

Tailored Spaces for Every Retailer.
Steps from Grand Central.

237
PARK AVENUE



LOCATED BETWEEN 45TH AND 46TH STREET

RXR



A Unique Space for Every Retail Vision

Maximize potential with premium exposure, a bustling location, and nonstop pedestrian activity.

Three versatile retail spaces ranging from 1,943 - 6,375 SF.



The Opportunities

Space A
6,375 SF

Space B
4,638 SF

Space C
1,943 SF



■ AVAILABLE
■ LEASED

Space A

6,375 SF

Will consider reasonable divisions

Space Highlights

- Corner location on Lexington Avenue and 45th Street
- High commuter foot traffic to and from Grand Central
- New glass storefronts
- 185' of frontage
- Possession: Immediate

46TH STREET

LEXINGTON AVE

Space A
6,375 SF

45TH STREET

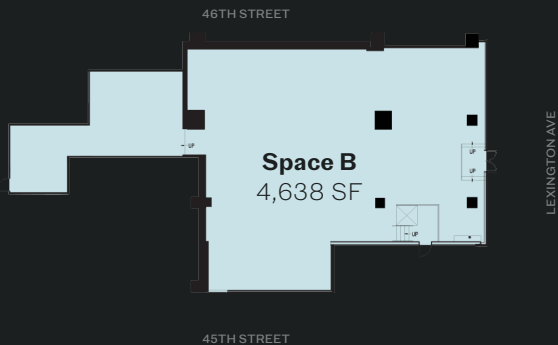


Space B

4,638 SF

Space Highlights

- In-line space adjacent to building lobby with direct access
- New glass storefronts
- 13' ceiling height
- Non-cooking uses welcome
- Possession: Immediate

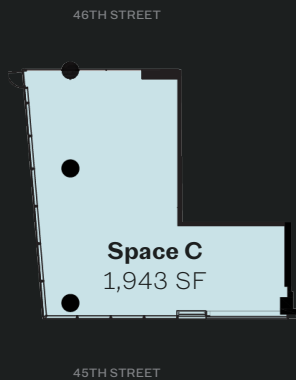


Space C

1,943 SF

Space Highlights

- Second generation QSR space
- Gas and venting available
- Outdoor seating on Depew Place
- ADA restroom in-place
- Possession: Immediate



Neighborhood by the Numbers.

Nearby recent and future development projects reinforce the significance of Park Avenue and Grand Central. Grand Central now has three of the most coveted buildings in New York City — all of which surround 237 Park Avenue.

