

FLAGSHIP RETAIL OPPORTUNITY
HERALD SQUARE, NYC

40 West 34th Street



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West 34th Street

Location

Southside of West 34th Street
Between Fifth & Sixth Avenues

Space	Size	Ceilings
Ground Floor:	4,690 sf	11'0"
Second Floor (selling retail):	4,690 sf	13'7"
Third Floor (office):	6,160 sf	11'0"
Fourth Floor (office):	6,160sf	11'0"
Cellar Floor (storage):	4,690 sf	10'8"
Total:	26,390 sf	

Frontage

50' on West 34th Street

Status

Currently American Eagle Outfitters

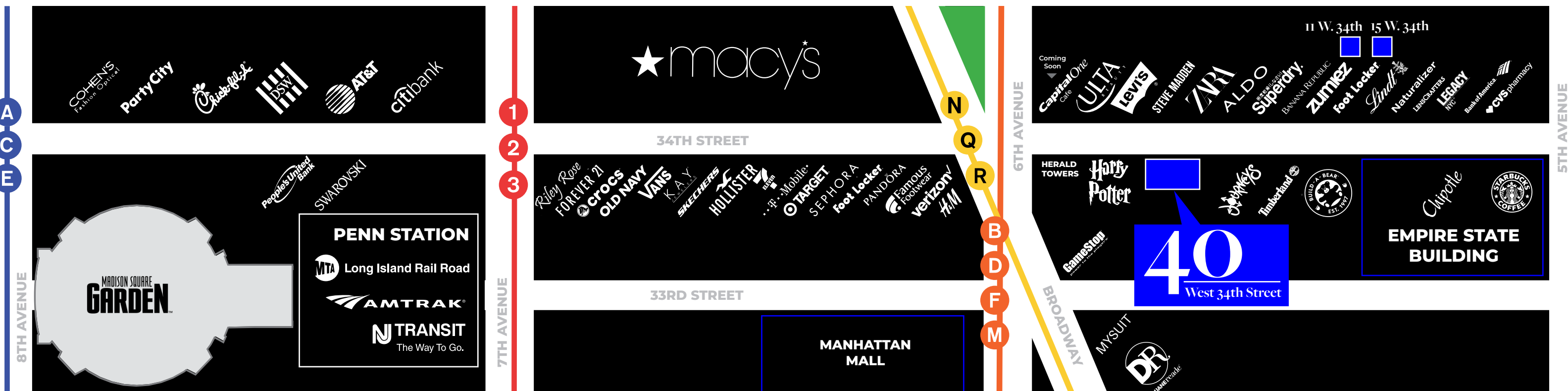
Possession

March 1, 2024

Space Details

- Space is in move-in-ready condition with a Class A retail build-out.
- Existing passenger elevator (accessing lower level, ground & second floor) and escalators (accessing ground & second floor) in place.
- Space includes a separate office lobby with entrance/elevator on 34th Street accessing third & fourth floors (can be leased separately).
- Located within a ½ block of the 34th St-Herald Square subway station, servicing 39 million passengers annually. **B D F M N Q R W**
- Immediate proximity to the Empire State Building and recently re-opened Observatory entrance on 34th Street.

World Class Shopping Corridor

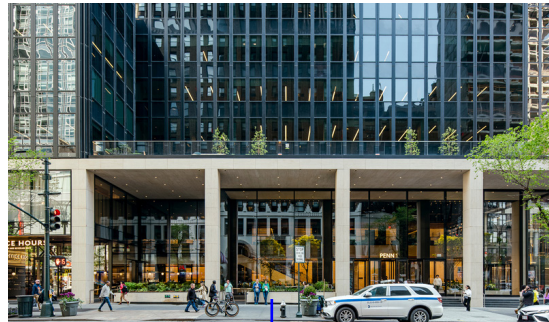


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West 34th Street

Redevelopment complete

Penn 1



650,000 daily passengers

Penn Station



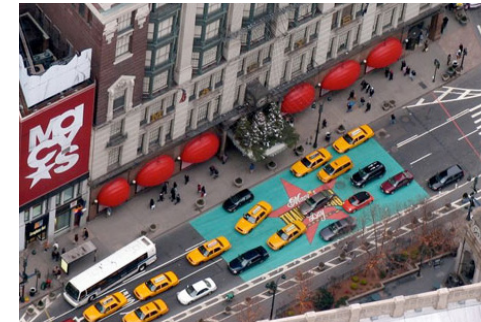
2.5 million SF
20 million annual visitors

