

# 554 ON THE EIGHTH

554 8<sup>TH</sup> AVENUE

SE CORNER OF 38<sup>TH</sup> STREET

MIDTOWN WEST  
MANHATTAN



mona



# FLOOR PLANS

554

8<sup>TH</sup> AVENUE

## TOTAL

Ground Floor: 9,214 SF  
Second Floor: 12,500 SF  
Lower Level: 5,930 SF

## Ceiling Heights:

Ground: 19 FT  
Lower: 9 FT  
Frontage: 233.5 FT  
Possession: Immediate

## RETAIL A

Ground Floor: 2,500 SF  
Lower Level: 738 SF

## Ceiling Heights:

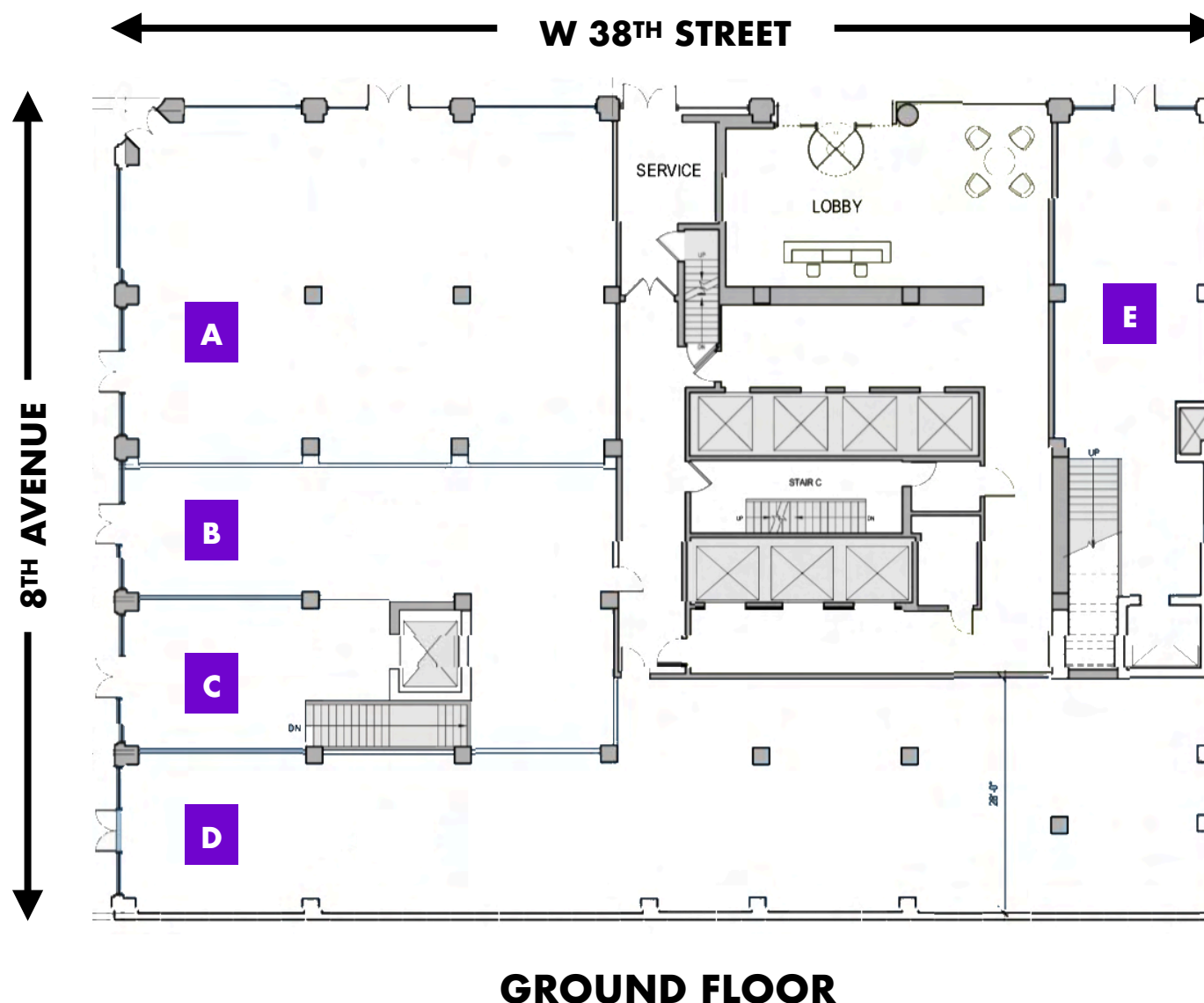
Ground: 19 FT  
Lower: 9 FT  
Frontage: 102 FT  
Possession: Immediate

## RETAIL B

Ground Floor: 1,500 SF  
Lower Level: 1,060 SF

## Ceiling Heights:

Ground: 19 FT  
Lower: 9 FT  
Frontage: 17 FT on 8<sup>TH</sup> Avenue  
Possession: Immediate



