

STEPS FROM THE HEART OF TIMES SQUARE



# 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  
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

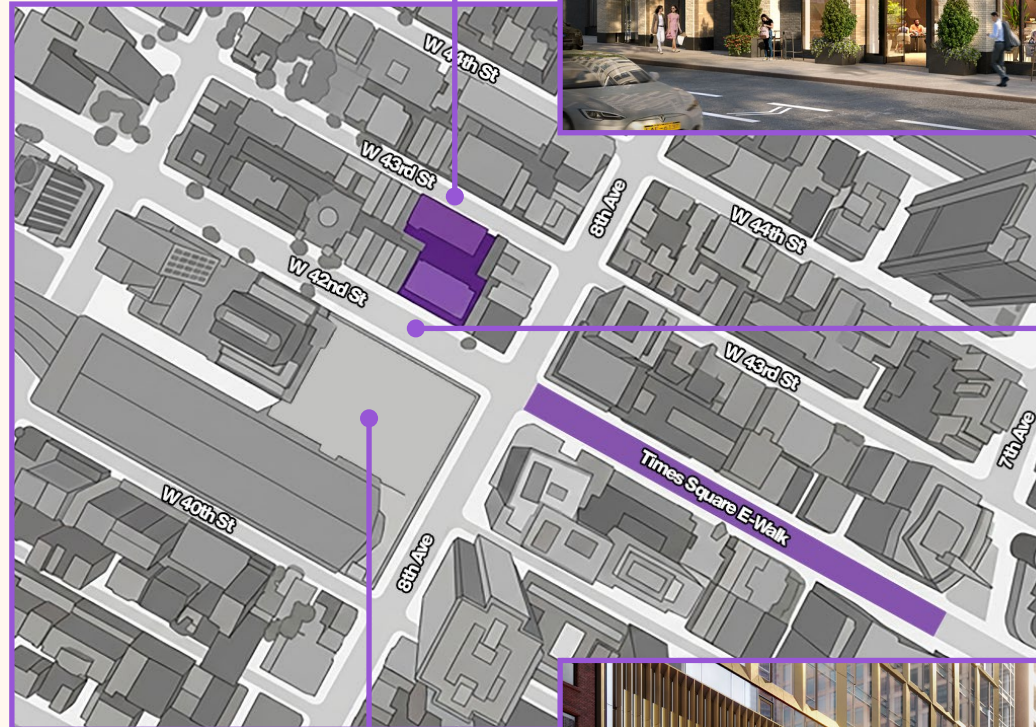
**\$1.5 BILLION**

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



**PORT AUTHORITY  
BUS TERMINAL**





# FLOOR PLANS

## GROUND FLOOR

Space A: 15,854 SF

Space B: 722 SF

## CEILING HEIGHT

20' to 24'

## FRONTAGE

125' on 42nd Street

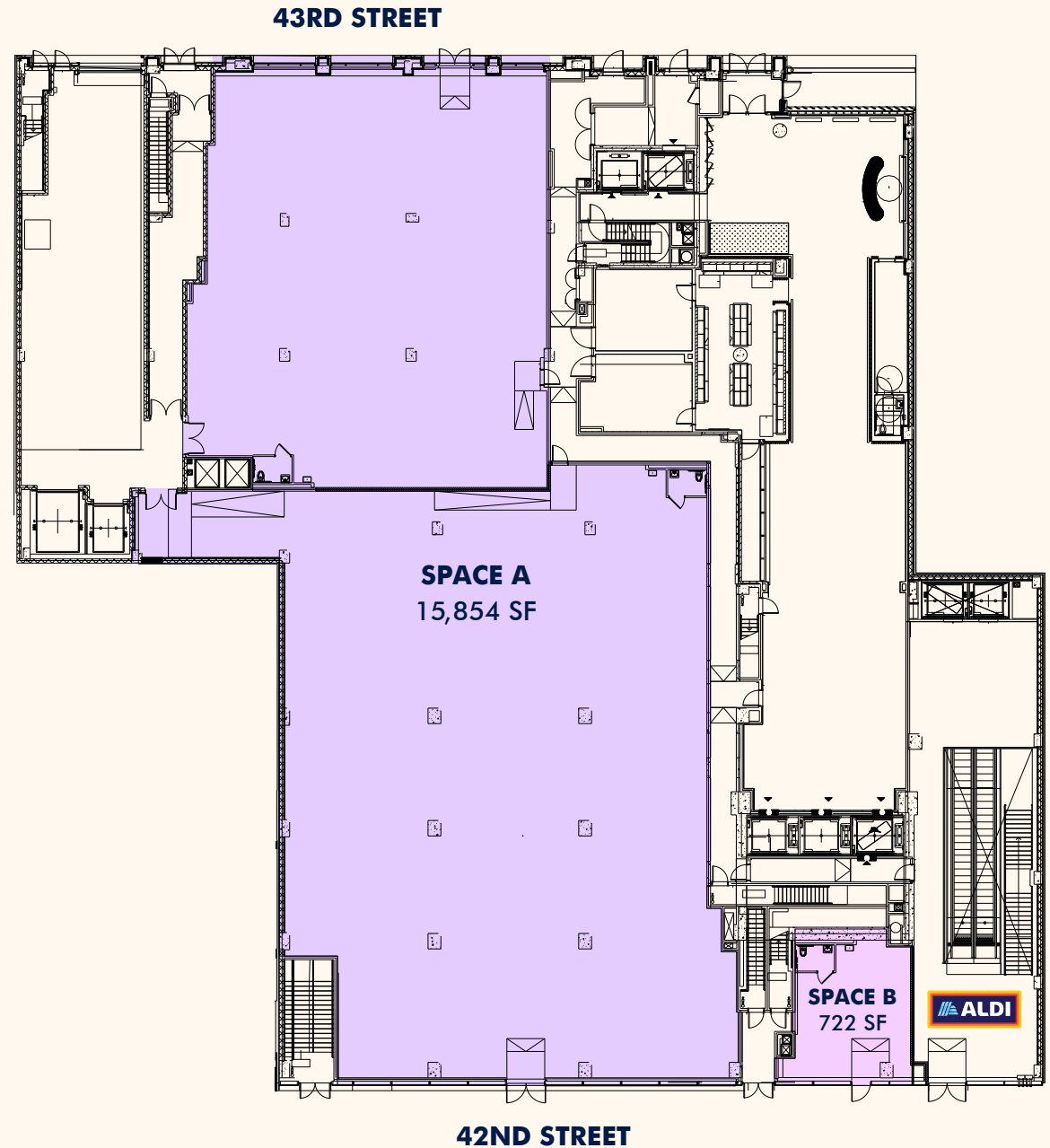
60' on 43rd Street

## POSSESSION

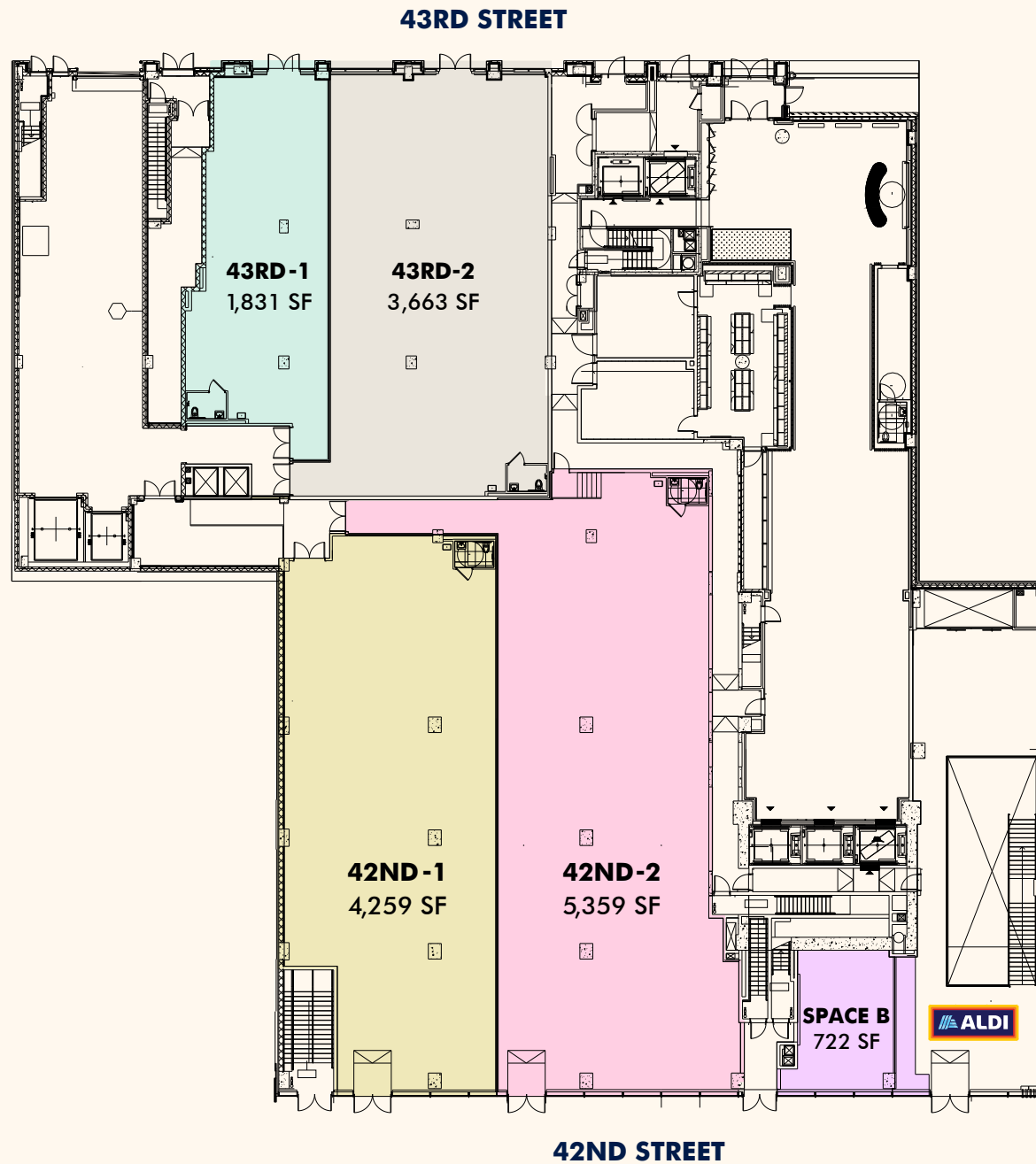
Immediate

## HIGHLIGHTS

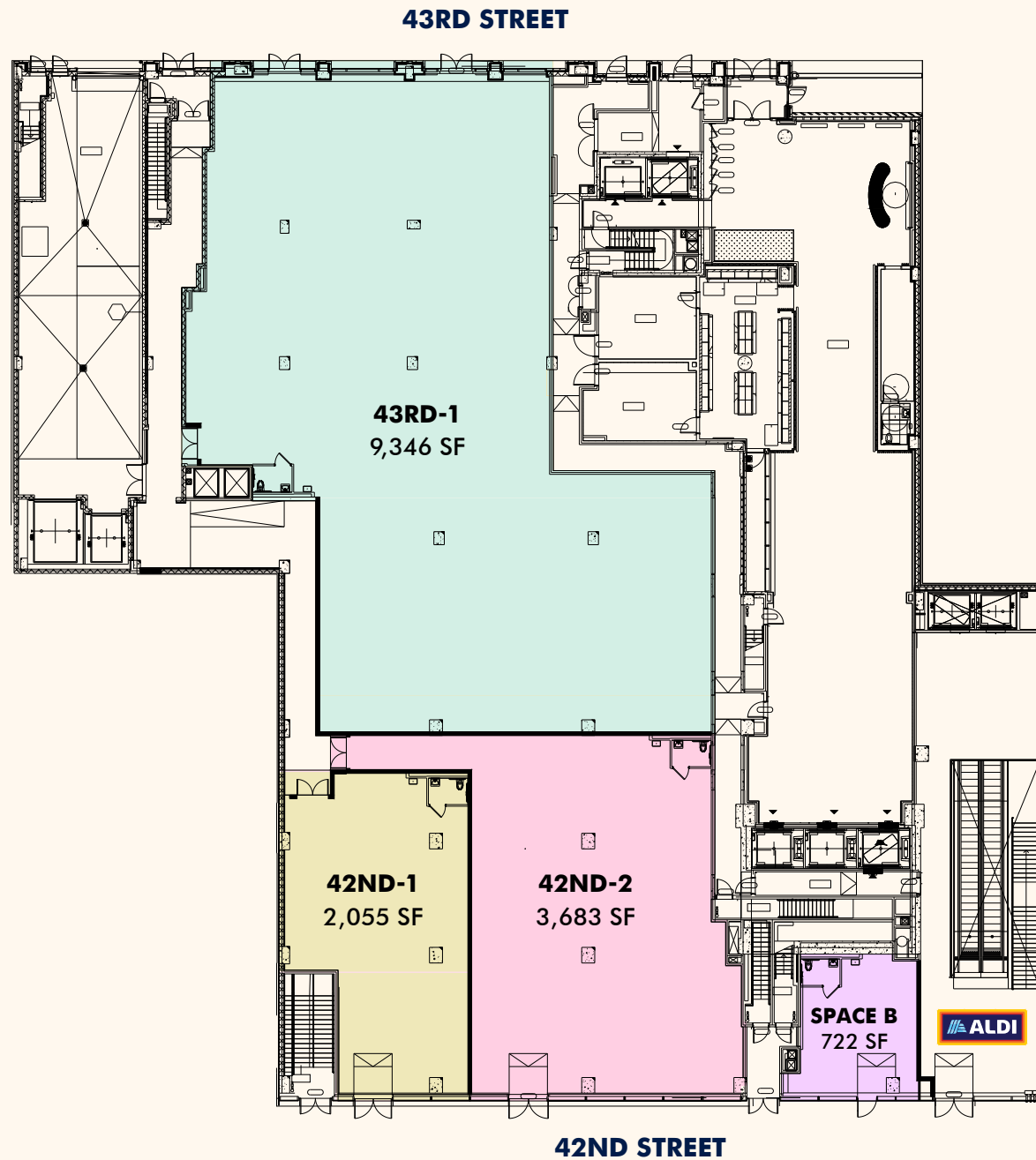
- Adjacent to an upcoming 25,000 SF Aldi, the brand's first location in Manhattan.
- Block-through space with dual-street access.
- Logical divisions considered.
- At the base of a newly developed, fully-leased luxury residential building with 330 units.
- Black iron venting in place.
- Sits directly 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.



# DIVISION SCENARIO 1



# DIVISION SCENARIO 2



# MAP

## NEARBY TRANSIT

42ND STREET & 8TH AVENUE

A C E MTA

42ND STREET & 7TH AVENUE

N Q R S 7 1 2 3



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# 311 WEST 42ND STREET - THE ELLERY

## BETWEEN EIGHTH & NINTH AVENUES

NEW YORK CITY



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