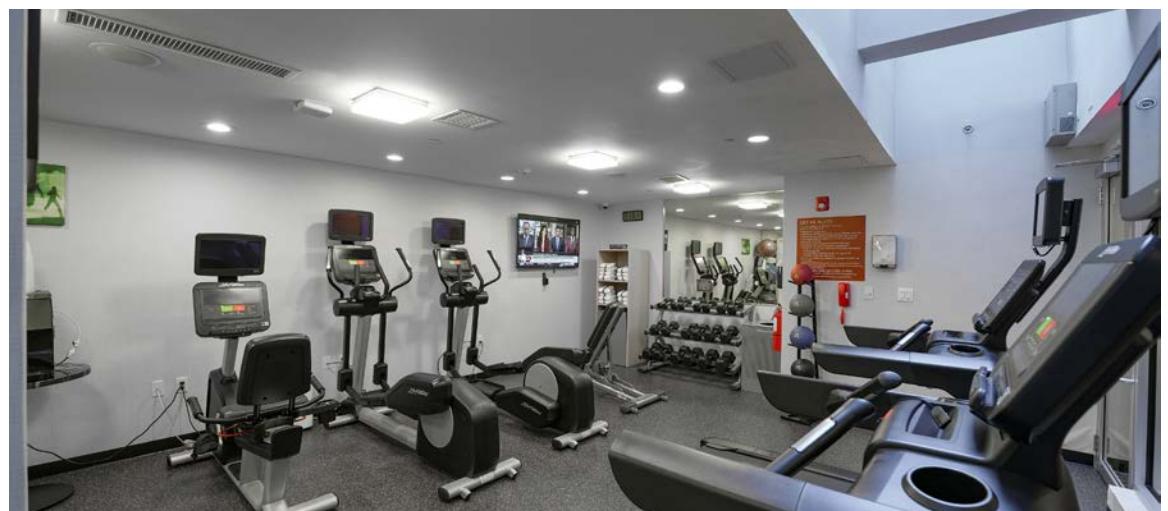


324 WEST 44TH STREET
FOR SALE

INTERIOR PHOTOS



INTERIOR PHOTOS



324 WEST 44TH STREET FOR SALE

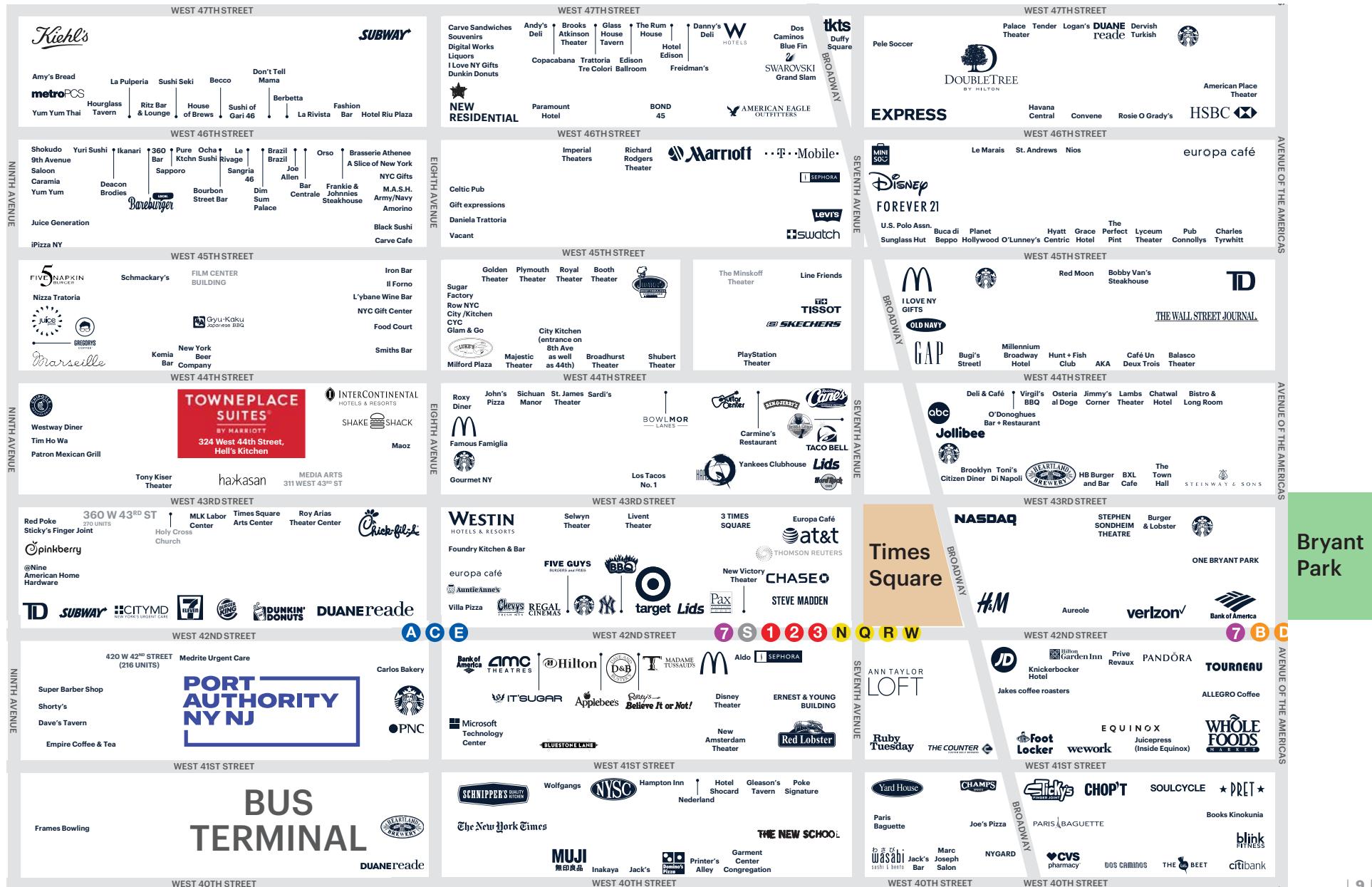
SURROUNDING MAP

DISTANCE FROM PROPERTY

0.2 MI TIMES SQUARE
0.2 MI BROADWAY THEATER DISTRICT
0.23 MI RADIO CITY
0.23 MI BRYANT PARK
0.6 MI ROCKEFELLER CENTER

1.0 MI CENTRAL PARK
1.0 MI EMPIRE STATE BUILDING
1.0 MI HUDSON YARDS
0.5 MI MADISON SQUARE GARDEN
0.4 MI PENN STATION

0.5 MI GRAND CENTRAL STATION
AIRPORTS
10.3 MI LAGUARDIA AIRPORT (LGA)
17.2 MI NEWARK LIBERTY AIRPORT (EWR)
17.6 MI JFK INTERNATIONAL AIRPORT (JFK)



LOCATION OVERVIEW

Perfectly positioned in Midtown West / Hell's Kitchen,

324 West 44th Street (New York, NY 10036) sits steps from the energy of Times Square and Broadway, offering an exceptionally walkable, transit-rich location that appeals to both business and leisure demand.

Within a short stroll are major **Midtown anchors like Times Square, Broadway, Bryant Park, and Rockefeller Center, plus the neighborhood's legendary dining scene—especially Restaurant Row on West 46th Street between 8th and 9th Avenues.**

For lifestyle and recreation, the west-side waterfront is nearby with Hudson River Park (Pier 84)—a signature pier with open space and activities—and iconic attractions like the Intrepid Sea, Air & Space Museum at Pier 86 (W 46th St & 12th Ave).

Connectivity is a major differentiator: the property is about a 2-minute walk to the 42 St-Port Authority subway station, with additional access through the larger Times Sq-42 St station complex—making Midtown, Penn Station, and the broader city highly accessible.

For regional and air travel, the area provides straightforward access to all three major airports—approximately 8.9 miles to LaGuardia (LGA), about 16 miles to JFK, and roughly 14.8 miles (road distance) to Newark (EWR) (travel times vary significantly with traffic and mode).





324 WEST 44TH STREET, HELL'S KITCHEN, NY 10036

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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.