


34TH & BWAY

HERALD TOWERS

JEMB
REALTY



THE BEST RETAIL CORNER
IN AMERICA



**34TH
& BWAY**
HERALD TOWERS

**24/7/365 VISIBILITY
AT ONE OF NEW YORK'S
BUSIEST INTERSECTIONS**



- Multi-level retail at the base of Herald Towers, **accommodating flexible space sizes**
- **Over 450' of frontage** facing Herald Square and adjacent to Broadway Pedestrian Plaza
- Adjacent to 34th St. - Herald Square subway station, servicing **39 million passengers** annually; a block from Penn Station, **North America's busiest transportation hub**
- Impressive ceiling heights of **up to 28'**

ONE OF THE HIGHEST PERFORMING RETAIL DISTRICTS



3 BILLION

Spent annually on retail and entertainment



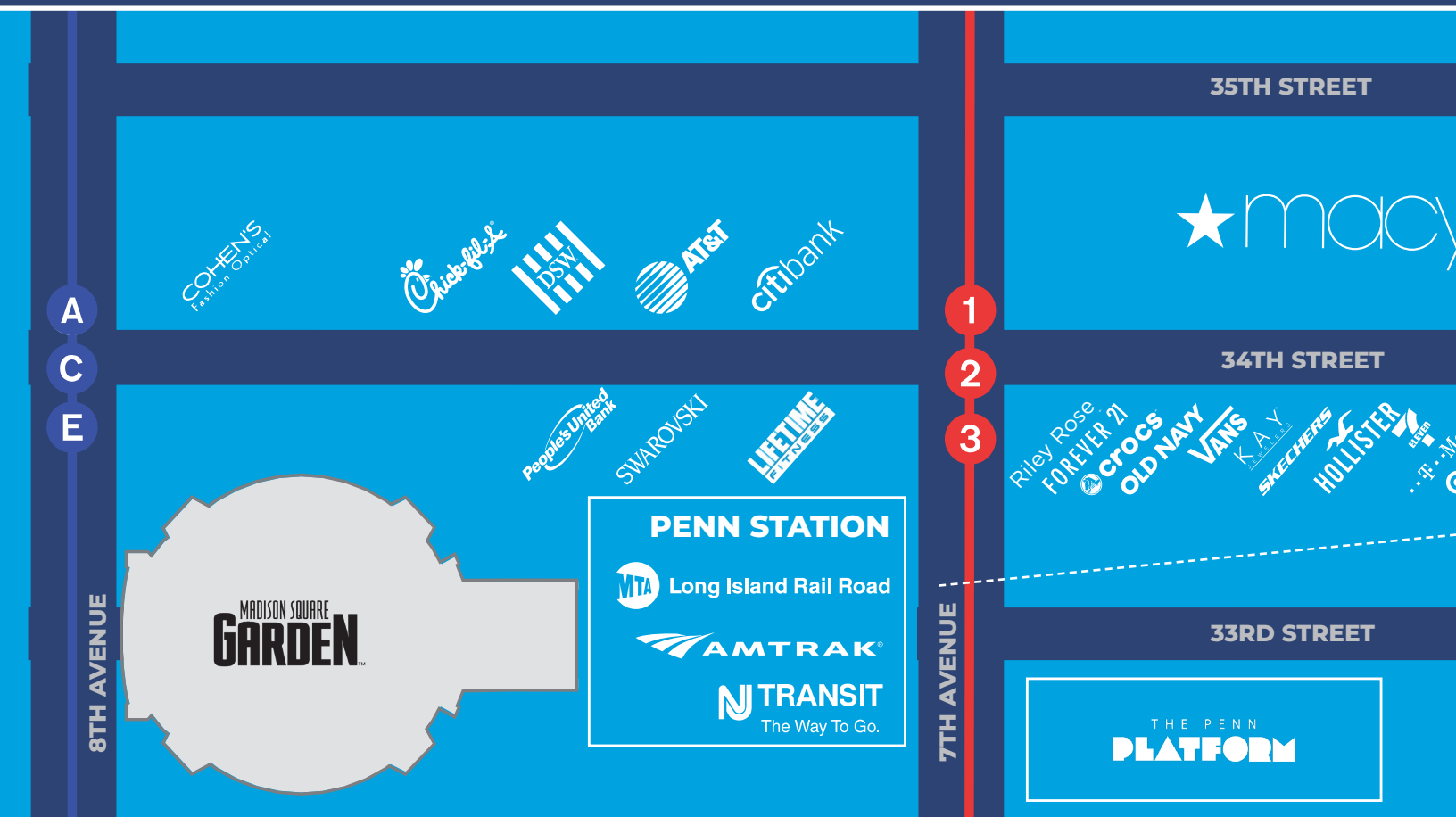
100 MILLION

Pedestrians at 34th Street and Broadway Annually



625,000

Office workers within 15 minutes of retail space



IN THE WORLD



209 MILLION

Annual ridership through
nearby Herald Square/
Penn Station

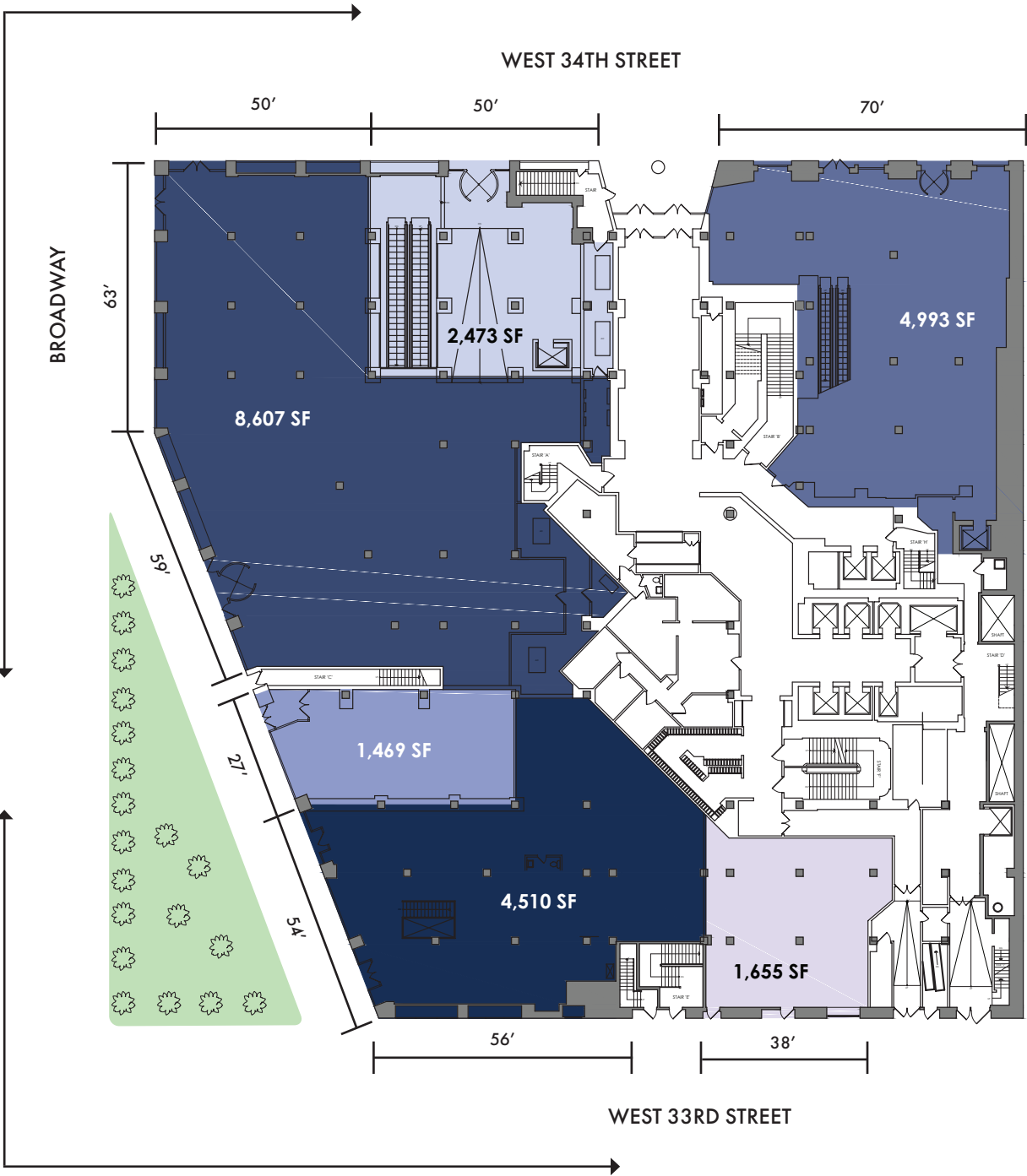
Digital signage opportunity at the Northeast corner
of Broadway and 33rd Street
Sightline from Penn Station/MSG



