

Bryant Park's Best Retail Corner

3 | BRYANT
PARK

Southwest corner of
Avenue of the Americas & 42nd Street



Prominent & Proven location

The retail at 3 Bryant Park (aka 1095 Avenue of the Americas) is located at the southwest corner of West 42nd Street and Avenue of the Americas, directly across from Bryant Park.

Situated at the base of a **trophy 1.2M SF office tower**, 3 Bryant Park is surrounded by Fortune 500 corporate headquarters, restaurants, hotels, and cultural attractions.

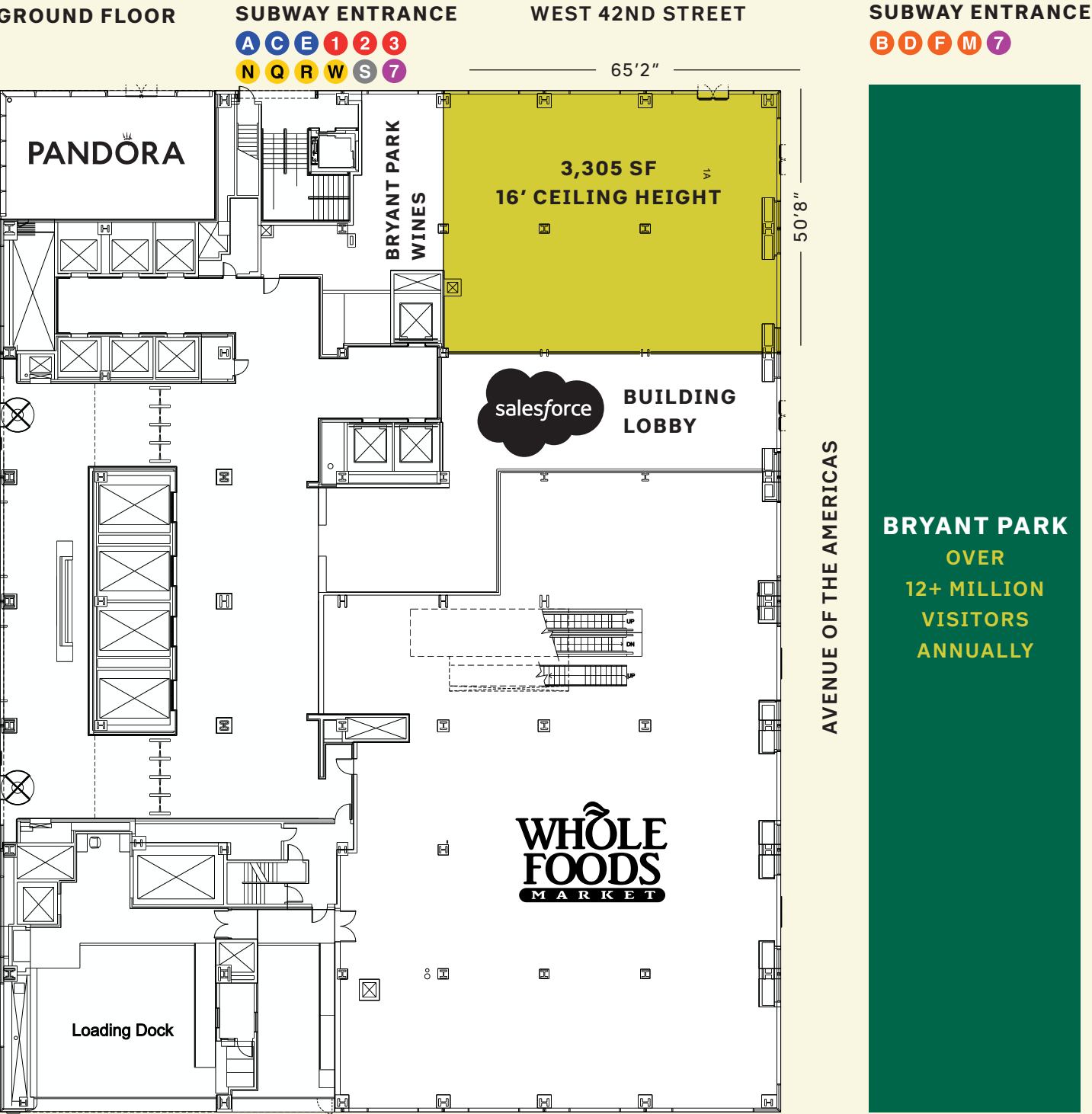
Available for the first time in 10 years, the **3,305-sf ground floor** retail space features **highly impactful 116' of wraparound frontage** on one of the busiest intersections of New York City.

A top destination for locals and visitors alike, Bryant Park is the most programmed public space in America and attracts over 12 million* visitors annually.

*Source: Bryant Park Corporation



Space
details



Utilities provided

- 200-amp electrical service & electrical meter #7247
- 4" waste line, that ties into a 12" drain stack on C-level
- 1 1/4 domestic water lines
- Chilled water lines - supply & return lines 1 1/2"

High-traffic location, steps from Grand Central and Times Square

Dynamic neighborhood with over **13M SF of office space** within a 2-block radius and **69 hotels** within a 4-block radius

Nearby corporate headquarters include **Salesforce, Bank of America, Dechert, Akin Gump, Amazon, Bank of China**

Long-term high quality institutional ownership/sponsorship

Adjacent to New York's **busiest subway hub**, servicing **over 57M** passengers annually

Size	Site status
Ground floor: 3,305 SF	Currently Bucherer 1888
Frontage	Possession
116' wraparound	8/1/2026
Access	
2 blocks from Grand Central Terminal	
2 blocks from Port Authority Terminal	
12-minute walk from Penn Station	

BRYANT PARK
OVER
12+ MILLION
VISITORS
ANNUALLY





The neighborhood



Neighboring retail

Whole Foods | Pandora | Zara | Alice & Olivia | H&M
Bryant Park Wines | & Other Stories | COS | Verizon
Sephora | The North Face (coming soon)

Restaurants

Valbella | Rosetta Bakery | Charlie Palmer Steak | STK
Shake Shack | Koi | La Pecora Bianca | Pura Vida
Gabriel Kreuther | Ole & Steen | Bryant Park Grill
Blue Bottle Coffee | Le Pain Quotidien | Angelina Paris
Zucker's Bagels | Maman | Pura Vida | Sweetgreen
Cava | Joe & The Juice | Lady M Cake | Heritage Grand
Bakery | Burger & Lobster | Avra | Del Frisco's Double
Eagle Steakhouse | Fauchon (coming soon)

Health & wellness

Equinox | Soulcycle | Life Time (coming soon)
Blink Fitness | CorePower Yoga

Hotels

The Bryant Park Hotel | Park Terrace Hotel | Royalton
The Knickerbocker | LUMA Hotel | Andaz Fifth Avenue
The Edition | Sofitel | Archer Hotel

Times Square/Bryant Park

57.7M annual ridership

A C E 1 2 3
N Q R W S 7
B D F M

Grand Central - 42nd Street

33.5M annual ridership

4 5 6 S 7
MTA Metro-North Railroad MTA Long Island Rail Road

34th Street - Penn Station

34.8M annual ridership

A C E 1 2 3
MTA Long Island Rail Road N TRANSIT
AMTRAK

Source: MTA 2024



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