

LOCATION

North side of W. 34th Street Between Seventh & Eighth Avenues

SIZE

Ground Floor: 825 sf Lower Level: 11.000 sf

CEILING HEIGHT

15'8" on Lower Level

STATUS

Formerly Party City

FRONTAGE

31' on West 34th Street

POSSESSION

Immediate

TERM

Through 10/31/2031

ASKING RENT

\$825,000 per year, including real estate taxes

- Located directly across the street from
 Penn Station-LIRR entrance and 34th Street Penn Station 123 A G B subway station,
 servicing 26 million passengers annually
- Rare store opportunity in the heart of Vornado Realty Trust's redevelopment of the **Penn District**
- Penn Station, the busiest transportation hub in North America, sees 650,000 visitors per day
- Steps from Madison Square Garden,
 Macy's, Herald Square, Moynihan Train Hall,
 Manhattan West and Hudson Yards



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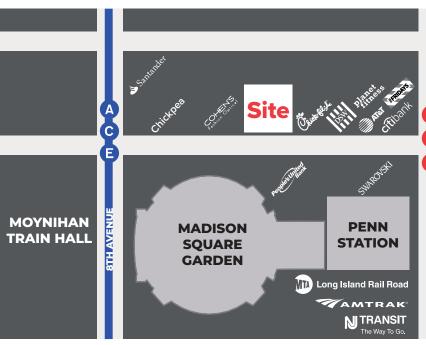


West 34th Street Retail Opportunity











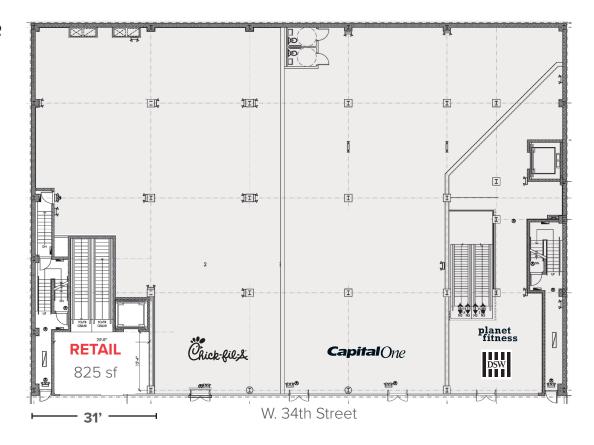
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GROUND FLOOR



LOWER LEVEL