GROUND FLOOR

Ceiling Height: 17'

172' wraparound frontage



110' wraparound frontage

CELLAR FLOOR

Ceiling Height: 14'

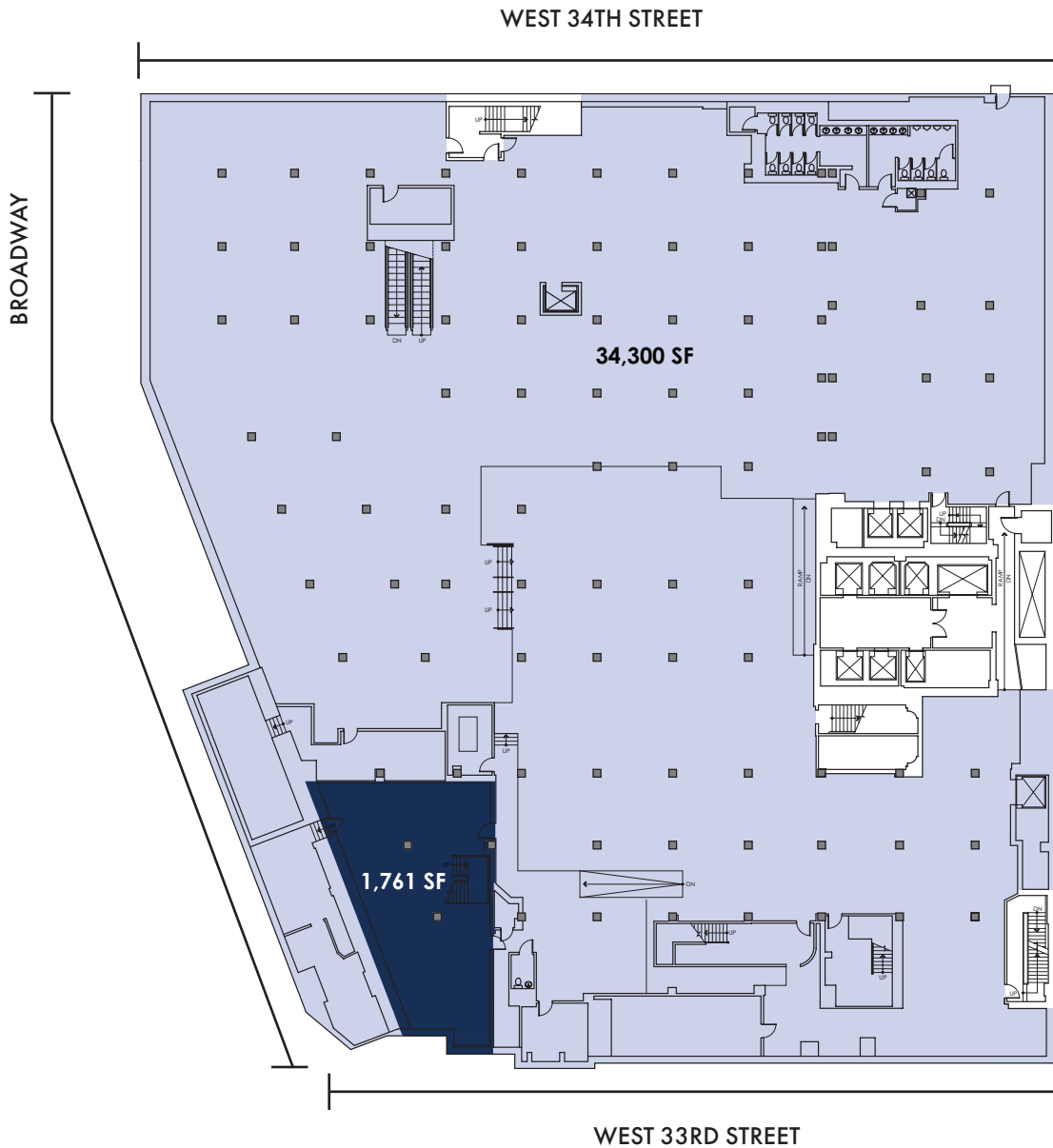


Herald
Square

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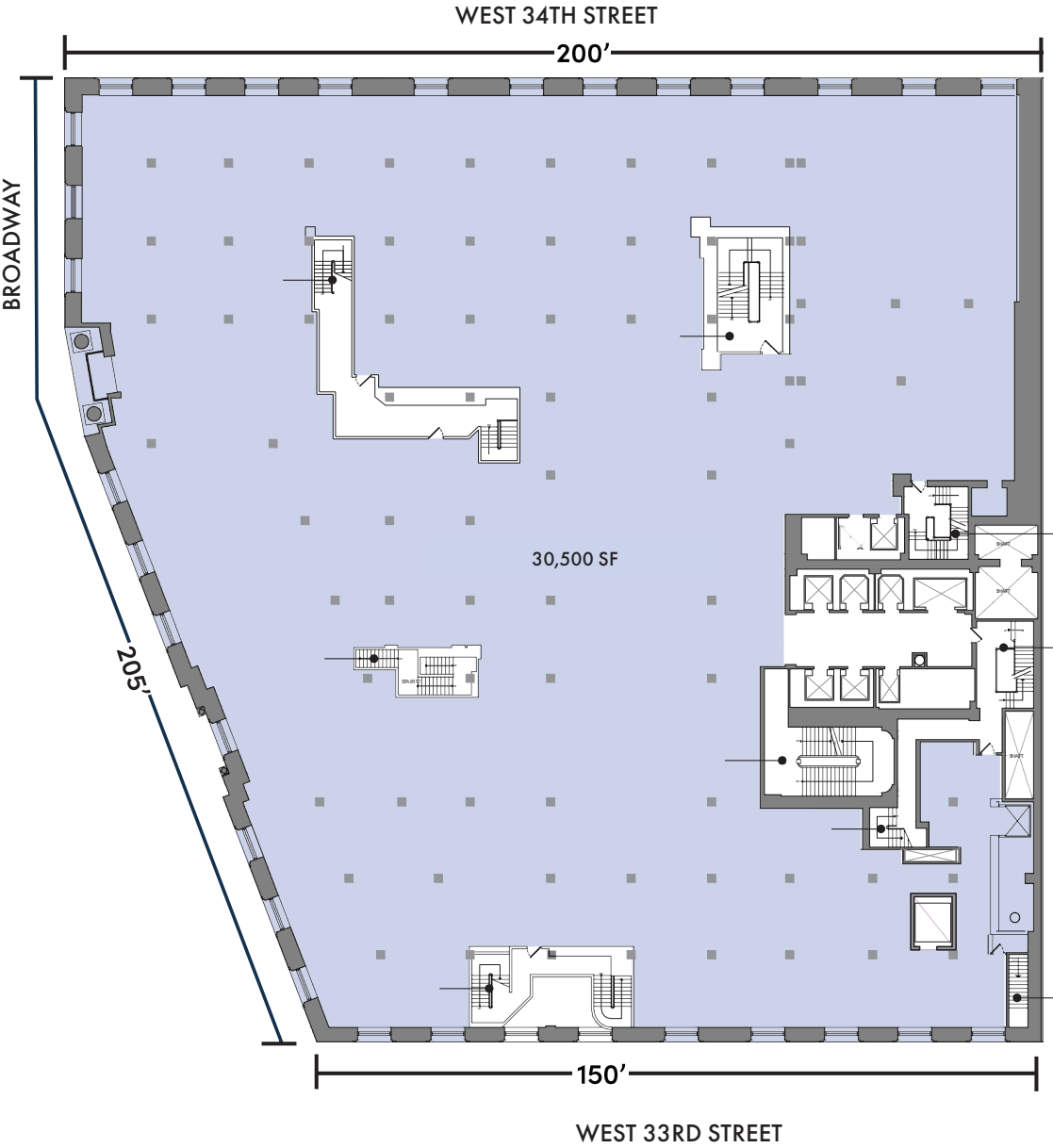
Plaza

