

# 223 WEST 34<sup>th</sup> STREET

Between Seventh & Eighth Avenues  
 New York, NY 10001



*As exclusive agents for the sublessor, we are pleased to offer the following retail opportunity:*

**RETAIL**

- SIZE:** 865 Square Feet Ground Floor  
 11,000 Square Feet Lower Level
- CEILING HEIGHTS:** Ground Floor: 18' Slab to Slab  
 Lower Level: 16' Slab to Slab
- ASKING RENT:** \$1.2 Million Per Annum
- POSSESSION:** Immediate
- FRONTAGE:** 30 Feet
- COMMENTS:**
- Heavy Pedestrian and Vehicular Traffic, Located Across from Penn Station
  - New Construction
  - Escalators and ADA Elevator
  - Extensive Signage
- NEIGHBORS:** K Mart, Macy's H&M, Starbucks, Duane Reade, JC Penney, FedEx, Swarovski, Famous Footwear, Citi Bank...**Coming Soon: DSW, and Joe Fresh**
- FOR FURTHER INFORMATION PLEASE CONTACT:**
- |   |   |
|---|---|
| <b>Ann LaCentra</b><br>212-792-2652<br><a href="mailto:ann@winick.com">ann@winick.com</a> | <b>Joshua Siegelman</b><br>212-792-2613<br><a href="mailto:jsiegelman@winick.com">jsiegelman@winick.com</a> |
|---|---|

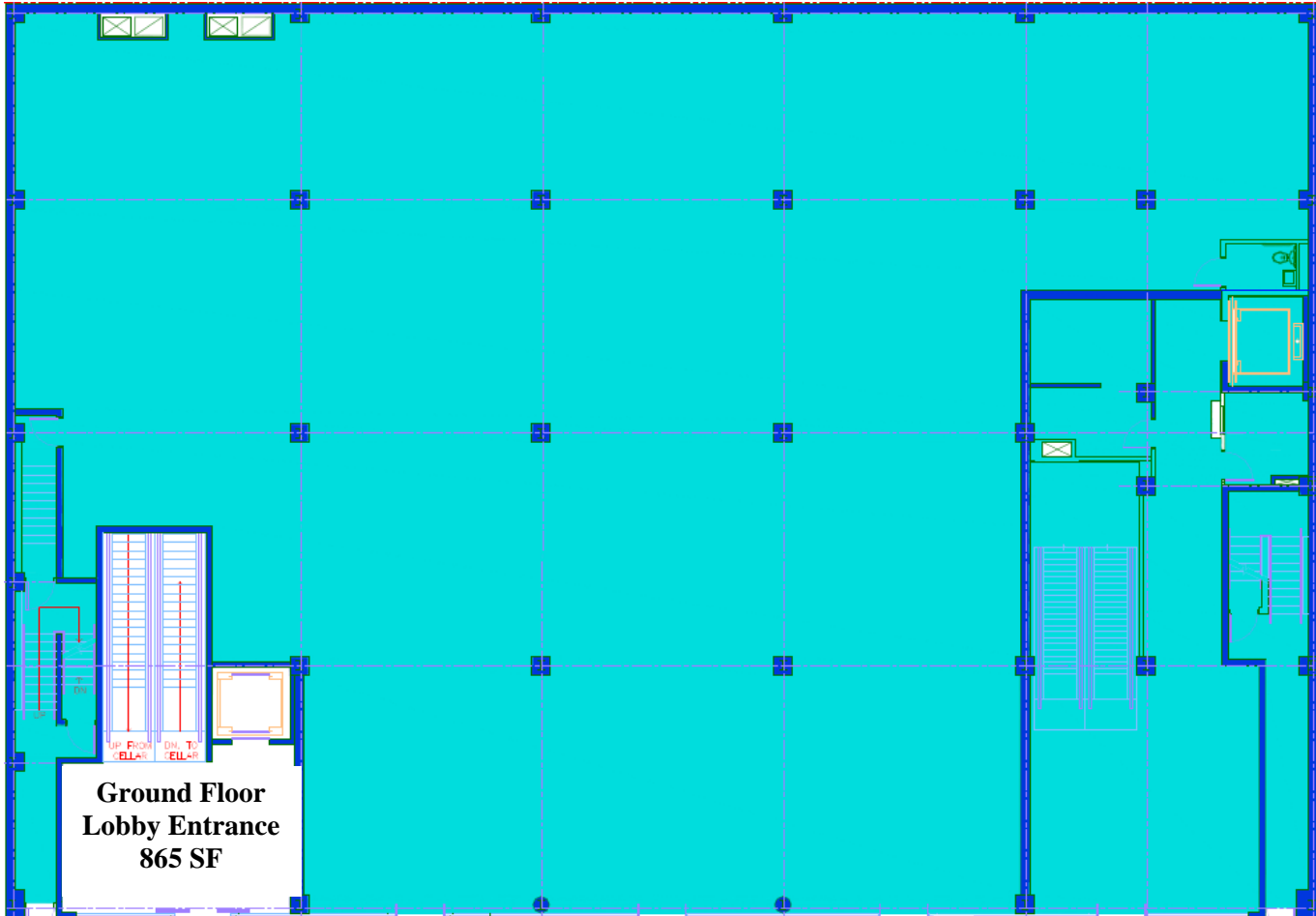
**Winick Realty Group LLC - Licensed Real Estate Brokers**

655 Third Avenue, 8th Floor, New York, NY 10017 T: 212-792-2600 F: 212-792-2660 [www.winick.com](http://www.winick.com)

ALTHOUGH ALL INFORMATION REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE SUCH INFORMATION HAS NOT BEEN VERIFIED, AND NO EXPRESS REPRESENTATION IS MADE NOR IS ANY TO BE IMPLIED AS TO THE ACCURACY THEREOF, AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE.

