

940 EIGHTH AVENUE

RARE ROOFTOP DEVELOPMENT OPPORTUNITY | MIDTOWN
BETWEEN W 55TH STREET & W 56TH STREET



**Photo for illustrative purposes only; not the actual property.*

ARYEH VILINSKY

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BH REALTY

DISCOVER **PRIME** ROOFTOP POTENTIAL

Introducing an exceptional opportunity to reimagine a 3,500 SF rooftop space in the heart of Manhattan. Nestled in the prime area of Columbus Circle, 940 8th Avenue offers the unique opportunity to craft a standout rooftop experience within the iconic cityscape. Envision a fully customizable rooftop lounge and restaurant where each detail aligns with one vision. The 940 8th Avenue space serves as a versatile canvas, ready for creative input with the added benefit of a readily available liquor license.

The rooftop sanctuary is strategically positioned, offering unmatched views and convenient access to the best the city has to offer. Patrons will be immersed in the dynamic atmosphere of Columbus Circle, surrounded by major attractions including the Museum of Arts and Design, Carnegie Hall, Broadway Theater, and some of the city's finest hotels and shopping. With high tourist influx and bustling foot traffic, this venture promises not only a remarkable space for creative customization but also a strategic location that ensures visibility and success.

HIGHLIGHTS

- 3,500 Sq Ft
- Lounge / Restaurant opportunity
- Fully Customizable Rooftop
- Liquor License Available
- Prime Midtown Location
- High foot traffic area
- High tourist influx

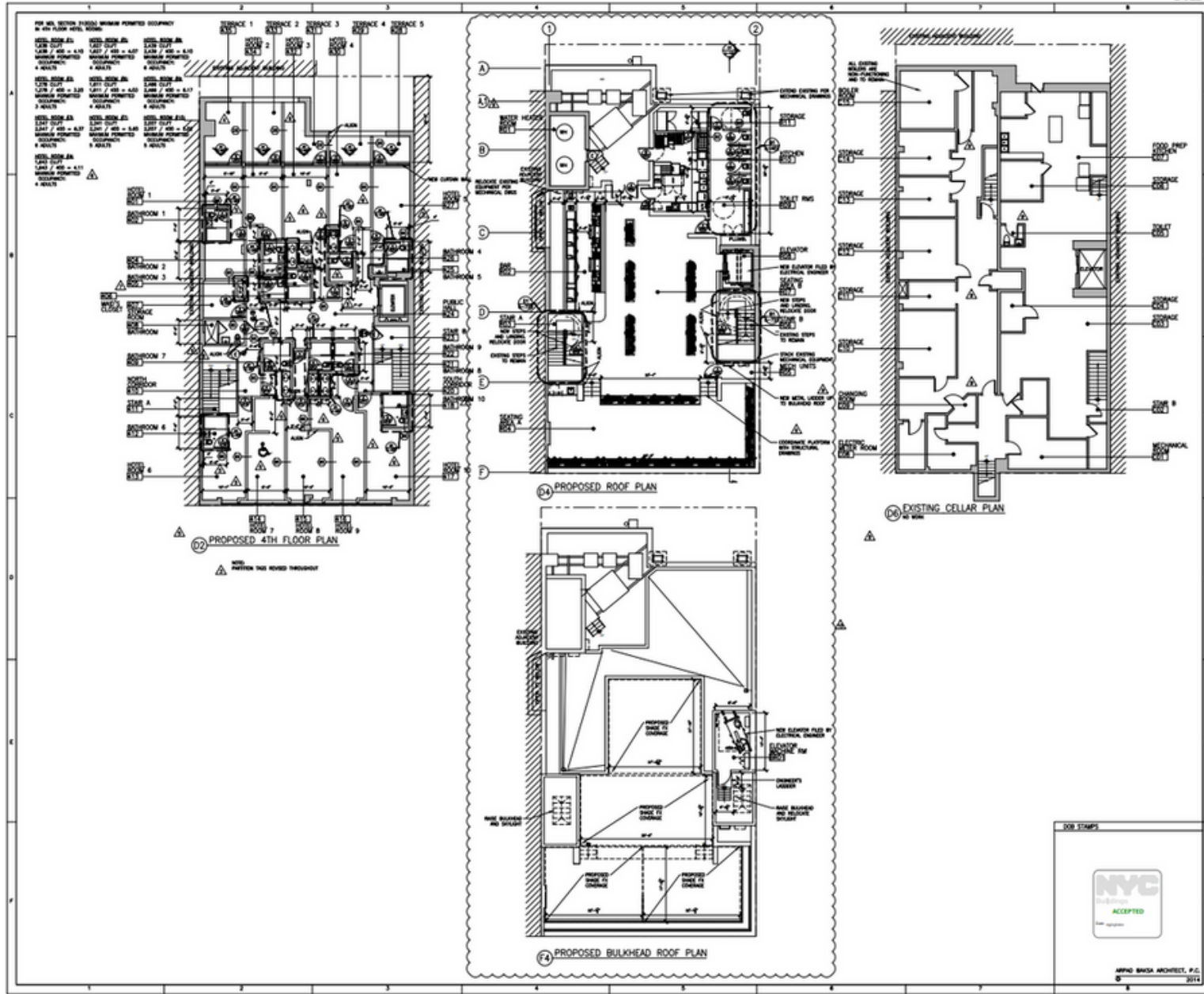
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ARCHITECT'S CERTIFICATION
 I, the undersigned, being a duly licensed Architect under the laws of the State of New York, do hereby certify that I am the Architect of the above described premises and that I am a duly licensed Architect under the laws of the State of New York, and that I am duly qualified to perform the services required of me in connection with the preparation and execution of the plans and specifications for the above described premises.