Greeley
Square



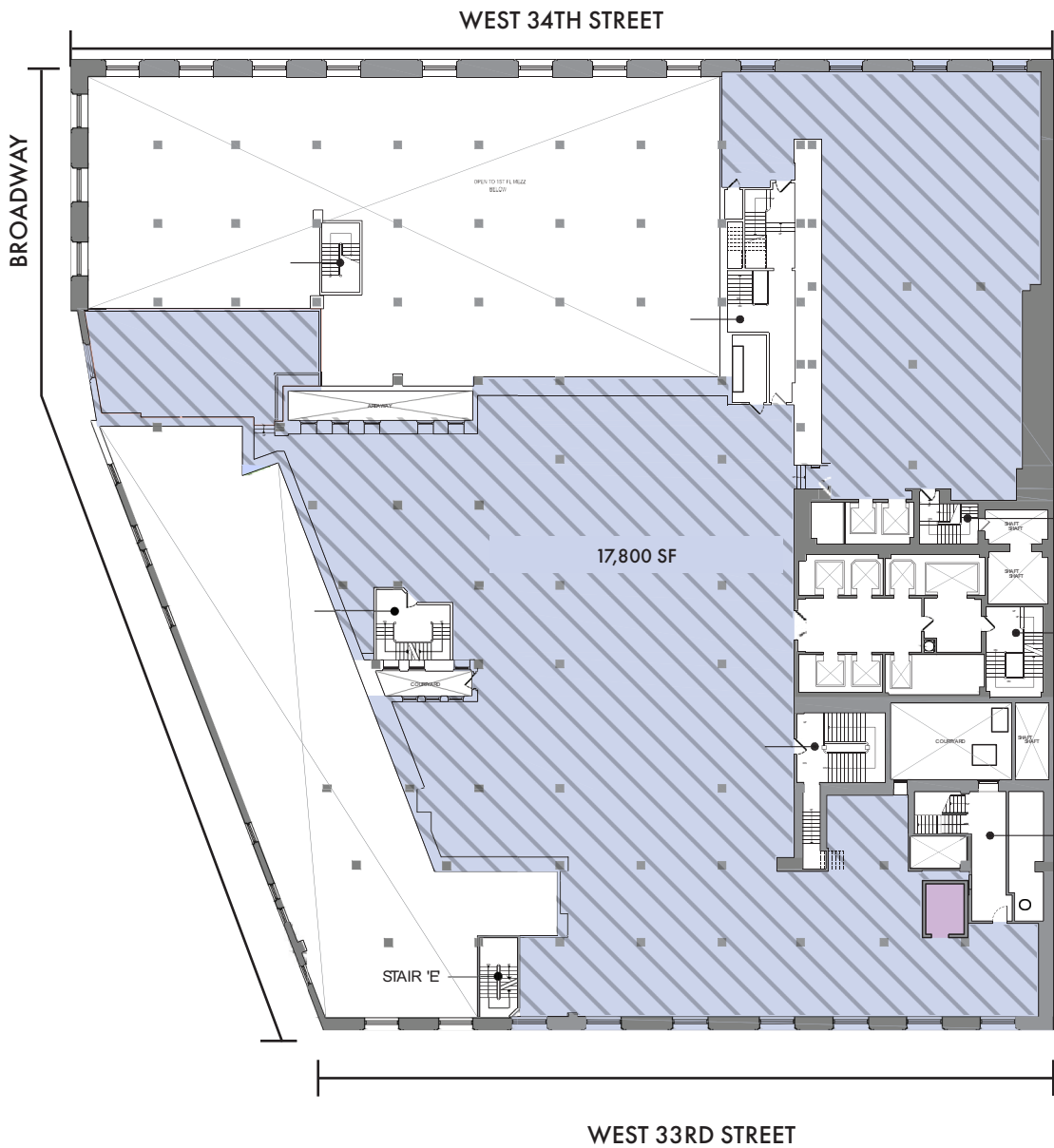
SECOND FLOOR

Ceiling Height: 28'



THIRD FLOOR

Ceiling Height: 12'



NOTE:
Majority of
Third Floor can be
demolished
to allow for
higher ceilings on
Second Floor