# 223 WEST 34<sup>th</sup> STREET

Between Seventh & Eighth Avenues  
New York, NY 10001



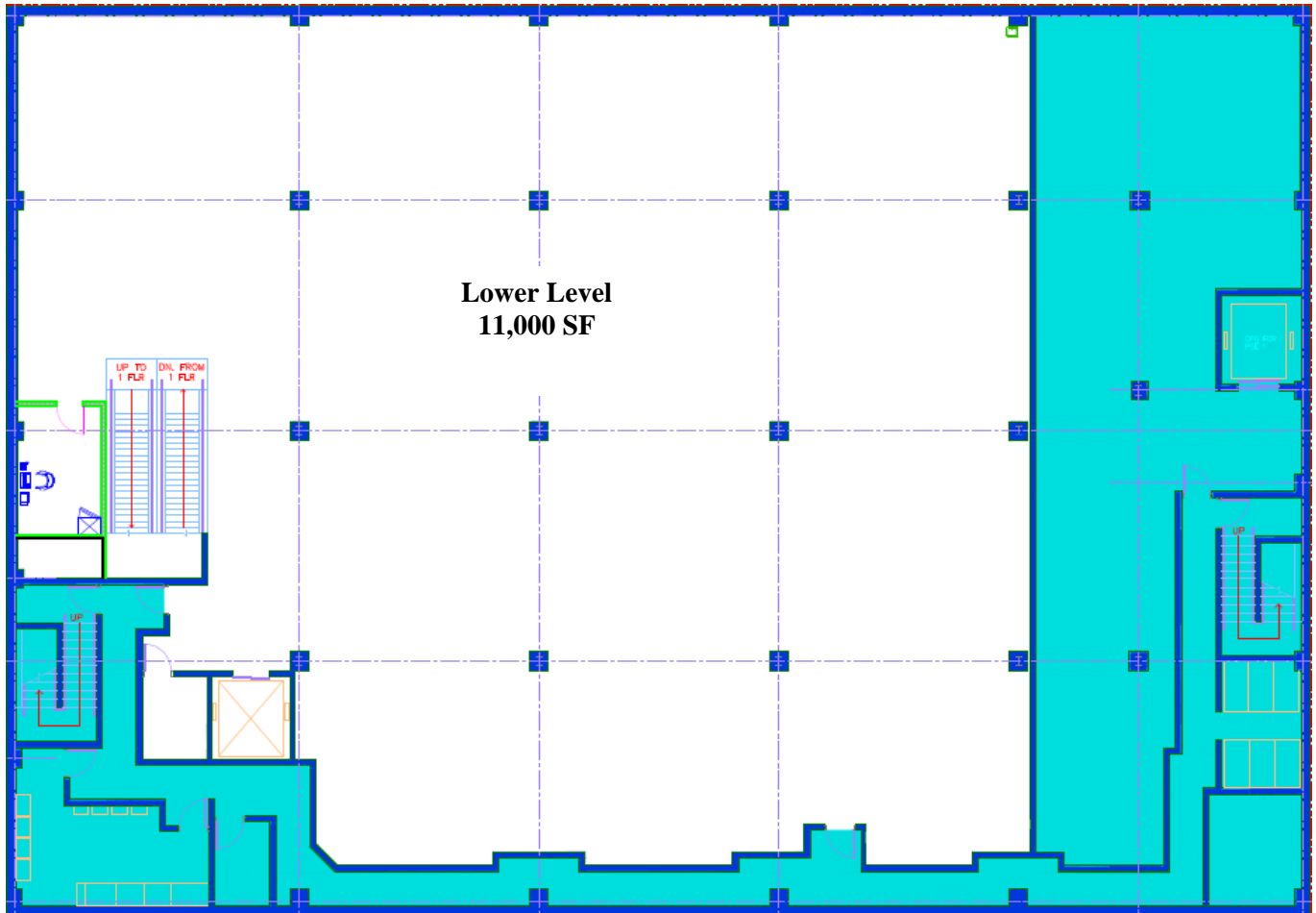
**Winick Realty Group LLC - Licensed Real Estate Brokers**

655 Third Avenue, 8th Floor, New York, NY 10017 T: 212-792-2600 F: 212-792-2660 [www.winick.com](http://www.winick.com)

ALTHOUGH ALL INFORMATION REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE SUCH INFORMATION HAS NOT BEEN VERIFIED, AND NO EXPRESS REPRESENTATION IS MADE NOR IS ANY TO BE IMPLIED AS TO THE ACCURACY THEREOF, AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE.

# 223 WEST 34<sup>th</sup> STREET

Between Seventh & Eighth Avenues  
New York, NY 10001



**Winick Realty Group LLC - Licensed Real Estate Brokers**

655 Third Avenue, 8th Floor, New York, NY 10017 T: 212-792-2600 F: 212-792-2660 [www.winick.com](http://www.winick.com)

ALTHOUGH ALL INFORMATION REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE SUCH INFORMATION HAS NOT BEEN VERIFIED, AND NO EXPRESS REPRESENTATION IS MADE NOR IS ANY TO BE IMPLIED AS TO THE ACCURACY THEREOF, AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE.