2 HERALD SQUARE
RETAIL
NEW YORK, NY

RARE LARGE FORMAT SPACE
RETAIL-EXPERIENTIAL-F&B



rtl

CORNER OF 34TH STREET. ACROSS FROM MACY'S HERALD SQUARE.

nuveen
A TIAA Company


NOW OPEN
macy's
Broadway

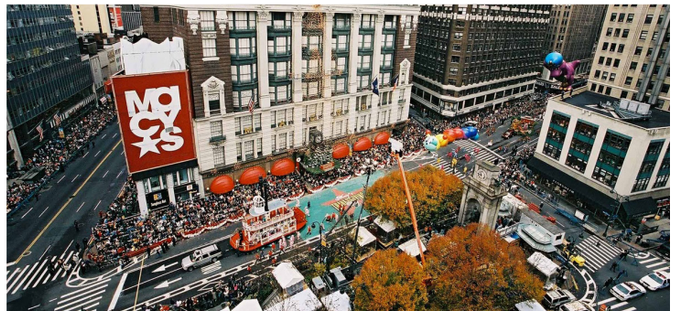

INTRODUCING
SHOWSTOPPER
H&M


THE WORLD'S LARGEST STORE
macy's
H&M
verizon
sunglass hut


THE WORLD'S LARGEST STORE
macy's
Give Love
W 34 St
sunglass hut
BUD LIGHT


M A C Y ' S
Believe
MACY'S
THANKSGIVING

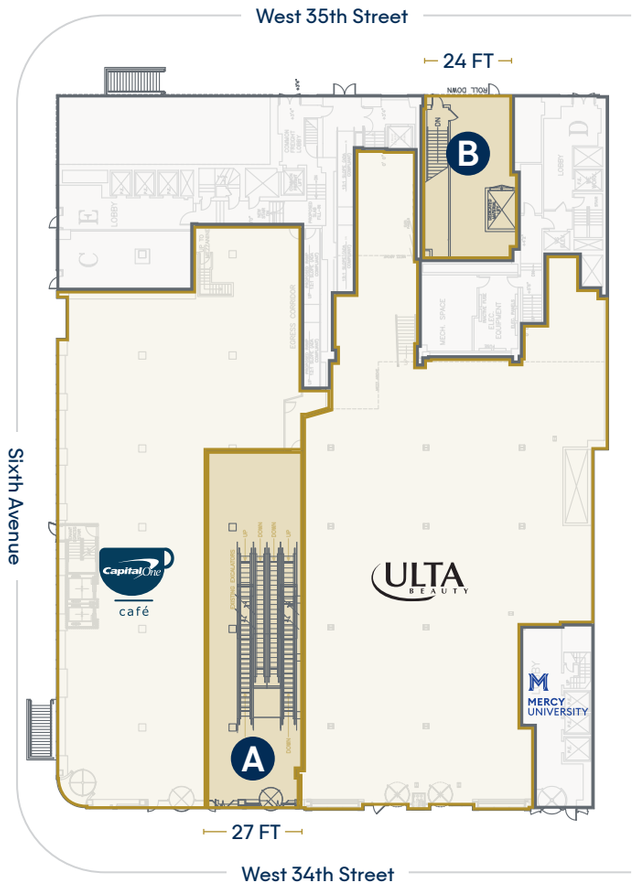

West 34th St
158 - 100
Broadway
1293 - 1319


macy's


DO NOT ENTER
EXCEPT BIKES
NEW

CONFIGURATION OPTIONS

Large Format (A + B + C + D)	Big Box (A + C)	F&B & Experiential (B+ D)
51,472 sq ft	29,663 sq ft	21,809 sq ft

