



STEPS FROM THE HEART OF TIMES SQUARE

SIGNAGE

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ALDI

311 WEST 42ND STREET THE ELLERY. NEW YORK CITY

BETWEEN EIGHTH & NINTH AVENUES

EXCLUSIVE RETAIL LEASING AGENT

mona

DEVELOPMENT TEAM

TACONIC
PARTNERS

National
REAL ESTATE ADVISORS



CREATE SOMETHING UNFORGETTABLE

Located at the base of The Ellery, a 330-unit luxury residential building, this brand-new, extraordinary retail space is ideally situated directly across from New York City's busiest subway lines at the Times Square Station and Port Authority Terminal.

STATISTICS

152,000
EMPLOYEES IN
 $\frac{1}{4}$ MILE RADIUS

250,000
DAILY COMMUTERS
AT PORT AUTHORITY

94 MILLION
SF OF OFFICE SPACE
IN A 10 MILE RADIUS

65 MILLION
ANNUAL VISITORS
TO PORT AUTHORITY

51,000
AREA HOTEL ROOMS
AT 95% OCCUPANCY

50 MILLION
ANNUAL VISITORS
TO TIMES SQUARE

70% INCREASE
OF RESIDENTS
AROUND TIMES
SQUARE EXPECTED

79+ MILLION
ANNUAL PASSENGERS
IN NYC'S BUSIEST
SUBWAY STATION

\$1.5 BILLION
IN BROADWAY TICKET
SALES WITH 11.5
MILLION PATRONS

FRONTAGE ON TWO STREETS

The Ellery is steps from Times Square, Broadway theaters, and major hotels.

Capture the area's millions of annual visitors with 42nd Street and/or 43rd Street storefronts.



FLOOR PLANS

GROUND FLOOR

Space A: 15,854 SF

Space B: 722 SF

CEILING HEIGHT

20' to 24'

FRONTAGE

125' on 42nd Street

60' on 43rd Street

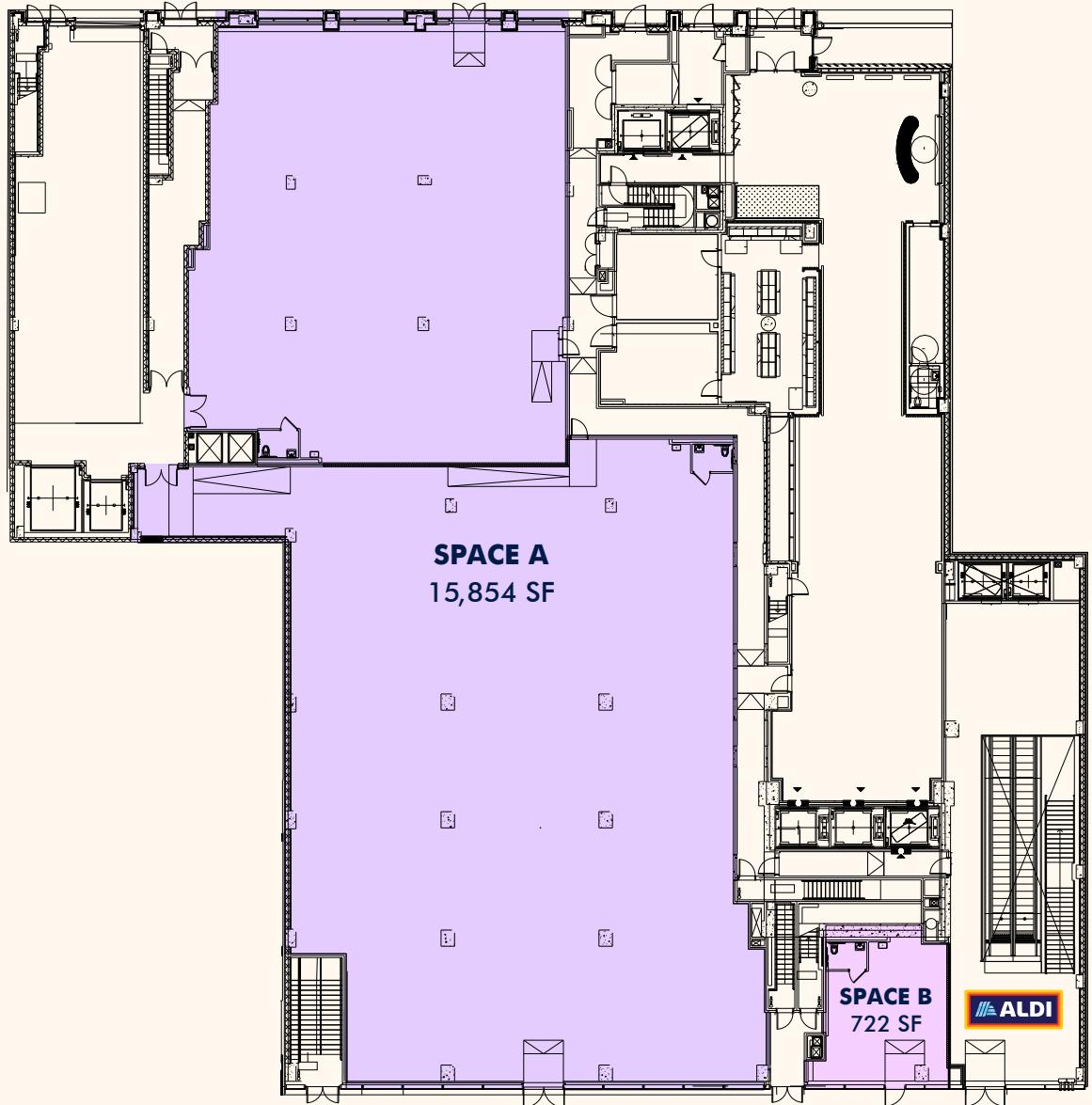
POSSESSION

Immediate

HIGHLIGHTS

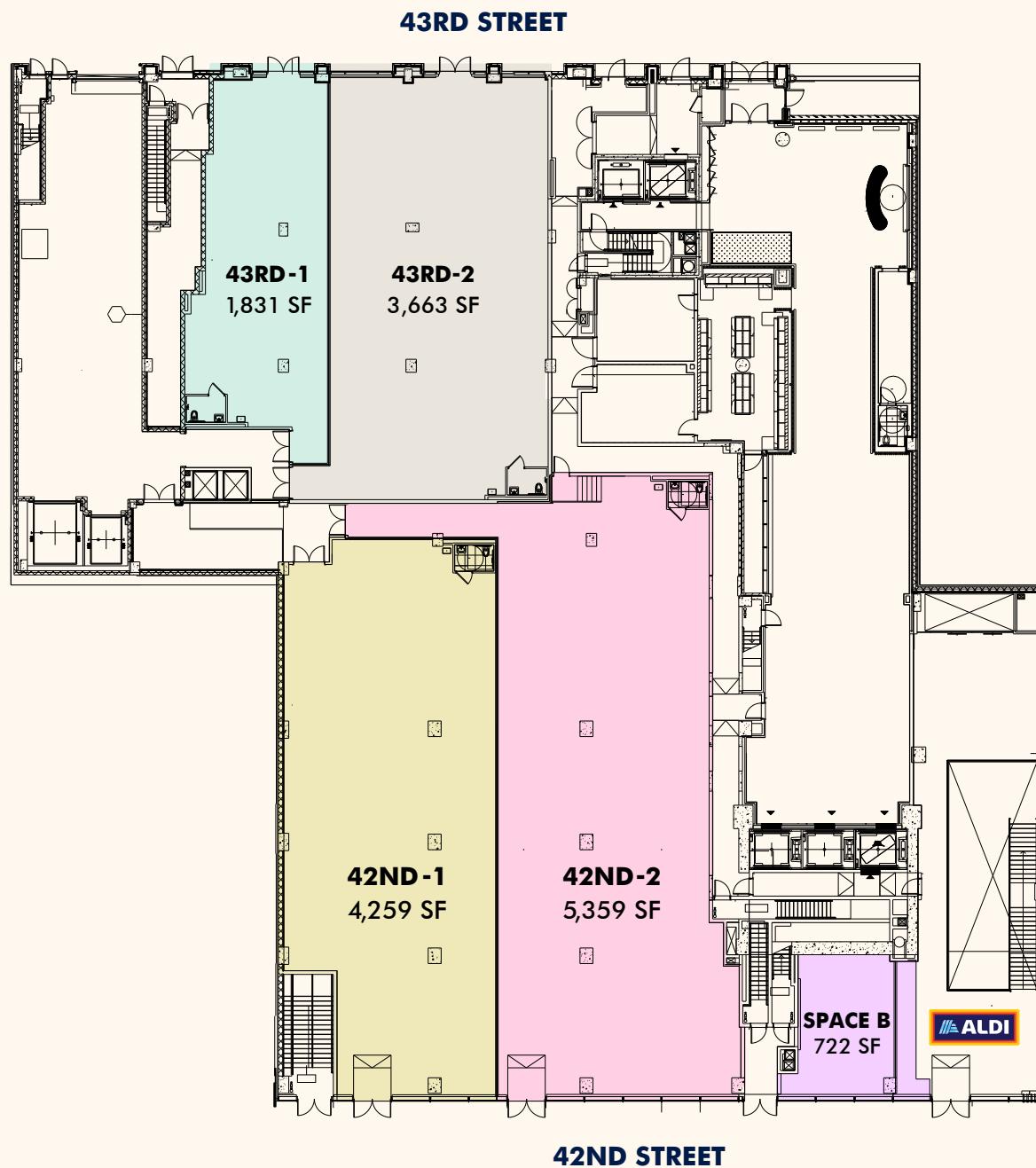
- Adjacent to an upcoming 25,000 SF Aldi, the brand's first location in Manhattan.
- Block-through space with dual-street access.
- Logical divisions considered.
- At the base of a newly developed, fully-leased luxury residential building with 330 units.
- Black iron venting in place.
- Sits directly across from the 42nd Street Port Authority Bus Terminal. Steps from Times Square - 42nd Street subway station. Constant daily footfall from commuters and tourists.
- 8th Avenue and 42nd Street have approximately 41,000 pedestrians daily.
- Direct loading on 43rd Street.
- Open to all uses.