Macy's



2nd busiest subway station in NYC

Herald Square



Wharton Properties
34th Street Portfolio

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West 34th Street



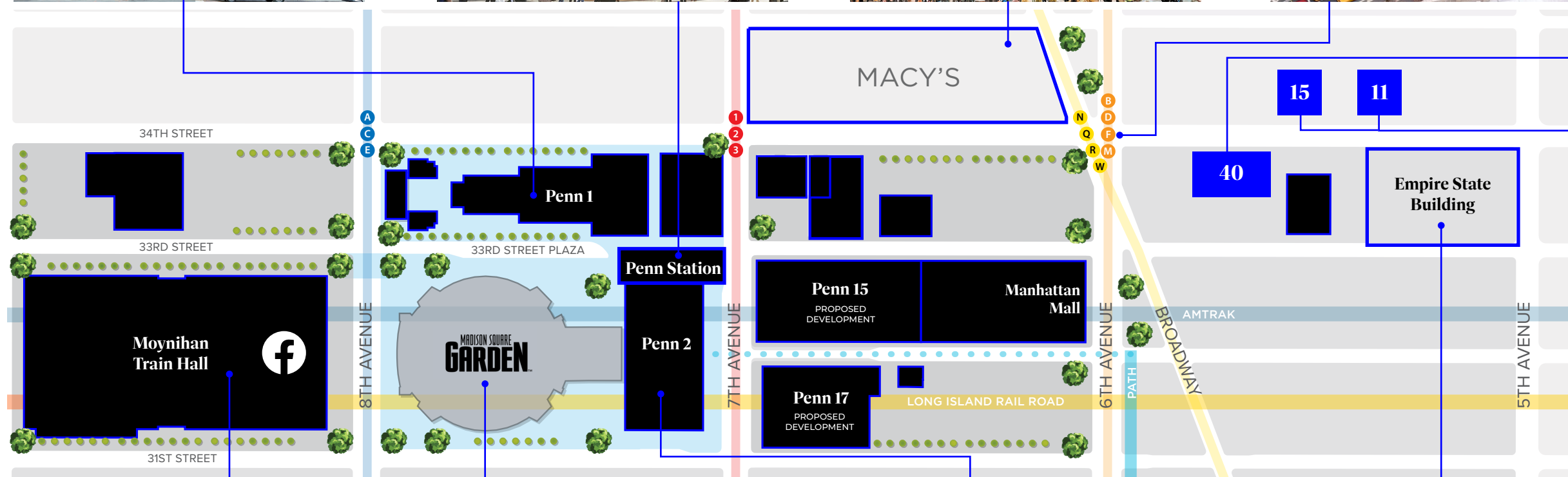
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West 34th Street

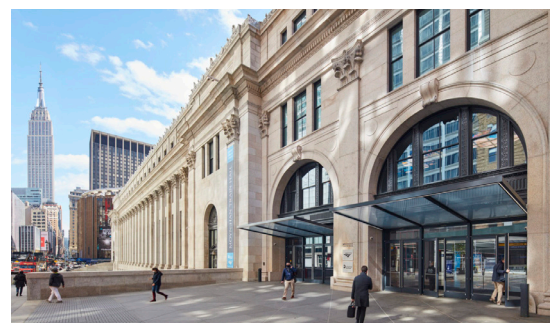


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West 34th Street



Moynihan Train Hall



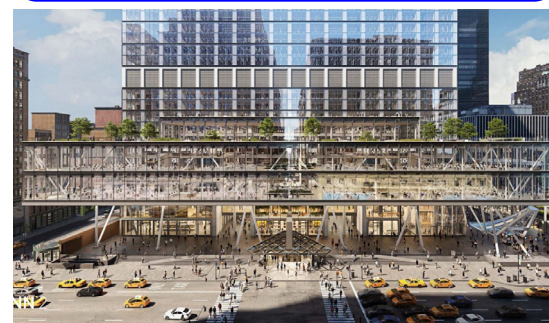
\$1.6 billion renovation completed in 2021

Madison Square Garden



400 events per year

Penn 2



2023 completion

Empire State Building

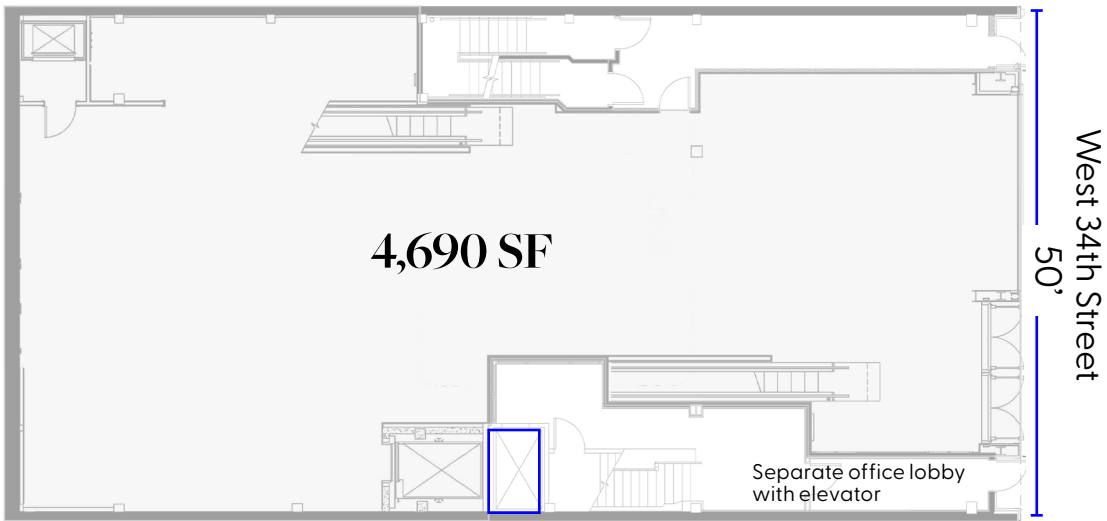


4 million annual visitors

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West 34th Street

Ground Floor
Retail



Cellar Floor
Storage



Second Floor
Selling Retail



Third Floor
Office Space



Fourth Floor
Office Space





For retail leasing information, please contact:

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