THE NEW PENN DISTRICT

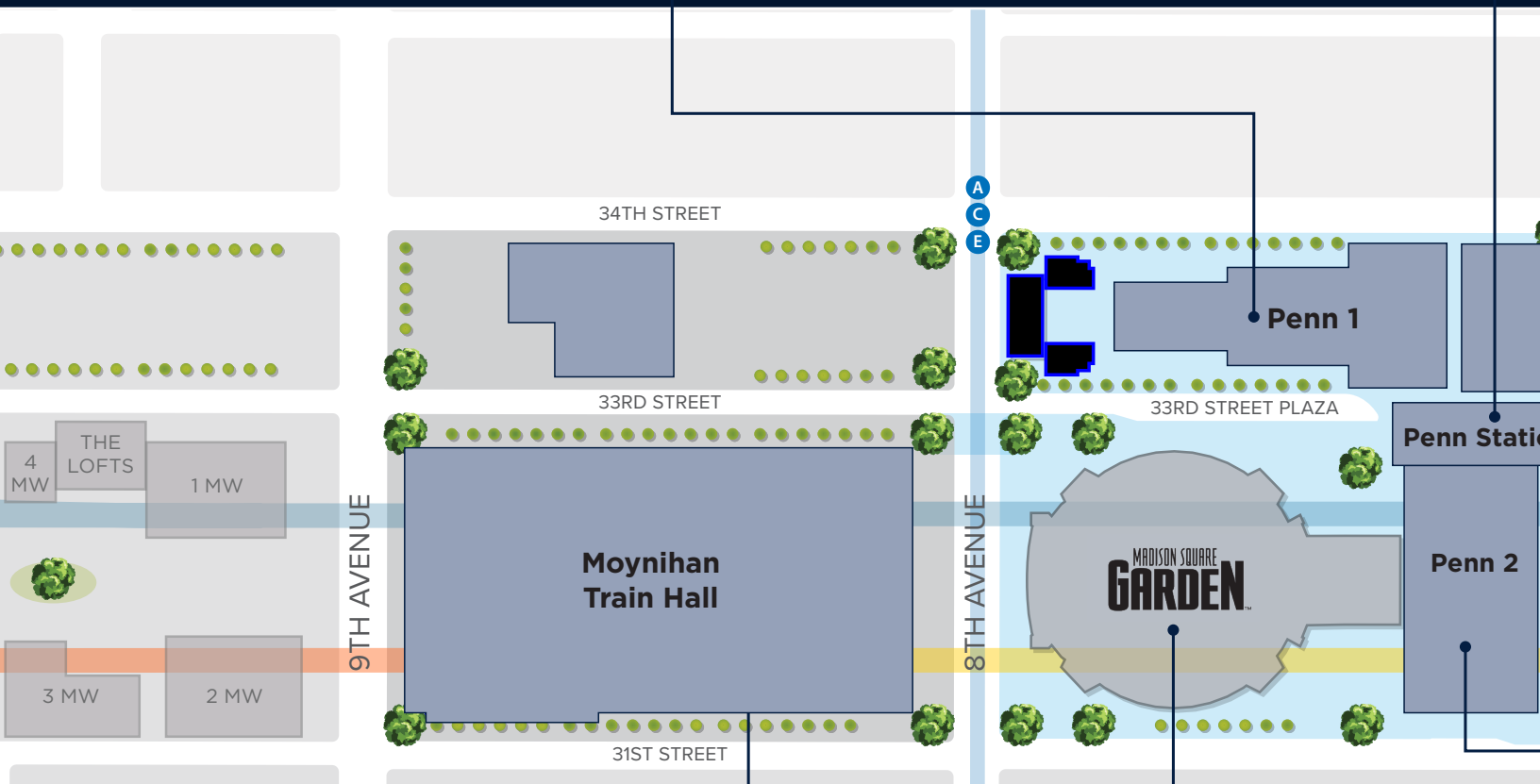
Redevelopment complete

Penn 1



650,000 daily passengers

Penn Station

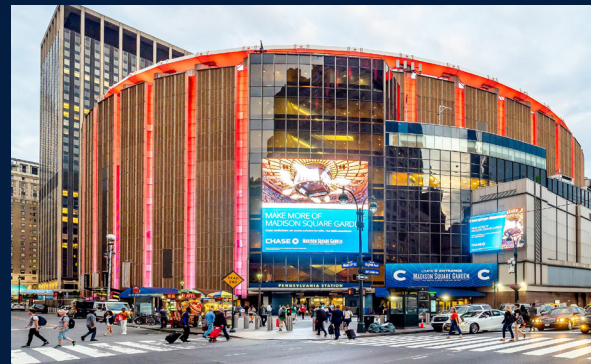


Moynihan Train Hall



\$1.6 billion renovation
completed in 2021

Madison Square Garden



400 events per year

