



PRIME RETAIL
OPPORTUNITY

— AT —

Tower 46



Tower 46 is a 34-story commercial condominium in the heart of Midtown Manhattan, totaling over 325,000 square feet. Positioned steps from New York City's most visited attractions and major transit corridors, the building offers exceptional visibility and foot traffic, making it an ideal destination for your next retail location.



**UNLOCK A MULTI-LEVEL
RETAIL EXPERIENCE:**

Second Floor Expansion Opportunity

20,564 SF

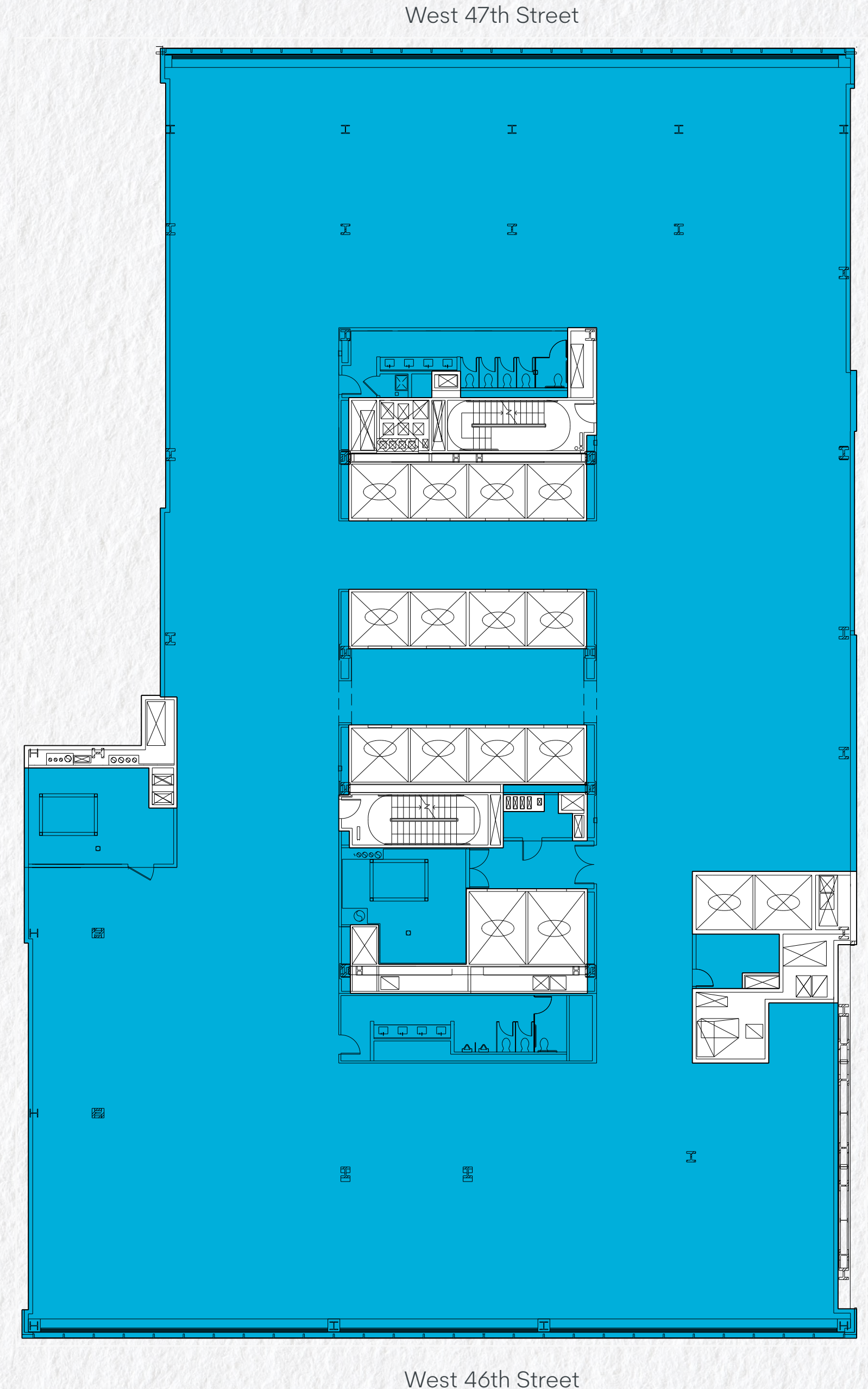
A rare opportunity to connect the ground floor to create 21,755 SF of seamless, multi-floor retail space.

AVAILABLE

Q2 2026

CEILING HEIGHT

15'



A High-Traffic, High-Density Market



650K

DAILY OFFICE
WORKERS



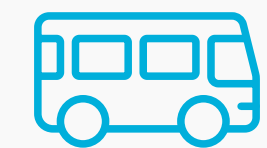
200K

DAILY TOURISTS
+ VISITORS



80K

LOCAL
RESIDENTS



260K

WEEKDAY RIDERS THROUGH
GRAND CENTRAL STATION



400M SF

OF OFFICE
SPACE



60M SF

OF RETAIL
SPACE



32K+

DINING
ESTABLISHMENTS



\$6.5B

IN RETAIL
SALES ANNUALLY

Where everything is within reach

