

540

West 42nd Street

Your  
Name  
In  
Lights



# 44K RSF

Across two levels

# 160 FT

Frontage along 42nd Street

# UP TO 25 FT

Ground level ceiling height



# Largest Frontage On 42nd Street

The 21,334 rsf ground floor features massive 160' frontage along 42nd Street for the ultimate visibility. Up to 25' ceiling heights greet you as you make way into the space, which leads to a 20,125 rsf lower level and a 2,416 rsf mezzanine.

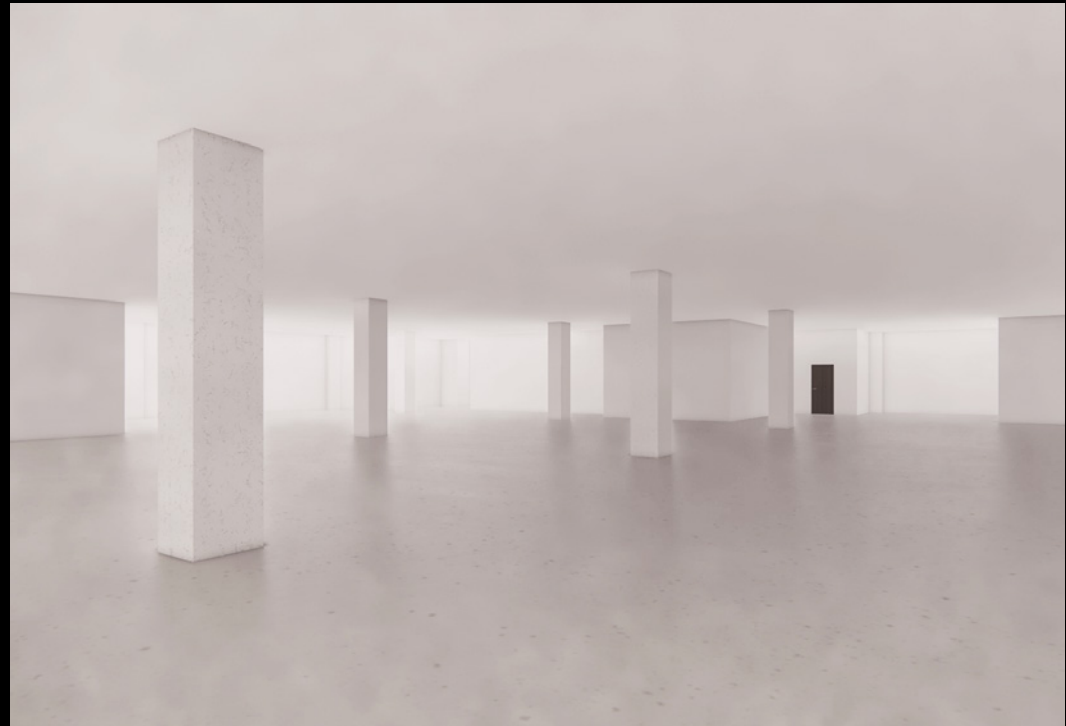
The nearly 44,000 rsf facility was last configured as three theaters, several rehearsal rooms, and many offices. Its proximity to NYC's famous Theater Row is a benefit to potential nonprofit and arts occupiers. The multi-functional space is a great fit for a wide variety of user types.





## Origin Story

543 West 42nd Street was once the home to the Armory of the 77th “Statue of Liberty” Division of the U.S. Army Reserve. In 2000, the space caught the attention of the All Stars performing arts youth organization who had outgrown their SoHo facility. The owner brought in Board member and architect, Douglas Balder, who created dinosaur exhibits at the American Museum of Natural History. He designed several workshop, rehearsal, and performance spaces as well as two theaters.



# The Pulse of NYC's Arts & Entertain- ment



**543 W42** sits in the heart of a bustling community, complete with luxury residential developments, schools and universities, recreational facilities, major commercial tenants, popular dining and entertainment establishments, and several theaters. This culturally diverse neighborhood attracts a variety of talents, making it an exciting place to operate and grow your business.

# NYC Theater Expands West



The boundary of the entertainment district of Times Square continues to move westward. The below theaters have led the charge on the extension of NYC's iconic theater scene:

- » Playwright Horizons
- » Kinky Boots at Stage 42
- » Laurie Beechman Theater
- » Theater Row
- » Signature Theatre Company
- » Westside Theatre
- » New Amsterdam Theatre
- » The Tony Kiser Theatre
- » The Shed at Hudson Yards
- » Stage 42

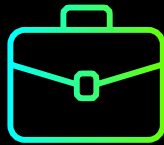
# Setting The Scene

Between 10th and 11th Avenues, tenants will enjoy quick access to both the 34th Street Hudson Yards Subway Station and 42nd Street (Times Square) Subway Station, just west of the Port Authority Bus Terminal. Nearby Lincoln Tunnel and the 39th Street Midtown NY Waterway ferry terminal is convenient for New Jersey commuters.

Enjoy the globally diverse offerings on “Restaurant Row”, from 43rd through 45th Streets, between 6th and 9th Avenues. This famous block is dense with cuisines from all over the world, sure to satisfy any craving.



**14K**  
Residents within  
2 block radius



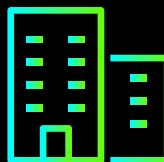
**152K**  
Employees within a  
1/4 mile radius



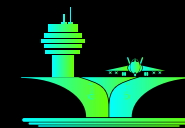
**12M**  
Theatergoers annually  
(Approx 240K weekly)



**12**  
Luxury residential towers  
within one block radius



**94M SF**  
Of office space within  
a 10-minute radius



**8.5K**  
Weekly visitors to the  
USS Intrepid



**\$188K**  
Average household  
income in the area

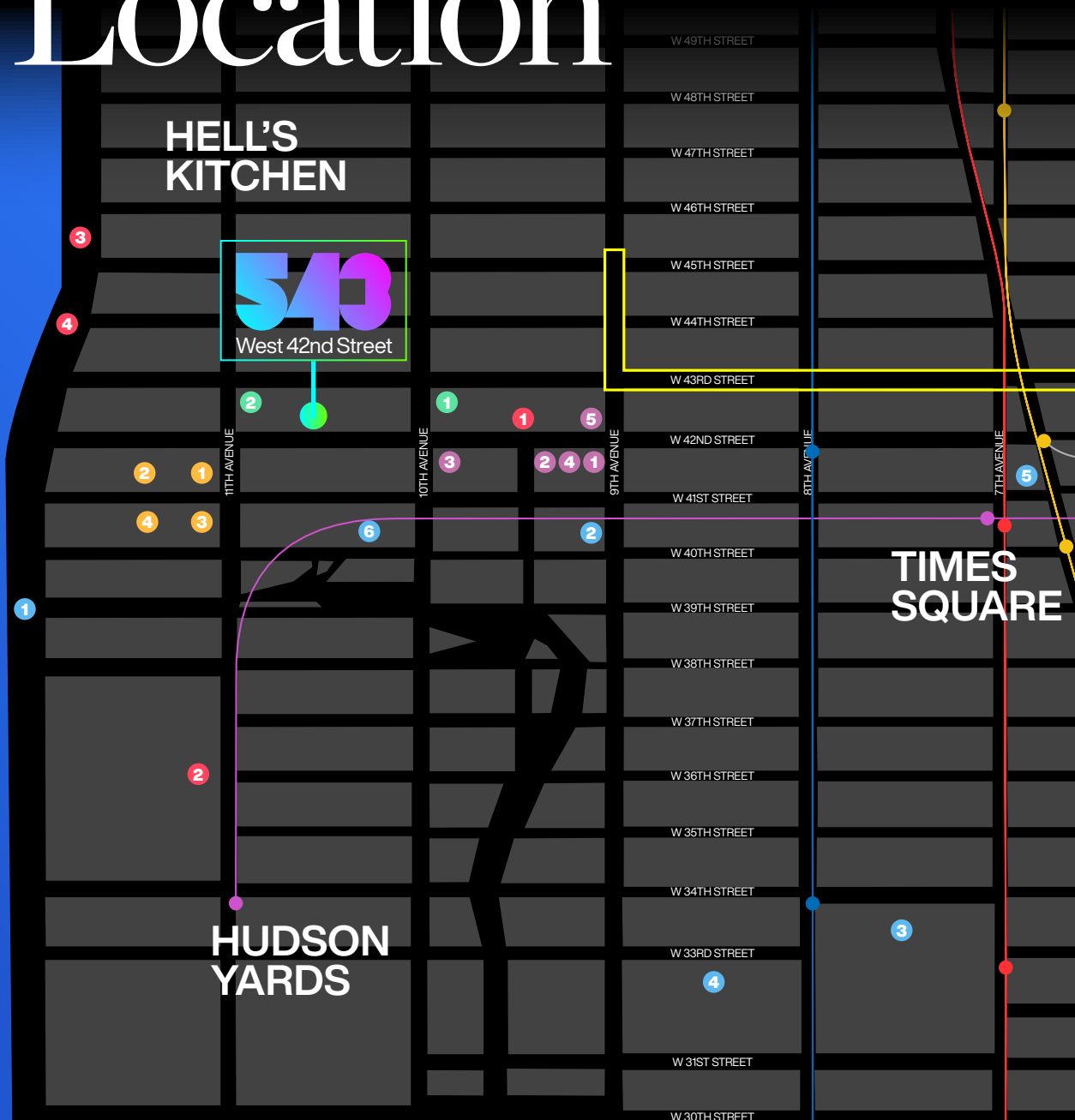


**64M+**  
Annual riders at Times  
Square subway station



**125K**  
Annual visitors to  
The Highline

# Excellent Location



- Theaters
  1. Playwright Horizons
  2. Kinky Boots at Stage 42
  3. Signature Theater
  4. Theater Row
  5. Laurie Beechman Theater
  6. Westside Theater
  7. New Amsterdam Theater
  8. The Tony Kiser Theater
  9. Alvin Ailey American Dance Theater
  10. The Shed at Hudson Yards
- Transportation
  1. Midtown Ferry
  2. Port Authority
  3. Penn Station
  4. Moynihan Train Hall
  5. Times Square
  6. Lincoln Tunnel
- Lifestyle
  1. Manhattan Plaza Health Club  
Largest Indoor Pool in Manhattan
  2. Lifetime Athletics  
Indoor Pickleball Court
- Luxury Residences
  1. Sky
  2. Atelier
  3. Silver Towers
  4. Riverplace
- Misc
  1. Manhattan Plaza Parking  
1,000 Parking Spots
  2. Jacob Javitz Center
  3. USS Intrepid
  4. Circle Line
- "Restaurant Row"  
Cuisines From All Over the World

# Property Details

## **HVAC**

- The condominium boiler supplies hot water for baseboard heat, as well as to the four Gouvernair HVAC units in the lobby (which can heat the lobby and three theatre spaces), and six electric cabinet heaters.
- All ventilation and exhaust provided by cooling system.

## **Cooling**

- Cooling is provided by cooling tower located on roof of condominium
- Capacity for 24 hour / seven day per week cooling
- Air conditioning and ventilation for the commercial unit shall be provided by commercial tenant
- Ten units for total cooling capacity of almost 120 tons

## **Electric**

- ConEd meter in condo basement electrical room
- Commercial unit is furnished with own meter; responsible for establishing independent account with utility company
- There are seventeen electrical panels within the commercial space

## **Water**

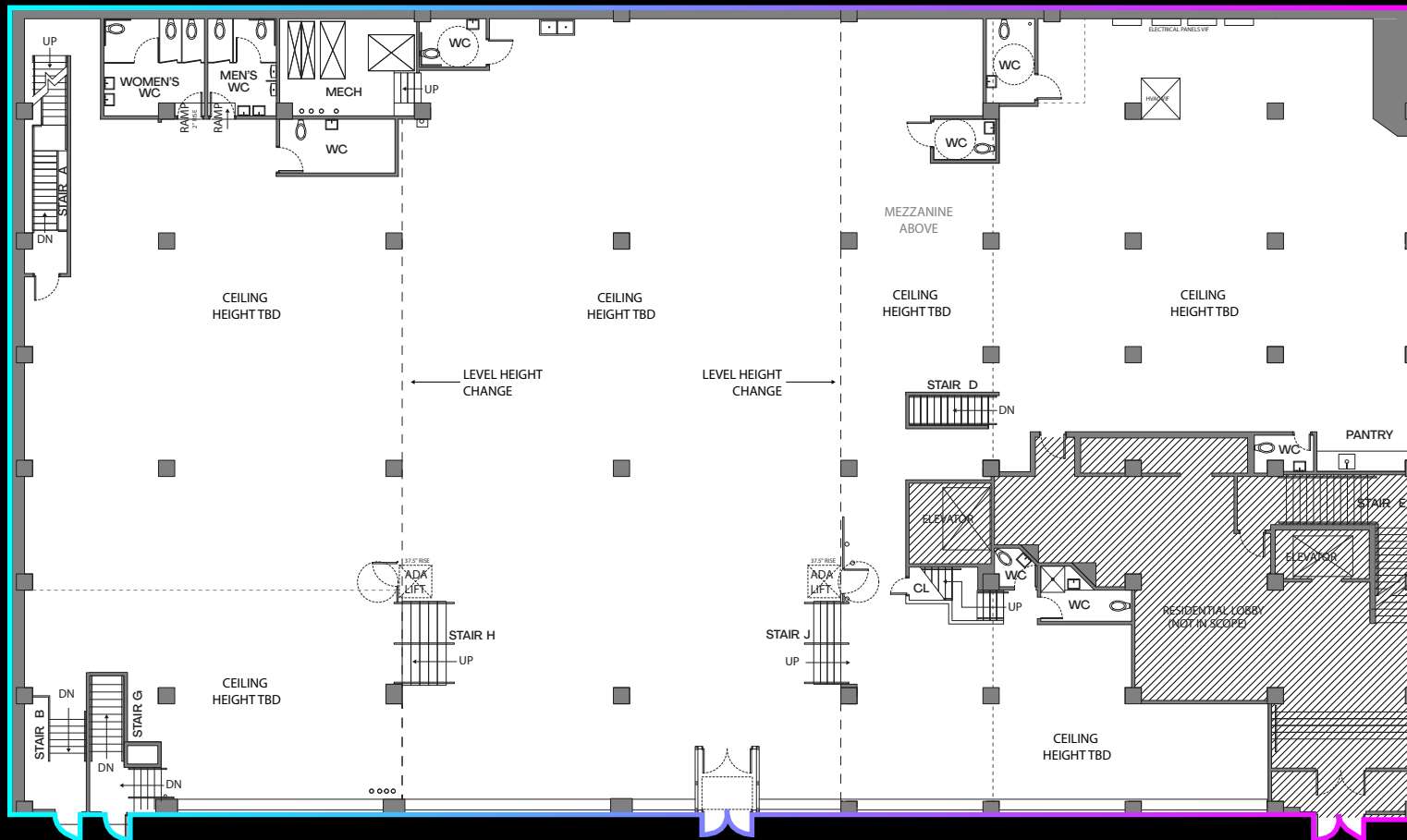
- Domestic hot and cold water supplied by condominium
- Make-up water for cooling tower is metered separately

