

10 BRYANT

NYC CORNER
RETAIL
OPPORTUNITY

Fifth Avenue at 40th Street





INTRODUCING 10 BRYANT

A dramatic corner space at the base of an immaculately preserved 10-story Beaux-Arts building, known as The Knox Building.

10 Bryant is located directly across from Bryant Park and The New York Public Library on the southwest corner of Fifth Avenue and West 40th Street.

A true 24/7 market and top destination for locals and visitors alike, Bryant Park is the most programmed public space in America and attracts over 12 million* visitors annually. In addition, New York City's highest volume retail stores and restaurants are within steps from 10 Bryant.

The offering can be designed and "right-sized" for a variety of retail and F&B uses.

*Source: Bryant Park Corporation

10
OF LIKE
MINDS

ONE OF A KIND RETAIL OPPORTUNITY

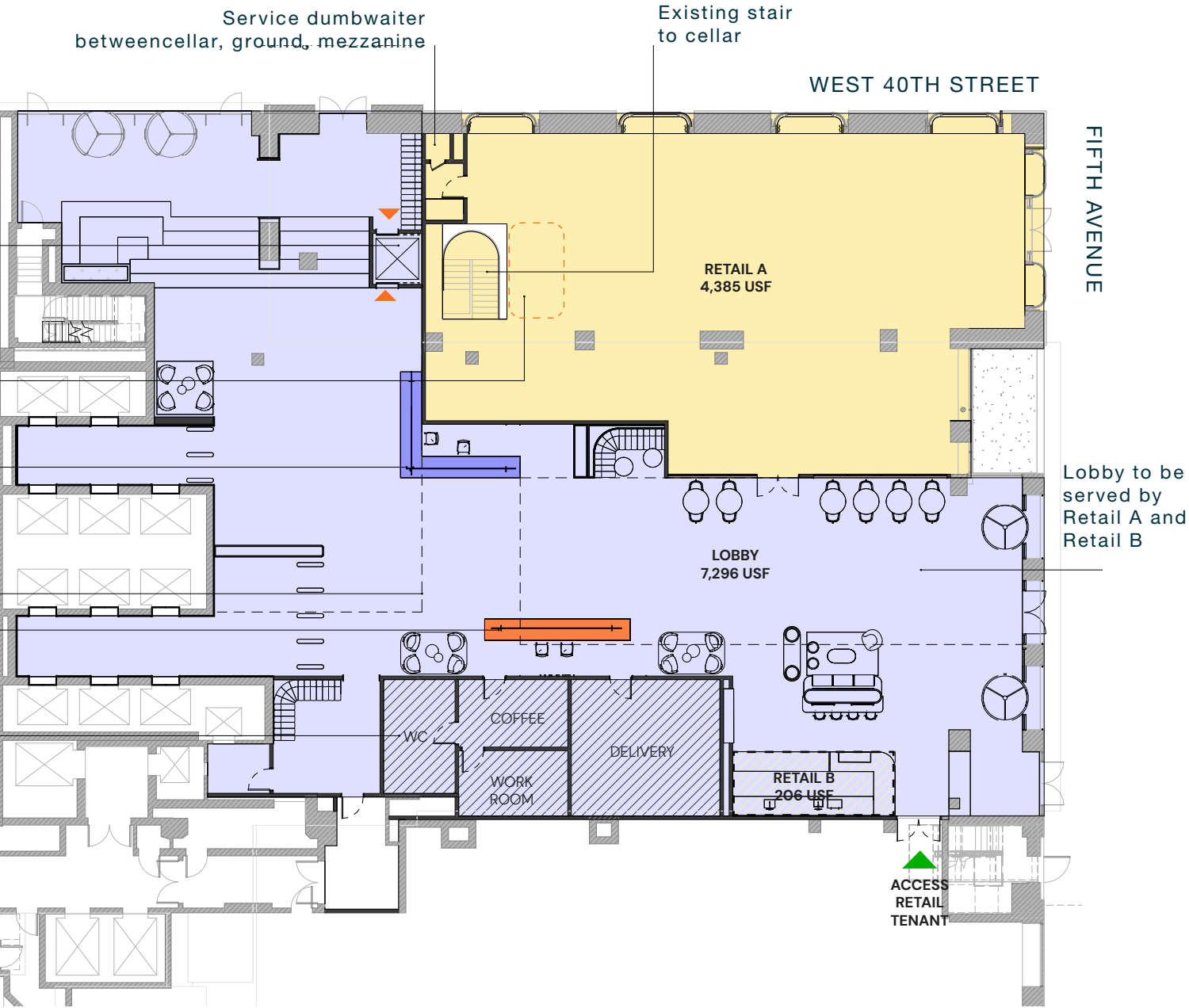
FEATURES:

- Landmark building with a dramatic entry feature, branding and windows. Unbelievable visibility due to the setback of the library.
- A dynamic neighborhood with over 13 million SF of office space within a 2-block radius and 69 hotels within a 4-block radius.
- Located at the base of the soon to be repositioned building 10 Bryant. Opening in 2025, 10 Bryant will be a Class-A multi-tenant office building re-imagined for the future. A 30-story 865,000 SF building was constructed in 1985 and is built around and encompasses the original Knox building, the former US headquarters of HSBC.



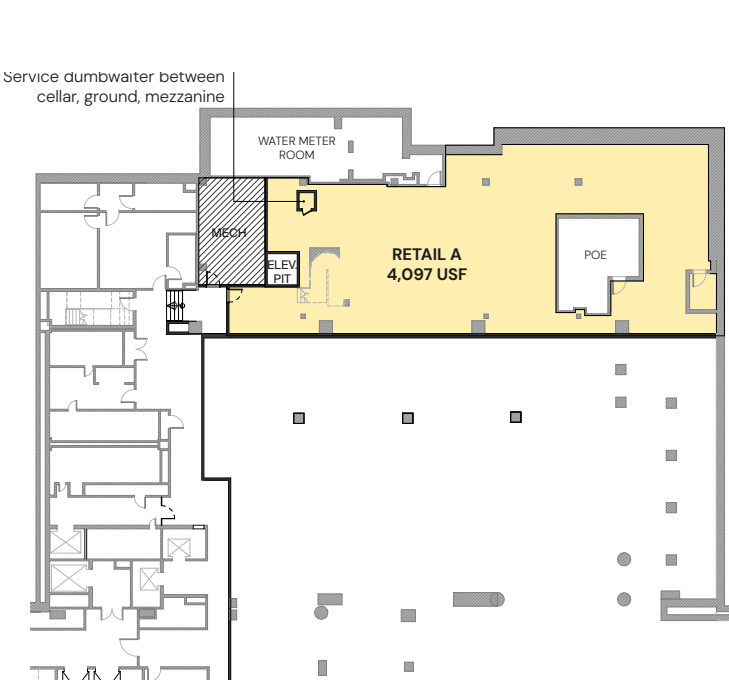
OPTION 1

GROUND FLOOR
15' ceiling height

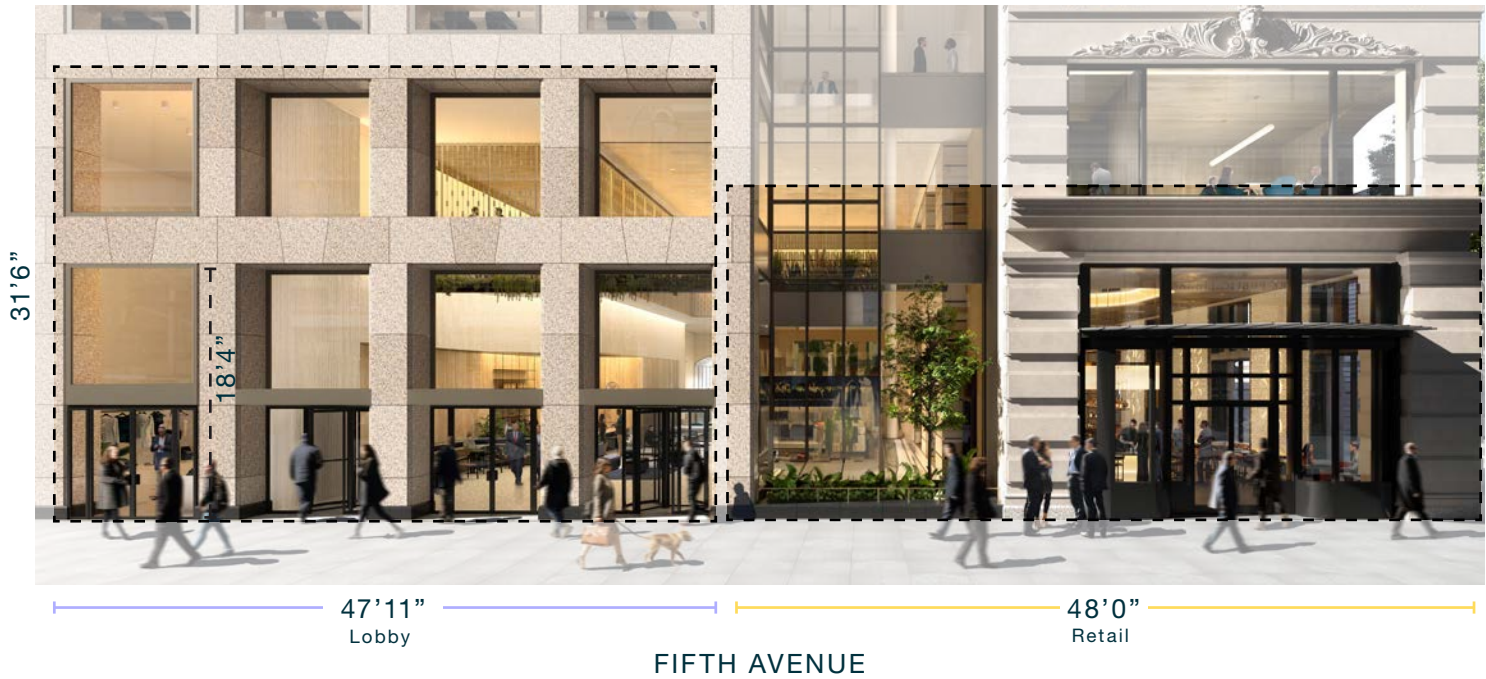
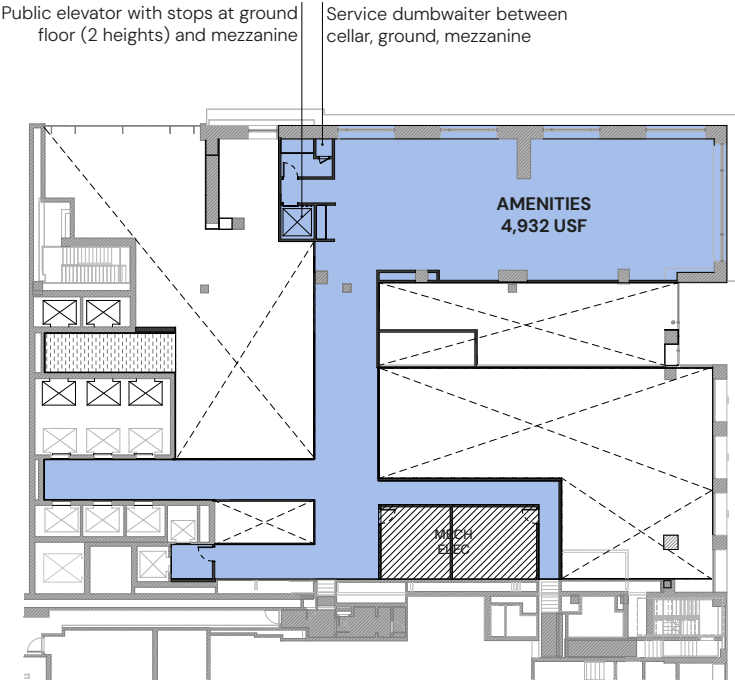