No.	DATE	REVISION
1	10/15/14	ISSUE FOR PERMITS
2	10/15/14	ISSUE FOR PERMITS
3	10/15/14	ISSUE FOR PERMITS
4	10/15/14	ISSUE FOR PERMITS
5	10/15/14	ISSUE FOR PERMITS
6	10/15/14	ISSUE FOR PERMITS
7	10/15/14	ISSUE FOR PERMITS
8	10/15/14	ISSUE FOR PERMITS
9	10/15/14	ISSUE FOR PERMITS
10	10/15/14	ISSUE FOR PERMITS

KEY PLAN (BIN No: 1024888)
 102nd STREET
 8th AVENUE
 104th STREET
 BLOCK: 1027 LOT: 63 CB No: 105

PROJECT NAME & ADDRESS
JAZZ HOTEL
 940 8TH AVENUE
 NEW YORK, NY 10019

PROPOSED 4TH FLOOR AND ROOF PLANS, AND EXISTING CELLAR PLAN

NYC DEPARTMENT OF BUILDINGS
 ACCEPTED

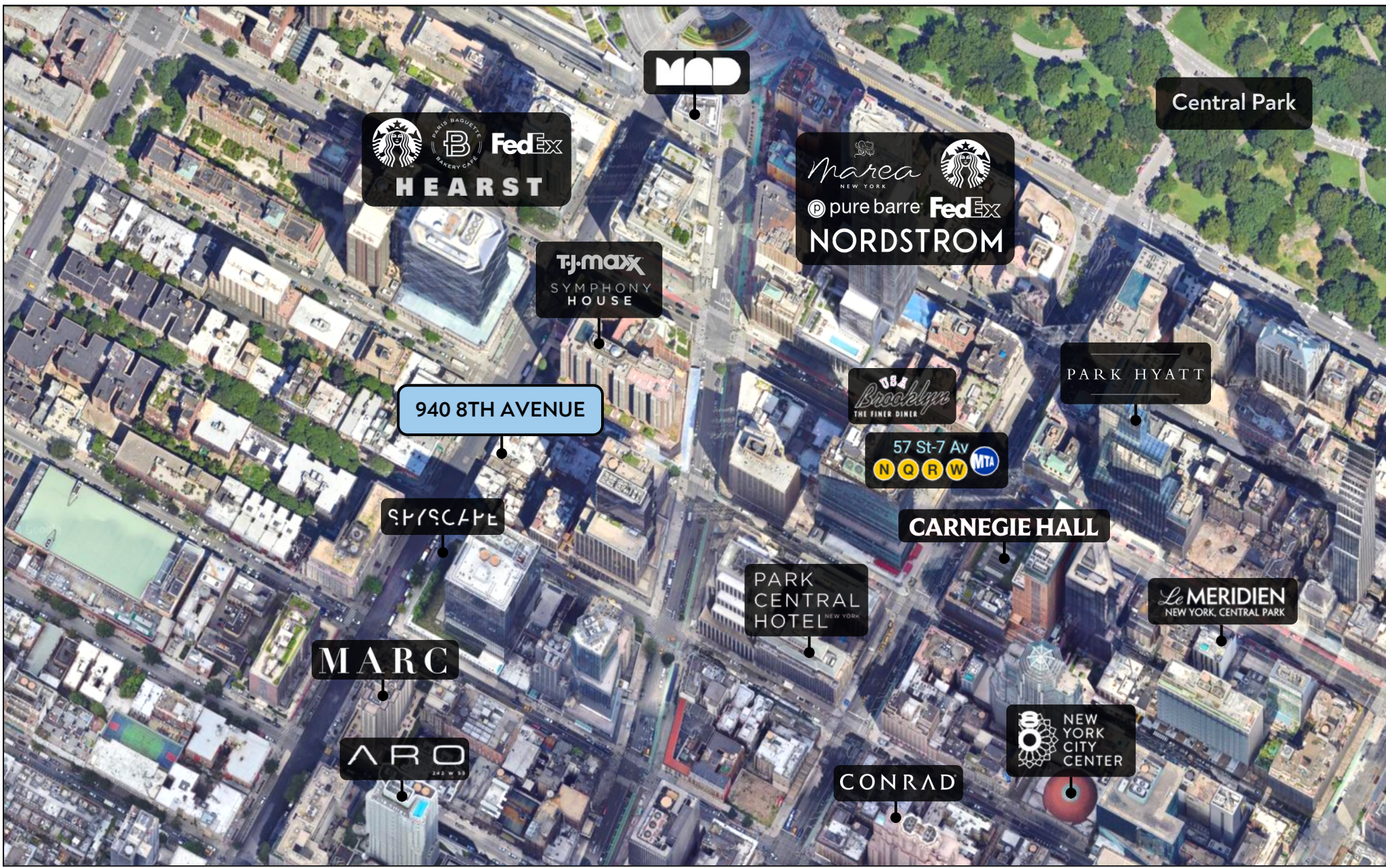
APPROVED ARCHITECT, P.C.
 2014

SCALE: 1/8" = 1'-0"
ISSUE DATE: 05 SEP 2014
TITLE SHEET NO. OF 31
DRAWING NO. A-002.05

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MIDTOWN

ABOUT THE NEIGHBORHOOD

Midtown is the vibrant heart of the city, pulsating with a unique blend of business, culture, and entertainment. This bustling urban district boasts a dynamic skyline adorned with iconic skyscrapers and is home to some of the nation's biggest employers, making it a hub of economic activity. Corporate giants like tech innovators, finance institutions, and media conglomerates contribute to the area's bustling energy.

Amidst the towering structures, Midtown offers an array of local attractions that capture the essence of city life. From the renowned Times Square and Broadway theaters to the peaceful oasis of Bryant Park, there's something for everyone. The Museum of Modern Art (MoMA) attracts art enthusiasts, while the bustling Fifth Avenue provides a shopping paradise.

