



**YOUR CORNER. YOUR FLAGSHIP.**

**OVER 16,500 SQUARE FEET**

The Northeast Corner of 44th Street

**CURRENTLY STAPLES**

Exclusively Represented By Winick Realty Group LLC



**SIZE:**

4,321 SF - Ground Floor

12,310 SF - Lower Level ( \* Can be expanded by 3,461 SF)

**CEILING HEIGHTS:**

18' Ground

12' Basement

**FRONTAGE:**

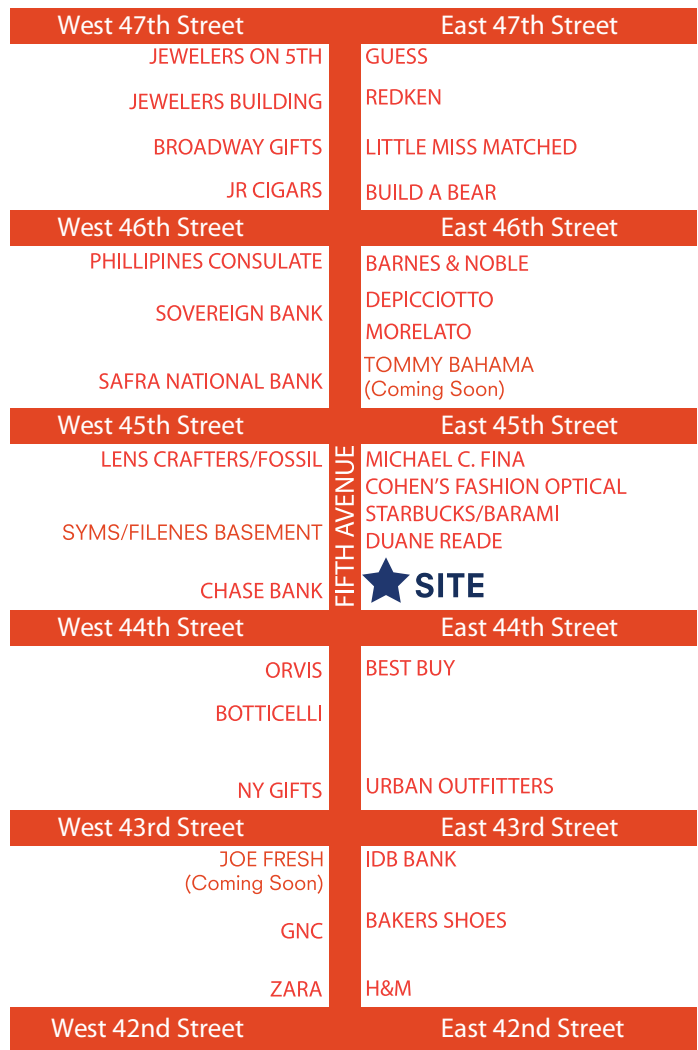
155 Feet Of Wrap-Around Frontage

**POSSESSION:**

Summer 2011

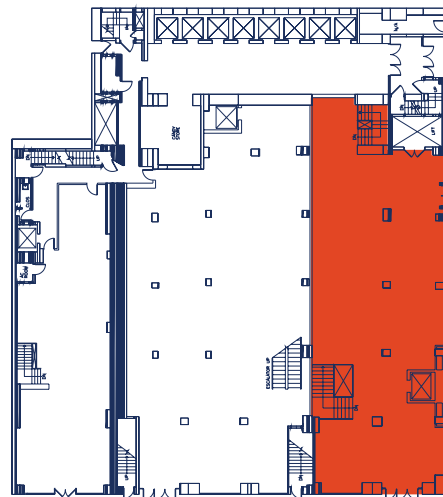
**COMMENTS:**

- CURRENTLY STAPLES
- Strategically located on the northeast corner of 5th avenue and 44th street
- Exceptional ground level visibility
- Half a million shoppers walk 5th Avenue daily
- Put your name on the most recognized corner in Manhattan
- Surrounded by national and international retailers, restaurants, corporate headquarters, and Grand Central Station, the 2nd largest transit hub in New York City
- This space guarantees maximum windows exposure to a high volume of quality clientele

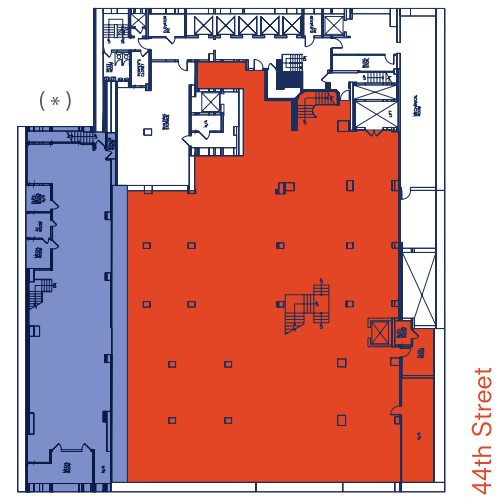


**FLOOR PLANS**

GROUND FLOOR  
4,321 SF



LOWER LEVEL  
12,310 SF



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WINICK REALTY GROUP LLC  
LICENSED REAL ESTATE BROKERS



**FIFTH AVENUE**

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