Note: Floor plans not to scale

CELLAR
8' ceiling height



MEZZANINE



10 BRYANT PARK

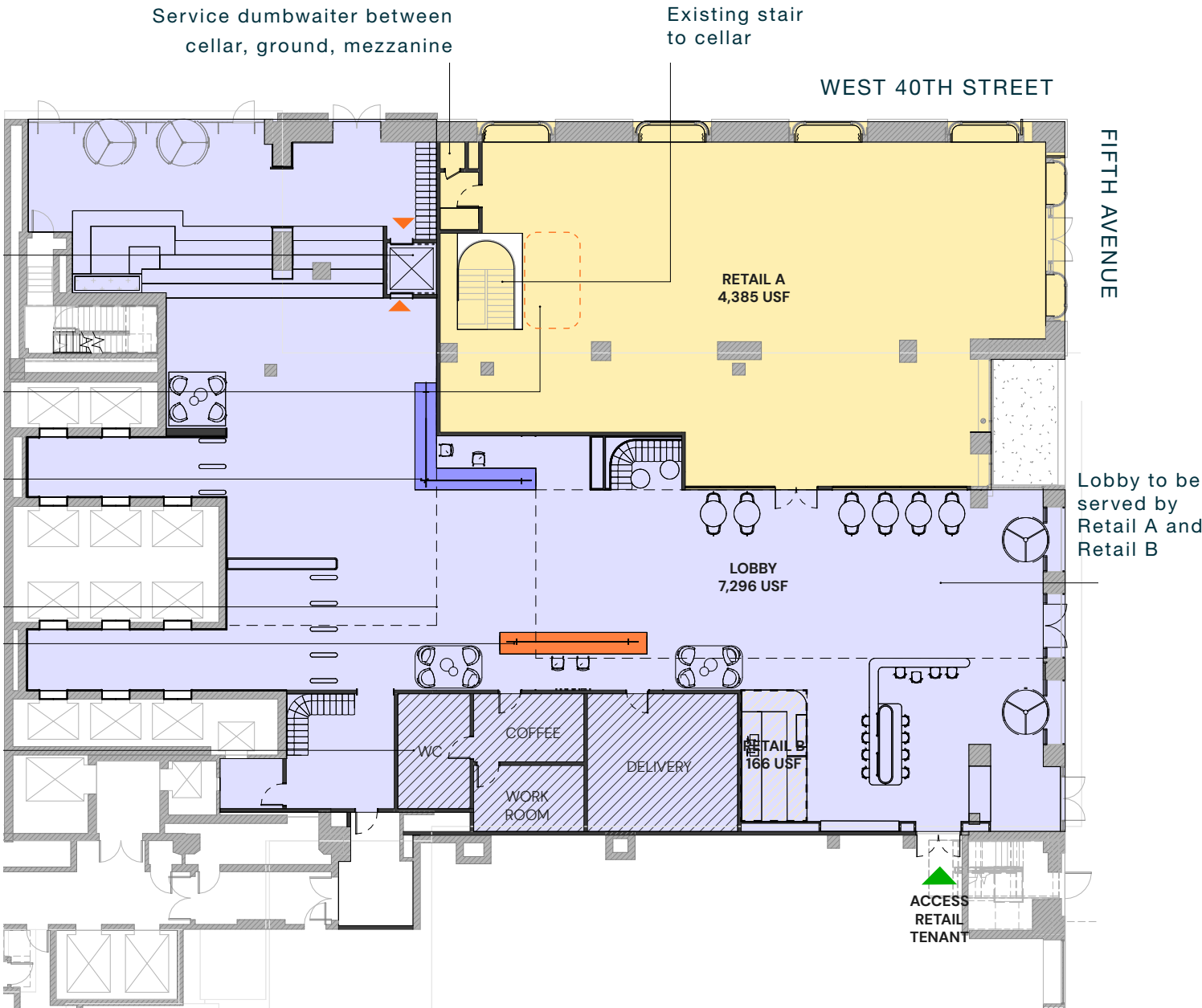
OPTION 1

CONCEPTUAL INTERIOR



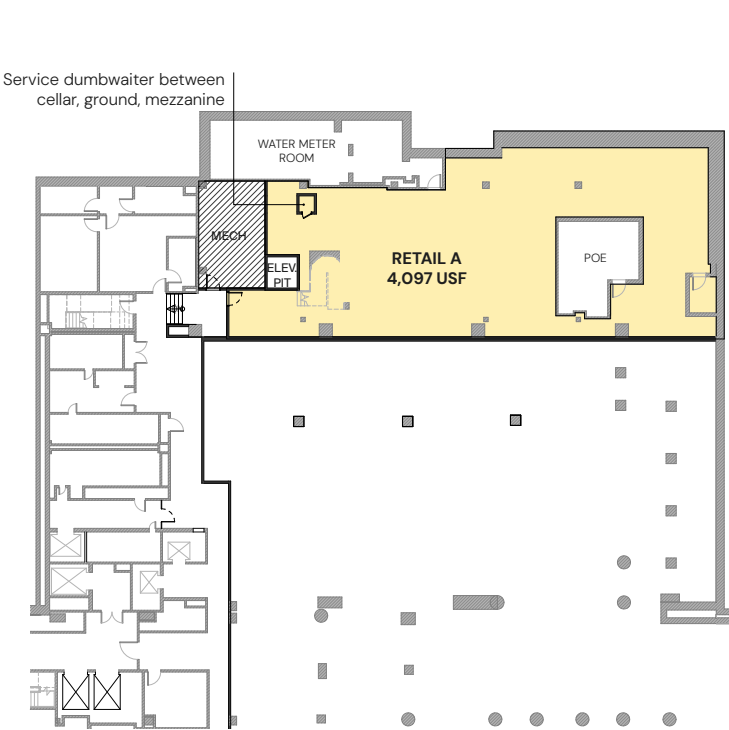
OPTION 2

GROUND FLOOR
15' ceiling height

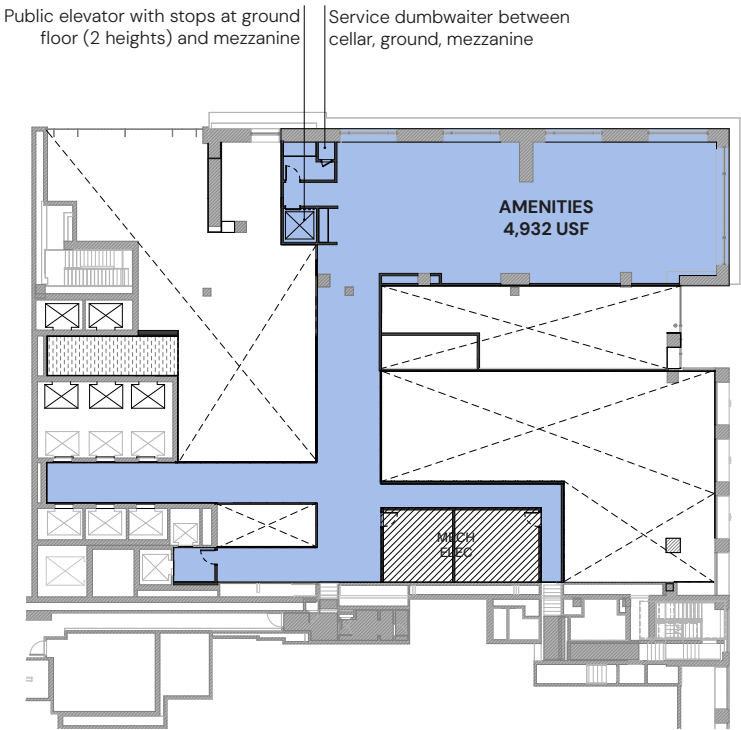


Note: Floor plans not to scale

CELLAR
8' ceiling height



MEZZANINE



10 BRYANT PARK

OPTIONS 2,3

RESTAURANT CONCEPTUAL INTERIOR



POTENTIAL AMENITY SPACE



CONCEPTUAL INTERIOR



BUILDING LOBBY ENTRANCE



MEZZANINE

PURELY ALIVE

Experience vibrancy of the Bryant Park neighborhood with world-class restaurants, shops and cultural attractions.

Centrally located, with easy access from Grand Central Terminal, Times Square and Penn Station.

SURROUNDED BY BRYANT PARK'S FINEST RETAIL & RESTAURANTS



CONTACT

MATT J. OGLE
(212) 812 5982
Matt.Ogle@jll.com

PATRICK A. SMITH
(212) 812 5888
PatrickA.Smith@jll.com

AMANDA SUJAK
(212) 479 9865
Amanda.Sujak@jll.com



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.

© 2022 Jones Lang LaSalle IP, Inc. All rights reserved.