

421 SEVENTH AVENUE

UNSURPASSED
CORNER VISIBILITY

Penn District, Manhattan

Corner of Seventh Avenue
& West 33rd Street

mona
EXCLUSIVE RETAIL LEASING AGENT



OVERVIEW

421 SEVENTH AVENUE

GROUND FLOOR

2,475 SF

LOWER LEVEL

2,550 SF

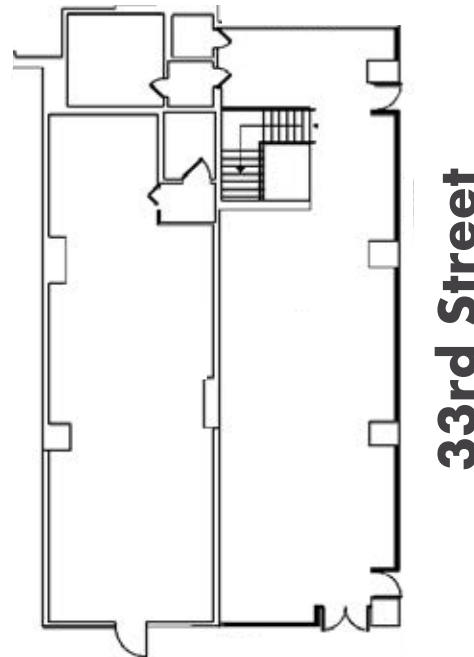
FRONTAGE

38' on Seventh Avenue
64' on West 33rd Street

HIGHLIGHTS

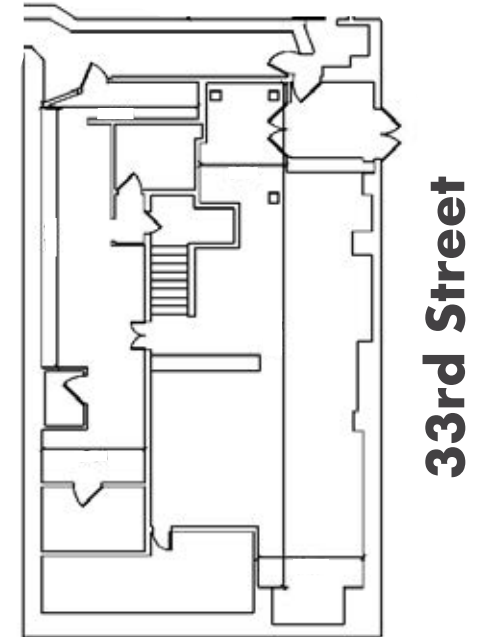
- Prime corner retail space with unobstructed visibility.
- Currently Sbarro's.
- Directly across from Penn Station, a major transit hub serving over 600,000 daily commuters.
- Steps from Madison Square Garden, Herald Square, Macy's department store and Hudson Yards, attracting millions of visitors annually.
- Surrounded by a dynamic mix of office buildings, retail shops, dining options, and entertainment venues.
- Directly in front of the 1 2 3 Train Station.

GROUND FLOOR



Seventh Avenue

LOWER LEVEL



Seventh Avenue

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HIGHLIGHTS

421 SEVENTH AVENUE

**PRIVATE SIDEWALK SPACE ON WEST
33RD STREET BEHIND THE SUBWAY STAIRS.**



OUTSIDE SEATING

**DIRECT LOWER-LEVEL ACCESS FROM THE 1,2,3
SUBWAY STATION & PENN STATION.**



SUBWAY STATION BELOW GRADE

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NEIGHBORHOOD

421 SEVENTH AVENUE

VIBRANT NEIGHBORHOOD



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THE PENN DISTRICT

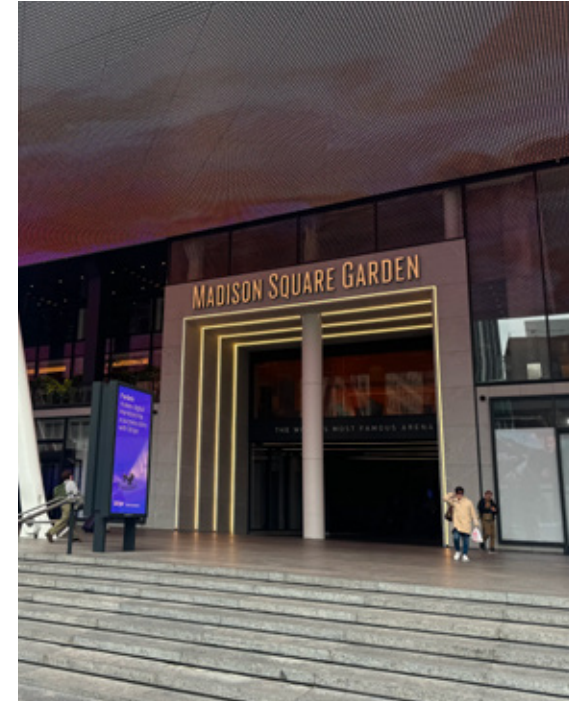
421 SEVENTH AVENUE

AREA TRANSPORTATION

1 2 3 B D F A C E N Q R



- 1.723M Daytime Population
- 500K Office Workers
- 88M SF of office space
- 600K Area Residents
- 38M Annual Visitors
- 60K Hotel Rooms
- Surrounded by massive office tenants such as Netflix, Meta, Apple, Samsung, Amazon, LinkedIn and many more.