43RD STREET

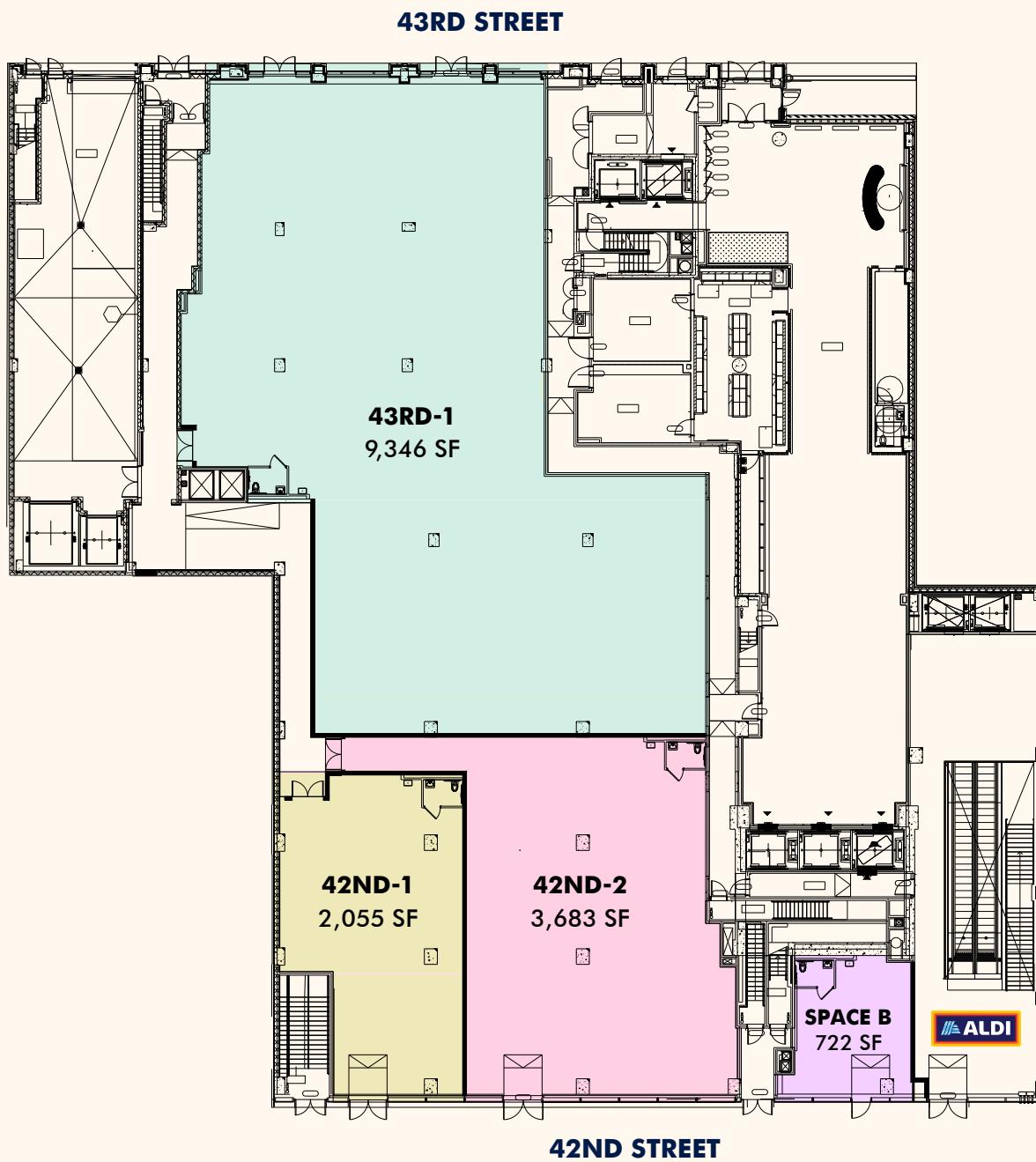


42ND STREET

DIVISION SCENARIO 1



DIVISION SCENARIO 2



MAP

NEARBY TRANSIT

42ND STREET & 8TH AVENUE



42ND STREET & 7TH AVENUE



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BETWEEN EIGHTH & NINTH AVENUES

NEW YORK CITY



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