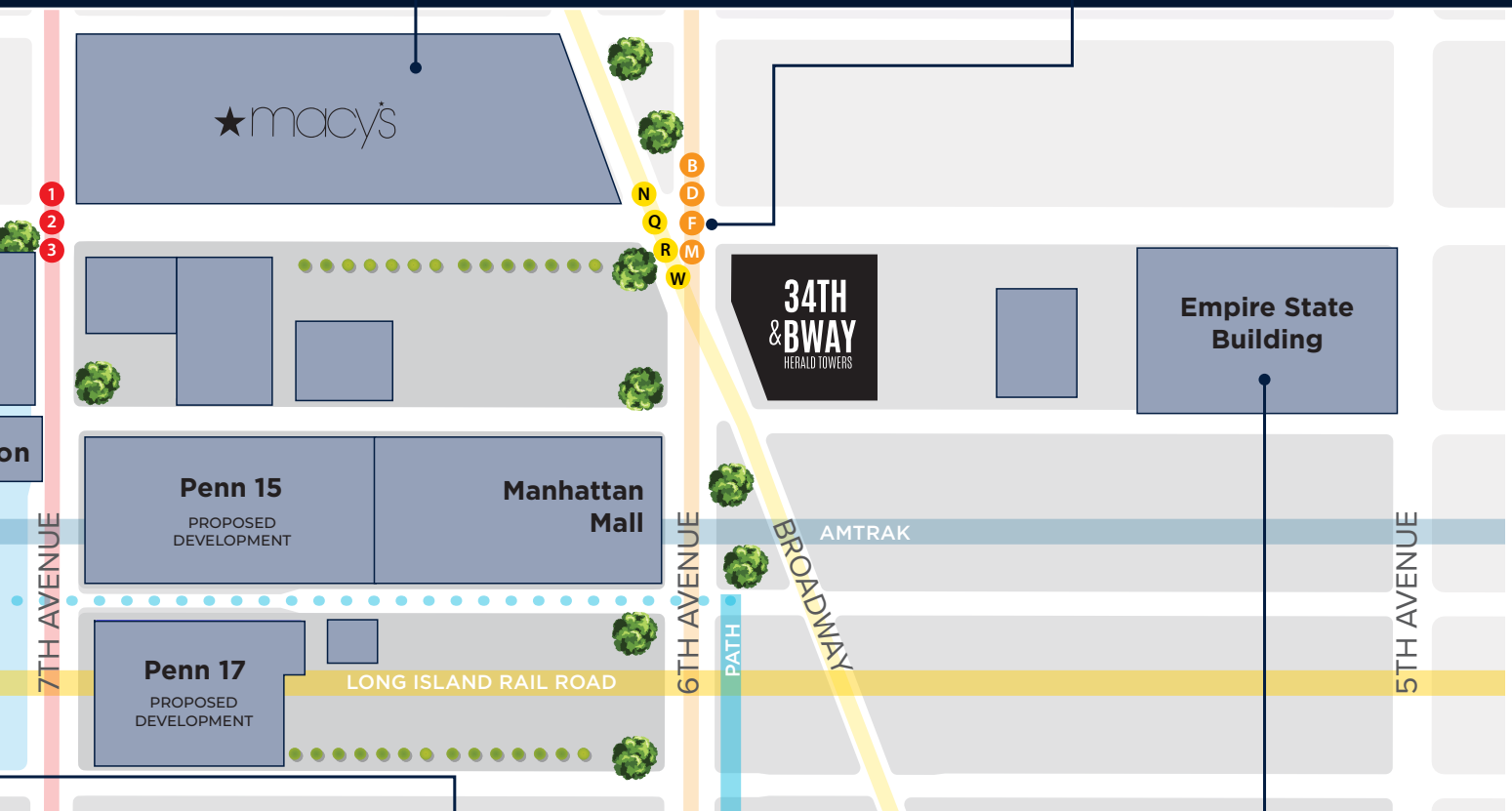
2.5 million SF
20 million annual visitors

Macy's



2nd busiest subway
station in NYC

Herald Square



Penn 2



1.61 million SF redevelopment
completed in 2023

Empire State Building



4 million annual visitors



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