## RETAIL C

Ground Floor: 600 SF  
Lower Level: 4,132 SF

## Ceiling Heights:

Ground: 19 FT  
Lower: 9 FT  
Frontage: 18 FT on 8<sup>TH</sup> Avenue  
Possession: Immediate

## RETAIL D

Ground Floor: 3,314 SF  
Mezzanine: 760 SF

## Ceiling Heights:

Ground: 19 FT  
Frontage: 19 FT on 8<sup>TH</sup> Avenue  
Possession: Immediate

## RETAIL E

Ground Floor: 1,300 SF  
Second Floor: 12,500 SF

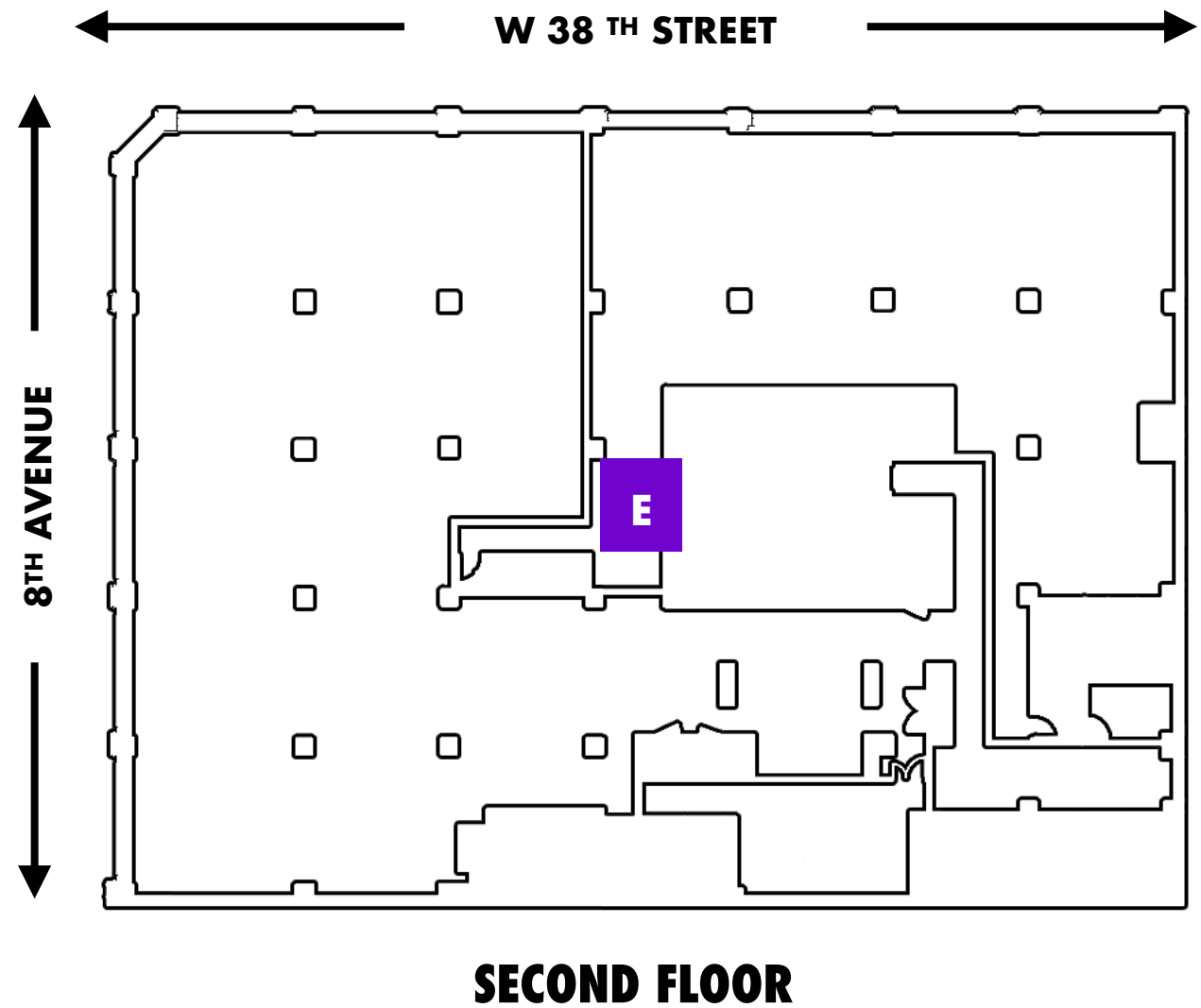
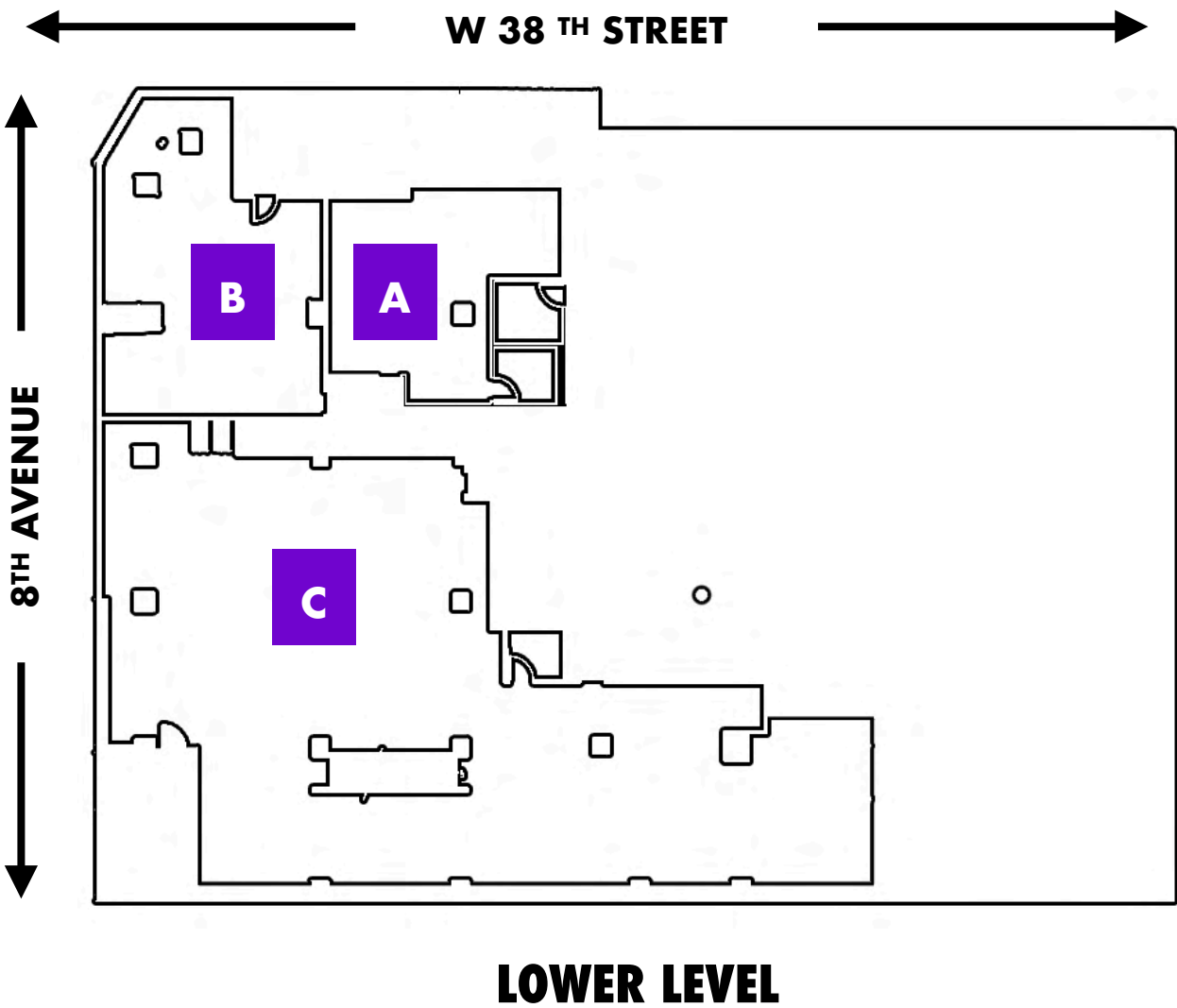
## Ceiling Heights:

Ground: 19 FT  
Lower: 9 FT  
Frontage: 19 FT on 38<sup>TH</sup> Street  
Possession: Immediate

Spaces can be combined. 2<sup>ND</sup> floor is divisible.  
Floor plans and square footage are approximate and need to be confirmed by an architect.

# FLOOR PLANS

554  
8<sup>TH</sup> AVENUE



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# HIGHLIGHTS

Located at the intersection of Hudson Yards, Port Authority and Times Square.

The building recently completed a \$10mm renovation.

Modernization at its finest – recently redesigned by Fogarty Finger Architecture to showcase high-end retail storefronts.

Stunning double-height glass frontage.

Steps from the busiest bus terminal in the world. Port Authority Terminal services an average of 65 million passengers per year.

All uses considered.

Multiple division scenarios available (if applicable).



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# MAP

NEARBY PUBLIC TRANSIT

Q N R W A C E

B D F M 1 2 3

4 5 6 7

SELECT NEARBY  
RETAIL TENANTS

Starbucks  
Dunkin  
Jollibee  
Gregory's Coffee  
Wolfgang's  
Taco Bell  
Arby's  
2 Bros Pizza  
Verizon  
Naya  
Cava  
Sweetgreen  
Yard House  
T-Mobile  
White Castle  
LAZZARO  
Chef Yu



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