The allure of Midtown extends to its rooftop landscape, making it an ideal location for a rooftop restaurant or lounge. The stunning panoramic views of the cityscape, including landmarks like the Empire State Building and Central Park, create a captivating backdrop. The juxtaposition of the urban jungle and greenery makes it an attractive setting for a sophisticated dining experience. The constant buzz of activity below adds an urban charm, making Midtown the perfect spot for those seeking a unique and memorable rooftop experience.



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TRANSPORTATION

Transit/Subway	Drive	Walk	Distance
59 Street-Columbus Circle Transit		3 min	0.2 mi
57 Street (N,Q,R Line) Transit Stop		4 min	0.2 mi
7 Avenue (B,D,E Line) Transit Stop	1 min	5 min	0.3 mi
50 Street (A,C,E Line) Transit Stop	2 min	5 min	0.3 mi
50 Street (1,2 Line) Transit Stop	1 min	7 min	0.4 mi
Commuter Rail	Drive	Walk	Distance
Grand Central Terminal	4 min		1.5 mi
New York Penn Station (LIRR)	4 min		1.8 mi
Airport	Drive	Walk	Distance
La Guardia Airport	16 min		7.6 mi
Newark Liberty International Airport	21 min		14.6 mi
John F. Kennedy International Airport	28 min		17.4 mi

DEMOGRAPHICS

	1 mile	3 miles
POPULATION	151,744	1,136,967
HOUSEHOLDS	68,208	512,502
MEDIAN AGE	40.50	37.90
MEDIAN HH INCOME	\$97,073	\$111,271
DAYTIME EMPLOYEES	228,978	916,743

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