

# 223

## West 34th Street Retail Opportunity



### LOCATION

North side of W. 34th Street  
Between Seventh & Eighth Avenues

### SIZE

Ground Floor: 825 sf  
Lower Level: 11,000 sf

### FRONTAGE

31' on  
West 34th Street

### CEILING HEIGHT

15'8" on Lower Level

### POSSESSION

Immediate

### STATUS

Formerly Party City

### TERM

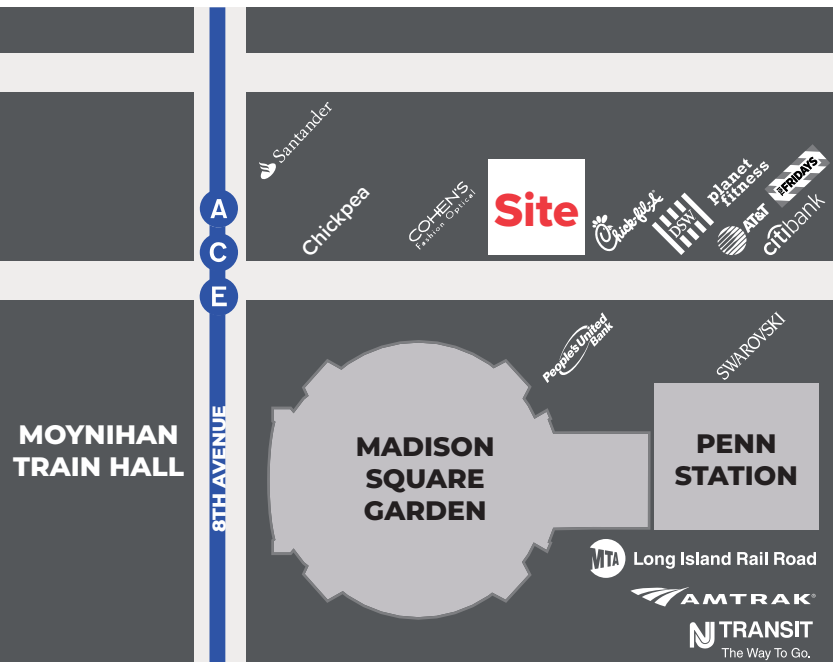
Through 10/31/2031

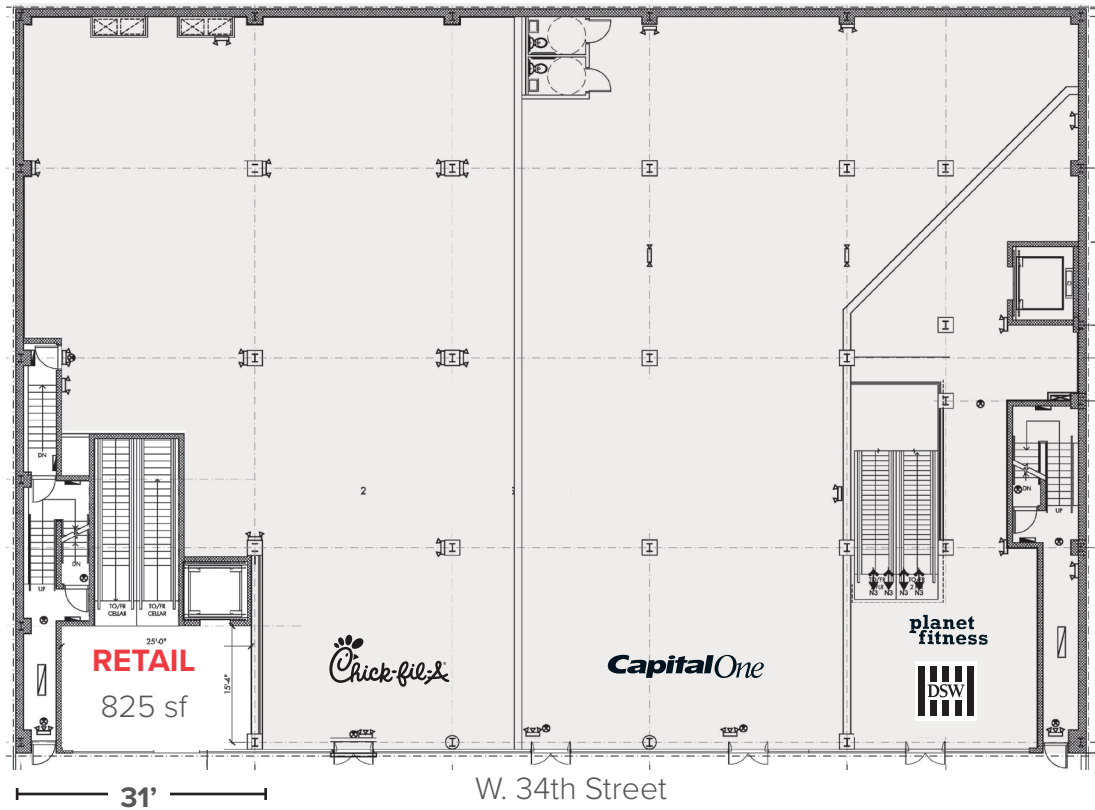
### ASKING RENT

\$825,000 per year, including real estate taxes

- Located directly across the street from **Penn Station-LIRR** entrance and 34th Street-Penn Station **1 2 3 A C E** subway station, servicing **26 million passengers annually**
- Rare store opportunity in the heart of Vornado Realty Trust's redevelopment of the **Penn District**
- **Penn Station**, the busiest transportation hub in North America, sees **650,000 visitors per day**
- Steps from **Madison Square Garden**, Macy's, Herald Square, **Moynihan Train Hall**, Manhattan West and Hudson Yards





**GROUND FLOOR****LOWER LEVEL**