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MACY'S REDEVELOPMENT

421 SEVENTH AVENUE

Plan includes \$235 million of private investment by Macy's to both improve accessibility to the Herald Square transit station and upgrade the surrounding neighborhood with improved transit entrances and connections, new ADA-accessible elevators and upgraded public space.

"Macy's investment in its flagship location and Herald Square neighborhood celebrates the store's history in New York City while embracing a shared future."

-Macysinc.com



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MAP

421 SEVENTH AVENUE

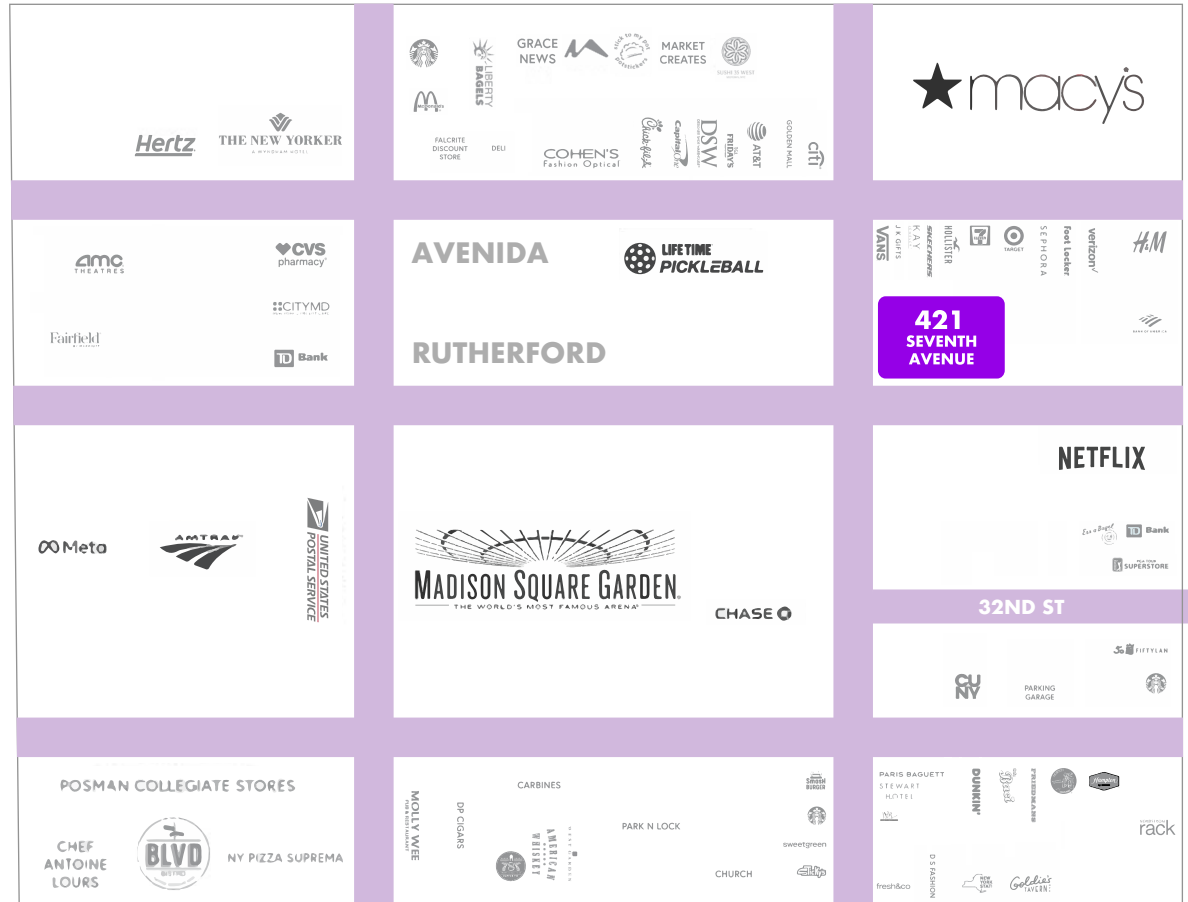
NEARBY FOOD & BEVERAGE TENANTS:

Bar Primi, Avra, Los Taco's No.1, Roberta's, The Rutherford, Blue Ribbon Sushi & Steak, Le Botaniste, Anita Gelato, Raising Cane's

NEARBY RETAIL TENANTS:

Primark, Vans, DSW, Hollister, Macy's, Lifetime Fitness, Target, H&M, Crocs, Foot Locker, Sephora, ULTA, ZARA AMC Theatres, TD Bank, CVS Pharmacy, Starbucks, AT&T, CityMD.

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