## **Other**

- Space has three public assembly permits via FDNY
- Office space is Class E

# Floor Plans

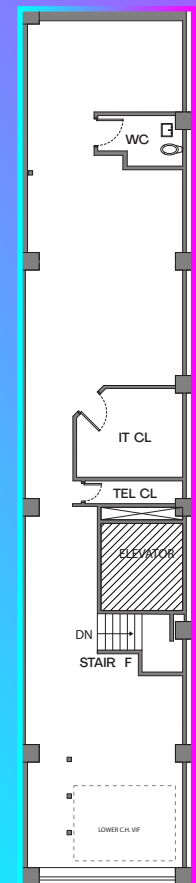
## Ground Floor 21,334 rsf



West 42nd Street



## Mezzanine 2,416 RSF



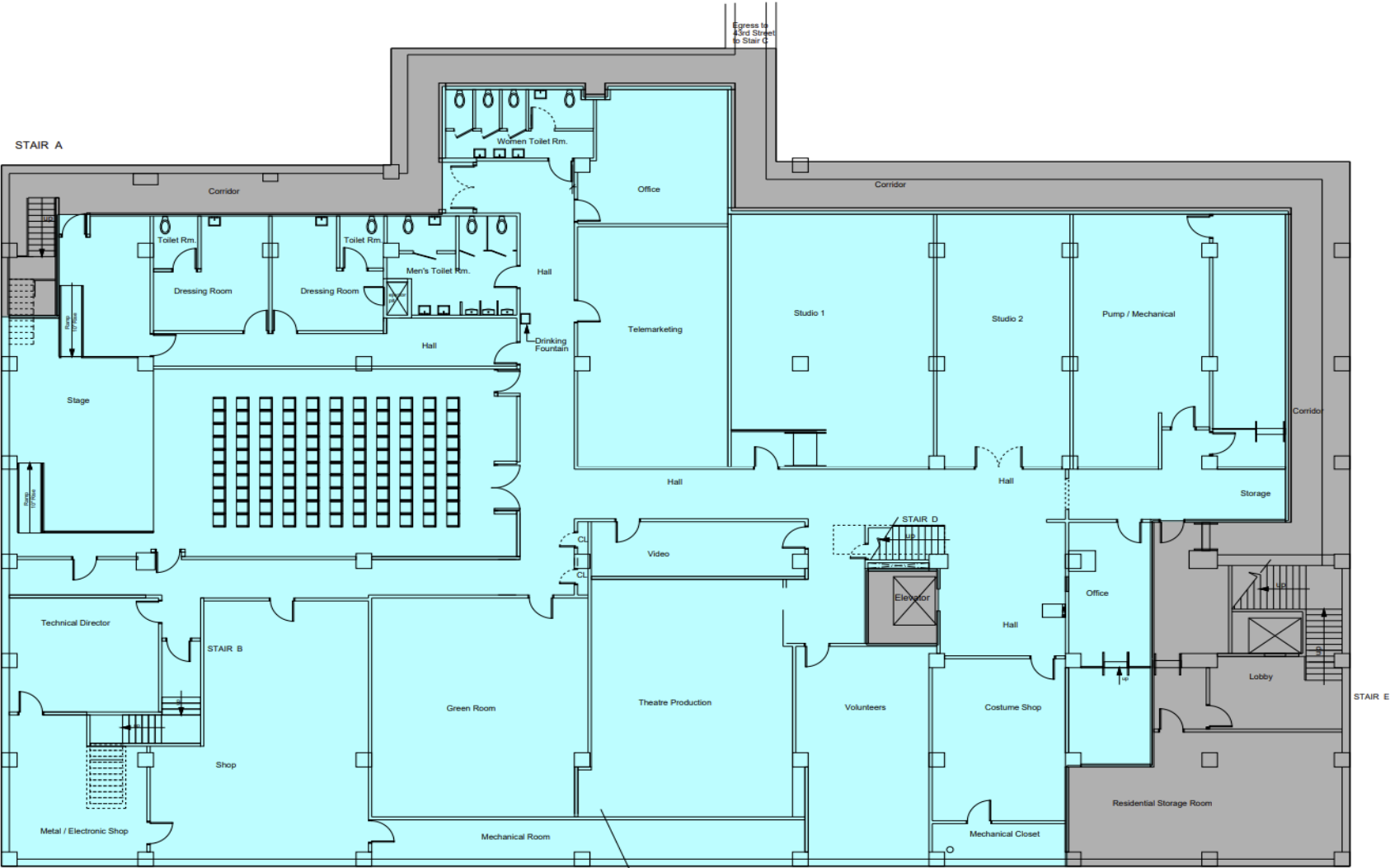
# Floor Plans

Lower Level  
20,125 rsf



West 42nd Street

# Floor Plan: Cellar



CELLAR

Cellar  
20,125 RSF

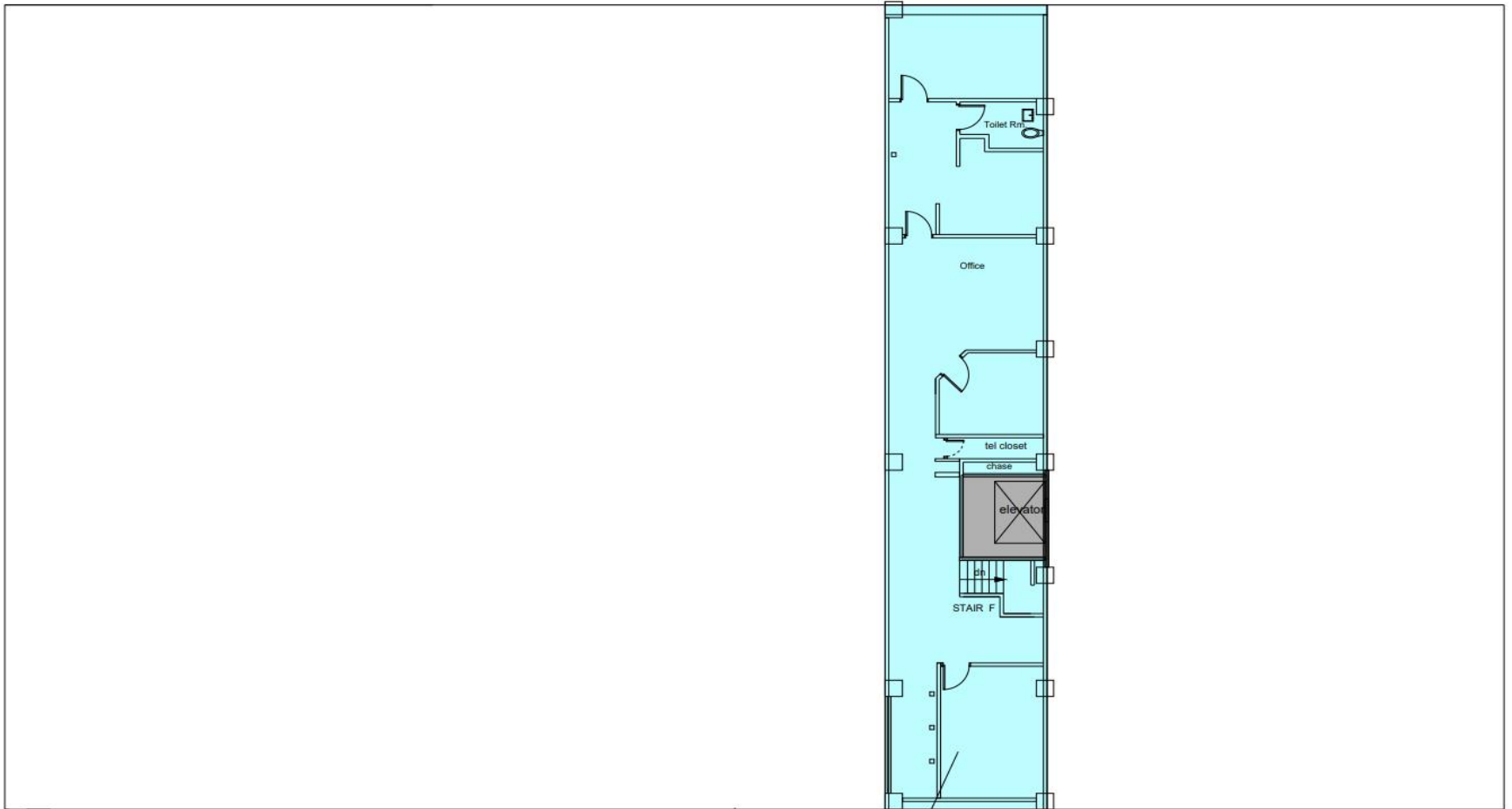
The floor plan of the second floor includes the following labeled areas:

- Castillo Theatre:** The main auditorium with tiered seating and a stage.
- Offices:** Multiple offices are located throughout the floor, including a "Box Office" and several "Office" spaces.
- Conference Rooms:** A large "Conference Room" and a smaller "Conference Rm." are present.
- Demonstration Room:** A large open space adjacent to the theatre.
- Lobby:** A central "Lobby" area and a "Residential Lobby" (shaded green) are included.
- Restrooms:** "Toilet Rm." and "Mens Toilet Rm." are located near the theatre.
- Support Spaces:** "Mechanical Rm.", "Pantry", "Closet", and "Storage" areas are shown.
- Vertical Circulation:** Staircases (STAIR A through STAIR J) and elevators are clearly marked.
- ADA Features:** "ADA Lift" locations are indicated near STAIR H and STAIR J.
- Other Features:** "Sink", "RAMP DOWN", and "Corridor" are also labeled.

Ground  
21,334 RSF

# Floor Plan: Mezzanine

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Mezzanine

Mezz  
2,416 RSF