



138 West 34th Street
New York City

5-STORY BRANDING OPPORTUNITY



On the 50 yard line of 34th Street

HERALD SQUARE'S BEST BLOCK

Location

- Southside of West 34th Street, between Sixth & Seventh Avenues
- Located within a 1/2 block of the 34th Street-Penn Station **1 2 3** station, servicing 26M passengers annually and the 34th Street-Herald Square **B D F M N Q R W** station, servicing 39M passengers annually

Size

Ground Floor:	2,379 sf
Floors 2-5:	2,216 sf (each)
Lower Level:	1,308 sf
Total:	12,551 sf

Frontage

25' on 34th Street

Ceiling Heights

Potential ability to demolish the Second Floor and create double height (20') ceiling on Ground Floor

Status

Available immediately (vacant, former Sprint store)

Asking Rent

Available upon request

Expansion Opportunity

- Potential to combine 138 West 34th Street with adjacent 136 West 34th Street
- 136 West 34th Street is currently occupied by Kay Jewelers (term thru Q4 2024)
- Opportunity would provide for 5,000 sf with double-height ceilings and 50' on frontage along 34th Street



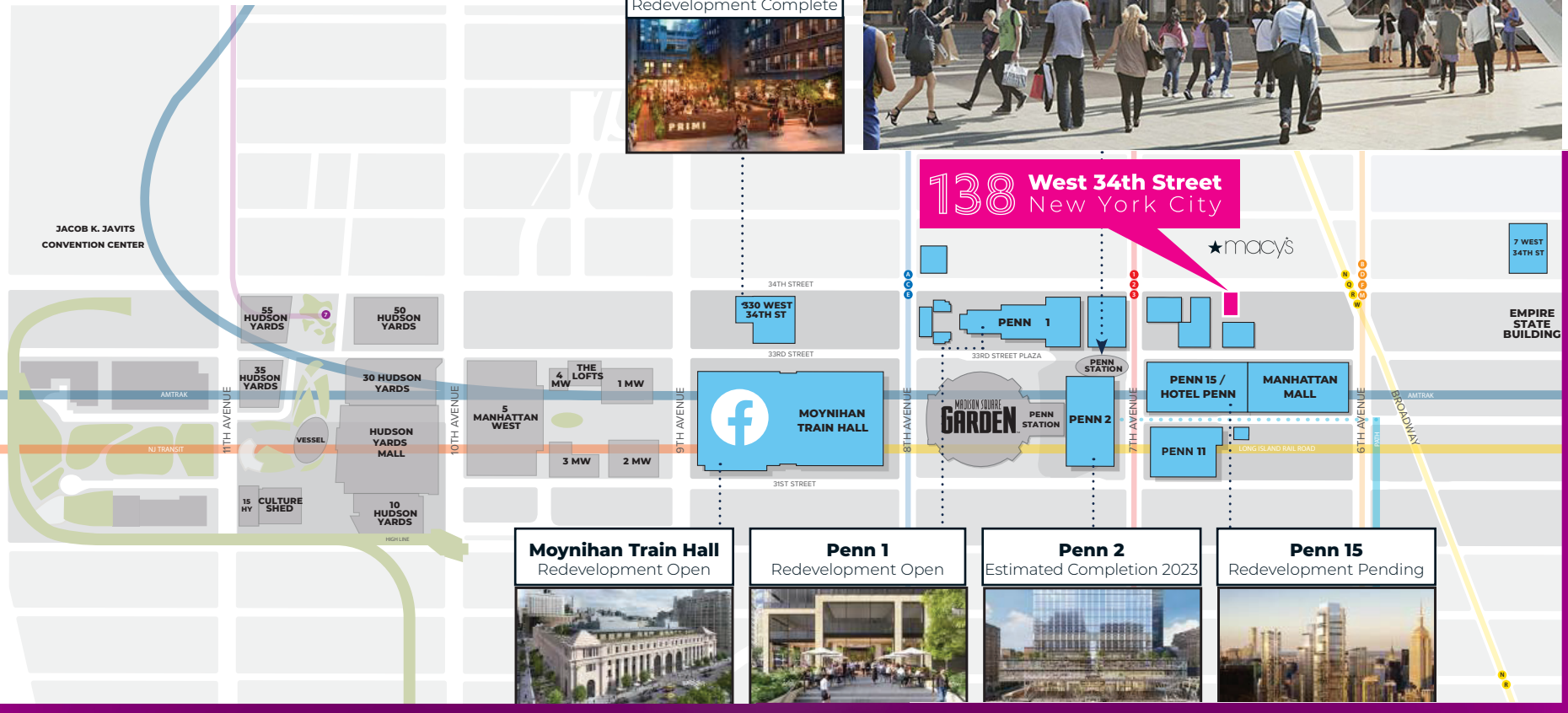
Rendered Elevation of Combined 136 & 138 West 34th Street

- **Flagship store opportunity directly across from Macy's**, historically doing **\$1.0B** in annual sales
- Steps from **Madison Square Garden** (over 400 events per year), **Penn Station** (busiest transportation hub in North America) and the **Empire State Building** (4M annual visitors)
- Surrounded by Vornado Realty Trust's redevelopment of the **Penn District**



THE NEW PENN DISTRICT

330 W. 34th Street
Redevelopment Complete

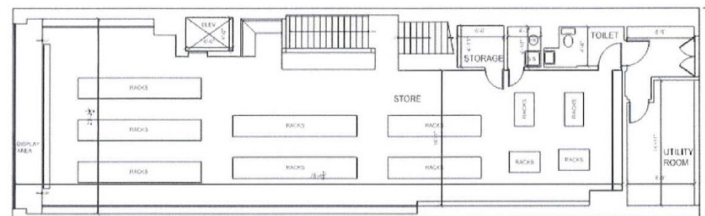




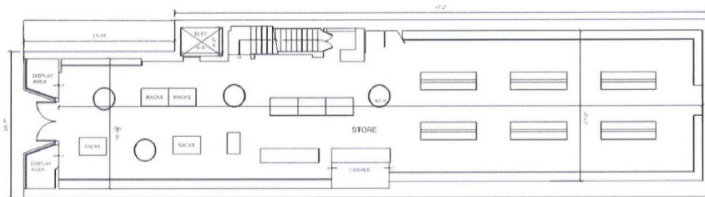
Rendered Elevation of 136 & 138 West 34th Street, Leased Separately

FLOOR PLANS

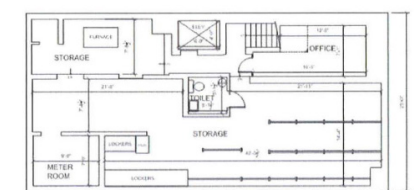
Floors 2-5:
2,216 sf (each)



Ground Floor
2,379 sf



Lower Level
1,308 sf



Note:
Detailed Floor Plans and CAD Drawings
of the entire building forthcoming

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