

223

West 34th Street Retail Opportunity



LOCATION

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

SIZE

Ground Floor: 825 sf
Lower Level: 11,000 sf

FRONTAGE

31' on
West 34th Street

CEILING HEIGHT

15'8" on Lower Level

POSSESSION

Immediate

STATUS

Formerly Party City

TERM

Through 10/31/2031

ASKING RENT

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

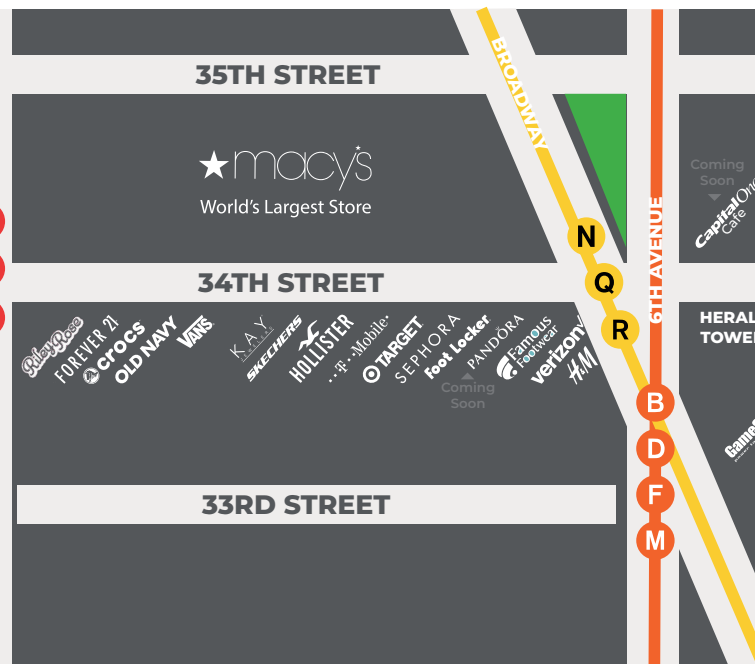
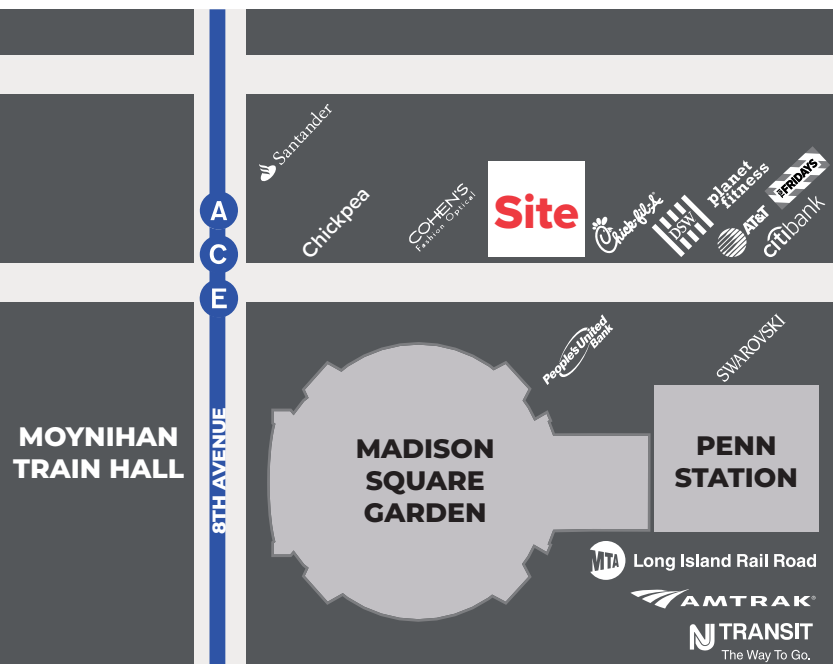
- Located directly across the street from **Penn Station-LIRR** entrance and 34th Street-Penn Station **1 2 3 A C E** subway station, servicing **26 million passengers annually**
- Rare store opportunity in the heart of Vornado Realty Trust's redevelopment of the **Penn District**
- **Penn Station**, 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

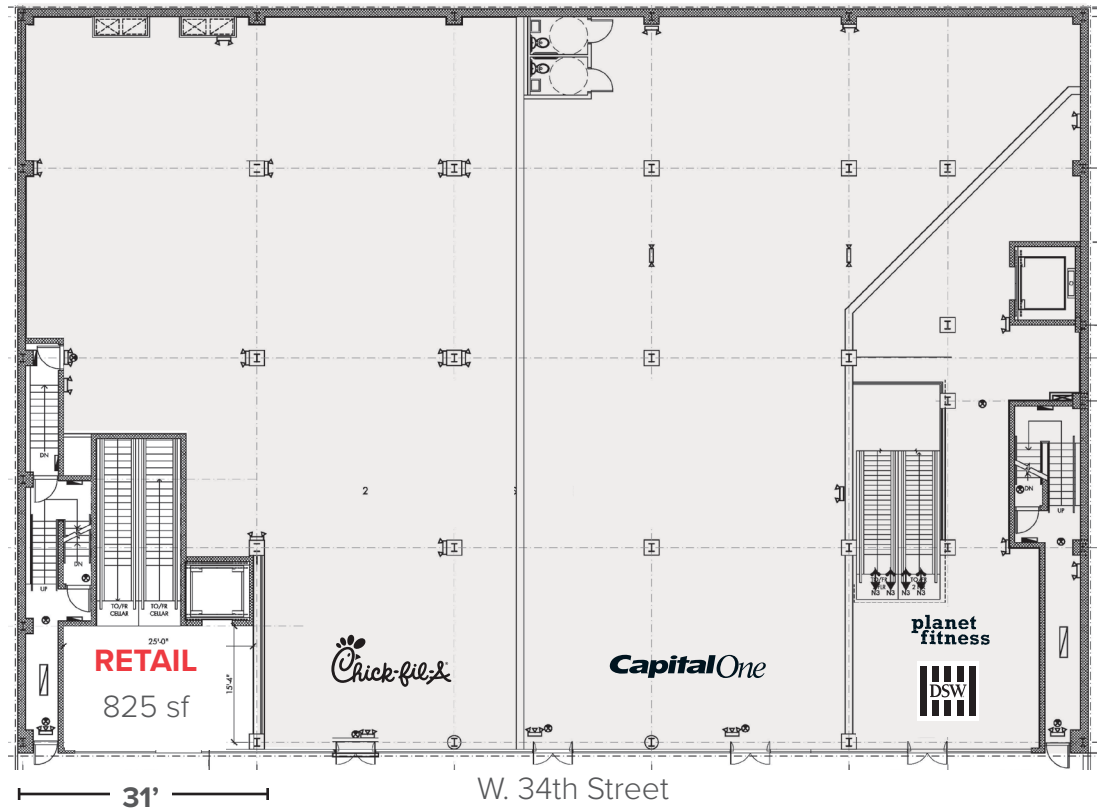
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GROUND FLOOR**LOWER LEVEL**