

LOCATION

North side of W. 34th Street Between Seventh & Eighth Avenues

SIZE

Ground Floor: 825 sf Lower Level: 11.000 sf

CEILING HEIGHT

15'8" on Lower Level

STATUS

Formerly Party City

FRONTAGE

31' on

West 34th Street

POSSESSION

Immediate

TERM

Through 10/31/2031

ASKING RENT

\$825,000 per year, including real estate taxes

- Located directly across the street from
 Penn Station-LIRR entrance and 34th Street Penn Station 123 A G B subway station,
 servicing 26 million passengers annually
- Rare store opportunity in the heart of Vornado Realty Trust's redevelopment of the **Penn District**
- Penn Station, the busiest transportation hub in North America, sees 650,000 visitors per day
- Steps from Madison Square Garden,
 Macy's, Herald Square, Moynihan Train Hall,
 Manhattan West and Hudson Yards

MICHAEL RILEY +1 212 812 5901 michael.riley@jll.com ISABELLA BURNETTE +1 212 376 1874 isabella.burnette@jll.com PATRICK A. SMITH +1 212 812 5888 patricka.smith@jll.com

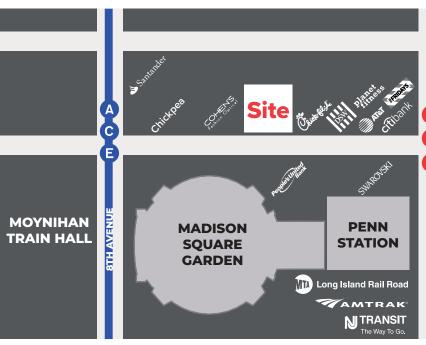


West 34th Street Retail Opportunity











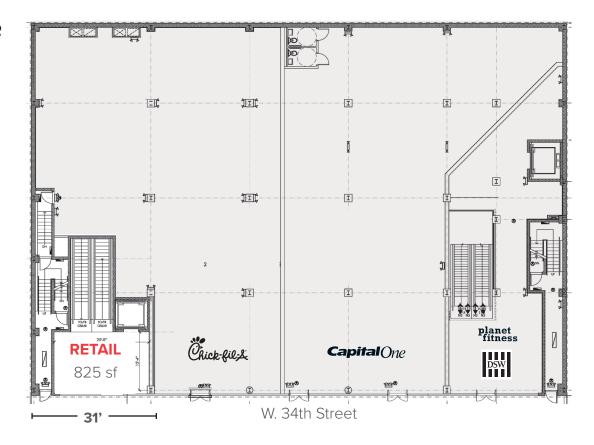
Jones Lang LaSalle Brokerage, Inc. | 330 Madison Avenue New York, NY 10017 DISCLAIMER

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2023 Jones Lang LaSalle IP, Inc. All rights reserved.



223

GROUND FLOOR



LOWER LEVEL