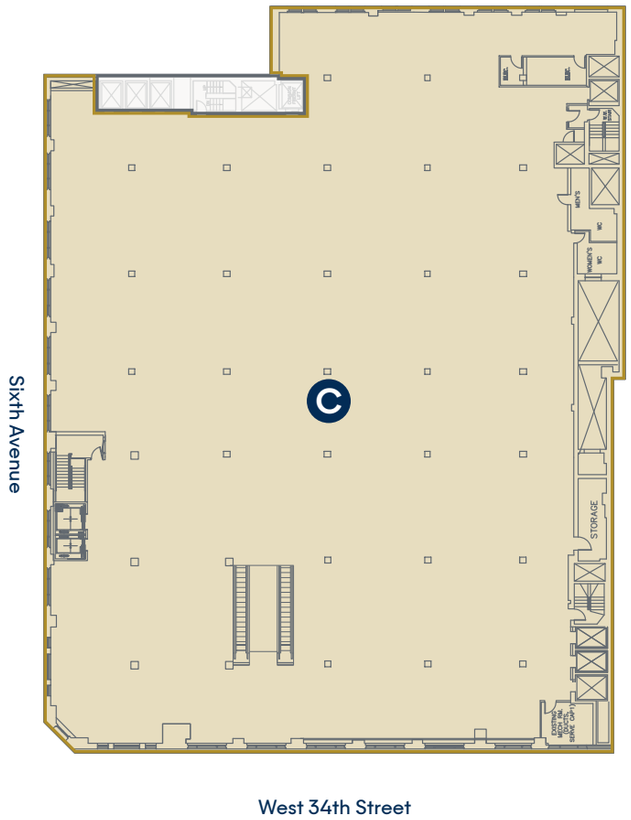


GROUND FLOOR

34th Street A - 2,671 sq ft

35th Street B - 1,171 sq ft

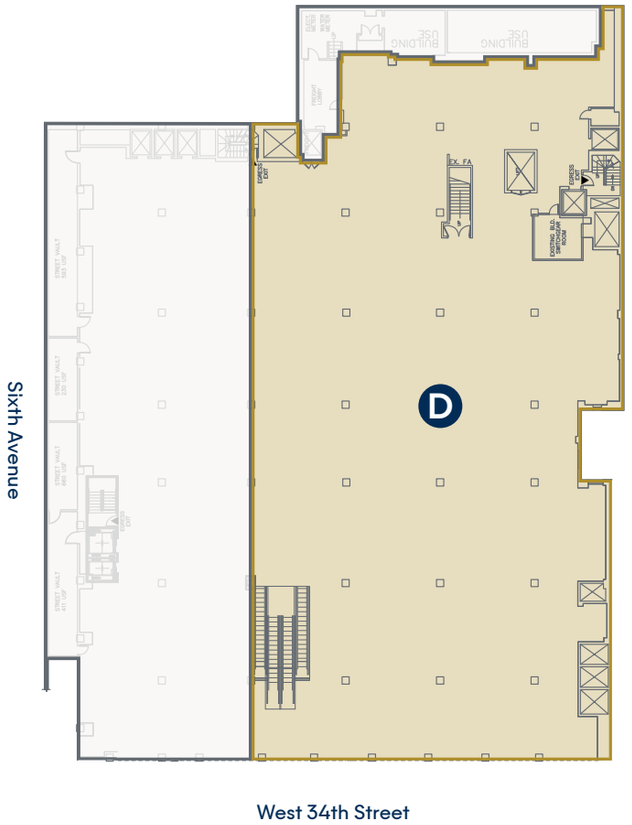
18 ft ceilings



SECOND FLOOR

Second Floor C - 26,992 sq ft

16 ft ceilings



LOWER LEVEL

Lower Level D - 20,638 sq ft

12 ft 6 in ceilings

THE HEART OF NEW YORK'S BEST SHOPPING DISTRICT







100 Million
PEDESTRIANS AT 34TH STREET & BROADWAY ANNUALLY

$3 Billion
EXPENDITURE ON RETAIL & ENTERTAINMENT ANNUALLY

436,000
EMPLOYEES

MACY'S
20 Million
ANNUAL SHOPPERS

MACY'S
2.5 Million
TOTAL SQUARE FOOTAGE

420,000
ESTIMATED DAYTIME POPULATION

B D F M N Q R W
23 Million
HERALD SQ ANNUAL RIDERSHIP

1 2 3 A C E
32 Million
PENN STATION ANNUAL RIDERSHIP

*within 0.5 mile radius of the property



WHERE TOP TIER RETAIL MEETS NEW YORK'S MOST ICONIC LOCATIONS

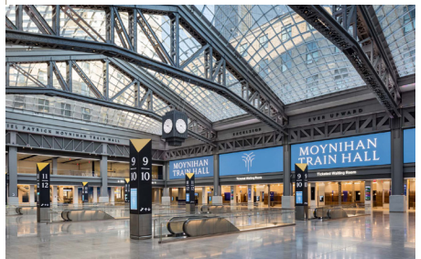


Penn Station

650, 000 DAILY PASSENGERS

Moynihan Train Hall

$1.6 BILLION RENOVATION COMPLETE IN 2021





Madison Square Garden

400 EVENTS ANNUALLY

Macy's Herald Square

10 MILLION VISITORS DURING HOLIDAY SEASON





Empire State Building

4 MILLION ANNUAL VISITORS

2 HERALD SQUARE

RETAIL

NEW YORK, NY

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