1M

People pass through
Grand Central daily

\$11.3B

Earned annually by neighborhood
residents and office workers

10,000

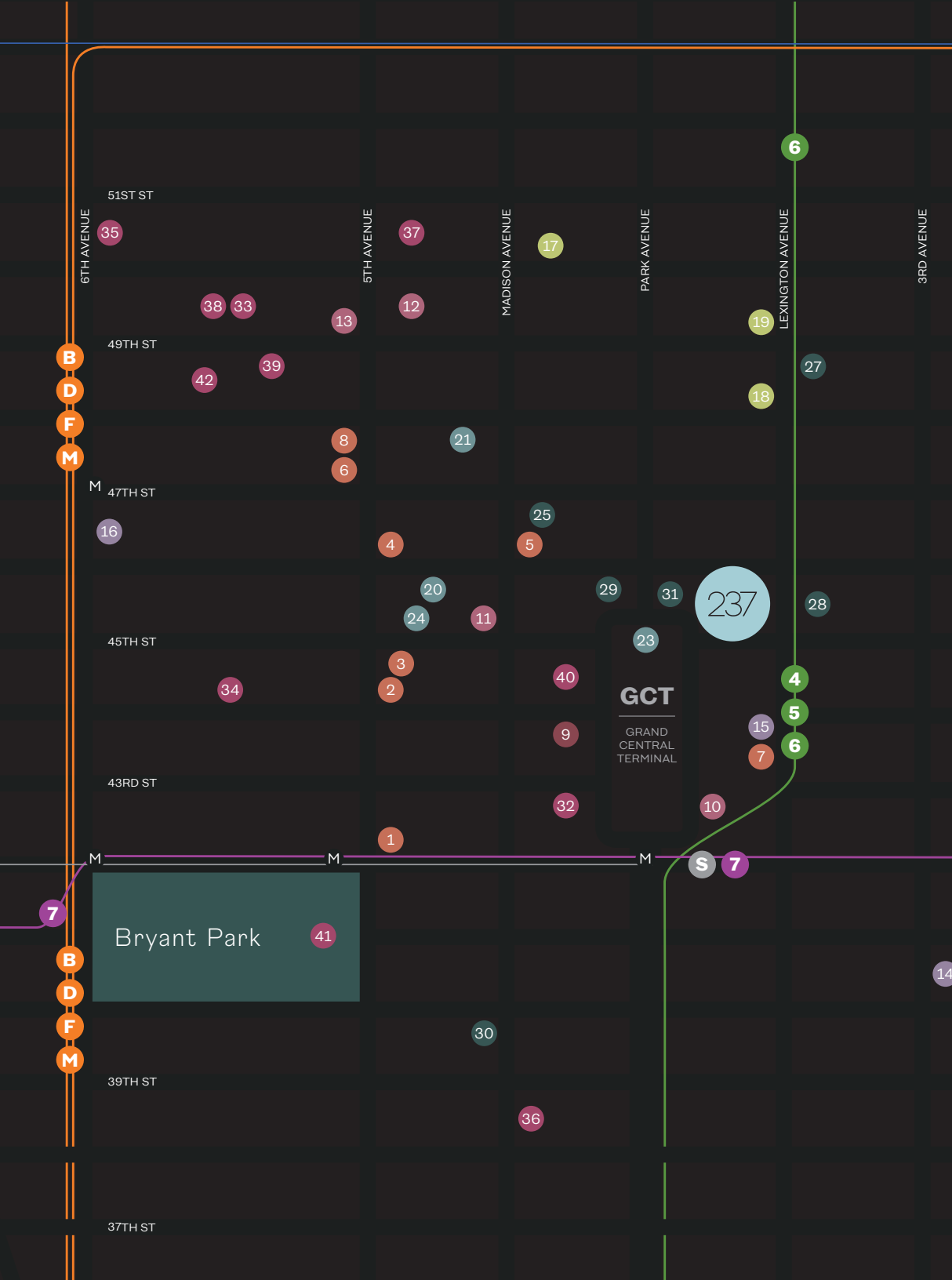
People visit Grand Central
every day for lunch

46M

Subway riders per year



Retailer Map



RETAIL

- 1 & Other Stories
- 2 Best Buy
- 3 NBA Store
- 4 Adidas
- 5 Charles Tyrwhitt
- 6 Sephora
- 7 BlueMercury
- 8 Lululemon

LUXURY RETAIL

- 9 Watches of Switzerland
- 10 Tumi
- 11 My.Suit
- 12 Saks
- 13 Tiffany & Co.

FITNESS

- 14 New York Sports Club
- 15 Equinox
- 16 Orangetheory Fitness

HOTELS

- 17 Lotte New York Palace
- 18 InterContinental New York Barclay
- 19 Waldorf Astoria

TRANSPORTATION

Grand Central Station
 Access to Metro North
 LIRR East Side Access
 31 commuter & 15 city bus routes
 9 Subway lines: B,D,F,M,4,5,6,S,7

RESTAURANTS

- 20 Tommy Bahama
- 21 Wolf & Lamb
- 22 Bobby Van's
- 23 The Capital Grille
- 24 Morton's The Steakhouse

CASUAL DINING

- 25 Starbucks
- 26 Pret a manger
- 27 fresh&co
- 28 Dos Toros
- 29 Sweetgreen
- 30 Cava
- 31 Maman

CULTURE / ENTERTAINMENT

- 32 Summit 1 Vanderbilt
- 33 Top of the Rock
- 34 Harvard Club
- 35 Radio City Music Hall
- 36 The Morgan Library & Museum
- 37 St. Patrick's Cathedral
- 38 NBC Studios
- 39 Today Show
- 40 Yale Club
- 41 New York Public Library
- 42 Christie's

237 PARK AVENUE

RXR

Andrew Ackerman

E aackerman@rxr.com

P 212.444.3821

Walter Rooney

E wrooney@rxr.com

P 212.715.6122

Heidi Steinegger

E hsteinegger@rxr.com

P 212.444.3792

237PARK.COM