

AVAILABLE

retail for lease

11 West 32nd *Eleventh Floor + Rooftop*

Koreatown core · full 11th floor, 4,544 SF + rooftop

RETAIL FOR LEASE · FULL FLOOR + ROOFTOP — KOREATOWN, MIDTOWN MANHATTAN

4,544 SF

11TH FLOOR

Rooftop

INCLUDED ABOVE

Vanilla Box

DELIVERY + TI

11 West 32nd Street, 11th Floor + Rooftop · New York, NY 10001 · Food Gallery 32 Building

01 The Opportunity

In the heart of Koreatown



11 West 32nd Street sits in the heart of Manhattan's **Koreatown (Korea Way)**. This is not a neighborhood trade area — it is a **destination Koreatown**, where Korean dining, karaoke, K-beauty and cafés stack vertically along a single block and draw the **Korean Wave (Hallyu) crowd from across the metro**.

The ground-floor anchor is the **Food Gallery 32** food hall; above it, **Maru and MK Karaoke** — this building is already filled with Korean F&B and entertainment. The **full 11th floor (4,544 SF)** and the **rooftop** above are the last seat at that table.

WHY HERE

District	Korea Way — Hallyu destination core
In building	Food Gallery 32 · Maru · MK Karaoke
Subway	34 St–Herald, 3-min walk (BDFM-NQRW)
Walk to	Empire State · Macy's · Herald Square
Penn District	Penn Station & Moynihan Train Hall — Midtown's growth corridor

02 A Floor for Any Concept

One floor, any concept · illustrative



The canvas — an undivided 4,544 SF full floor: round columns, wood floors and a full front window line (as-is)



No.1

Restaurant · F&B

Restaurant · ~120 seats

Bar, dining, lounge and an open kitchen — destination dining that works the depth and window line of the 11th floor. Illustrative test-fit.



No.2

Café · Lounge

Café · Lounge

An all-day room that turns from daytime café to evening lounge — the existing columns and natural light carried as character.



No.3

Karaoke

Premium karaoke · noraebang

Koreatown's signature nightlife use. A private full-floor plate suits premium rooms plus a lounge-style karaoke layout.



No.4

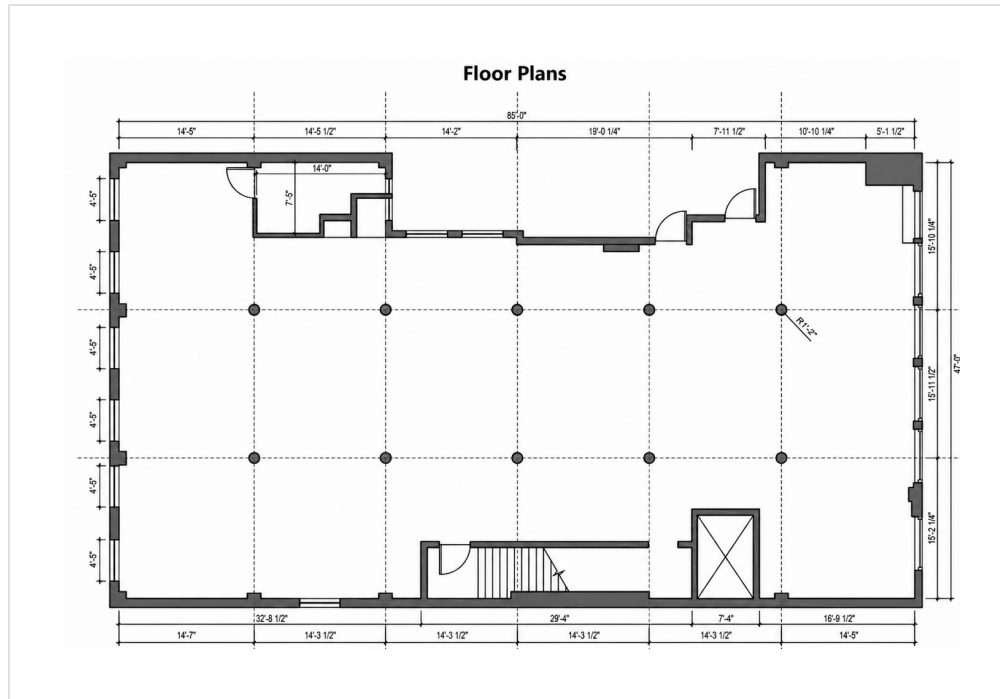
K-Aesthetic

K-beauty · medical aesthetics

A K-beauty, skincare and medical-aesthetics clinic — a full-floor plate suited to the natural-light window line and private treatment rooms.

03 The Space

Plan · specifications



11th-floor plan — approx. 86'-0" x 47'-8" outside dimensions · undivided full-floor loft plate · regular column grid on ~14-15' bays · central rear core (1 elevator, 1 stair). Areas and dimensions approximate — verify by survey prior to lease.



Front window-line light · round columns · wood floors (as-is, prior to vanilla-box delivery). Private rooftop above — next page.

PROPERTY DETAILS

Size	4,544 SF — full 11th floor (rentable) + rooftop
Floor	11 of 11 · private full top floor + rooftop
Rooftop	Private rooftop above · leased together · open deck, Midtown skyline <i>(area by survey)</i>
Plate	≈ 86'-0" x 47'-8" · undivided full-floor loft plate · regular column grid (~14-15' bays)
Frontage	W 32nd window line · corner light <i>(ft by survey)</i>
Ceiling	<i>To be confirmed by survey</i>
Core	Central rear · 1 elevator + 1 stair
Delivery	Vanilla box (landlord's work) + TI
Key money	None
Building	Built 1904 · 11 stories · 49,993 SF · new windows · 24/7 access
Anchor	Food Gallery 32 (ground-floor Koreatown food hall)

Vanilla box + TI — delivered in base condition for the tenant's own build-out. An undivided full-floor loft plate suited to destination uses.

Restaurant

Lounge · Bar

Café

Showroom

Office

Event

03·R The Rooftop

"Midnight in Seoul" — rooftop lounge concept



Rooftop lounge concept — Midtown skyline, evening (concept rendering · not an existing facility)

Part of this lease. This offering includes **the full 11th floor together with the rooftop above.** The images shown here are concept renderings, not existing facilities.



Empire State view · rooftop bar (concept)

ROOFTOP · POTENTIAL

- 11th floor + rooftop — Midtown skyline, Empire State views
- Rooftop lounge, bar & event-destination potential
- A rare rooftop in the Koreatown core
- Leased together with the full 11th floor — terms on request

04

Korea Way & Neighbors

Trade area · co-tenancy

Manhattan's Koreatown (Korea Way) is **the center of New York's Korean Wave** — the densest Korean trade area in Manhattan, with Korean dining, cafés, beauty and entertainment packed into a single block. The proof is in this very building: the ground-floor **Food Gallery 32** food hall and, above it, **Maru and MK Karaoke** — 11 West 32nd is already filled with Korean F&B and entertainment. The **11th floor + rooftop** is the last seat above it.

KOREA WAY · CO-TENANCY MAP



IN THIS BUILDING

Food Gallery 32	Korean food hall · ground-floor anchor
Maru	Karaoke lounge · Korean nightlife
MK Karaoke	Karaoke · Korean entertainment

ON THE BLOCK · KOREA WAY

Gaonnuri	Fine Korean dining
Koreatown F&B	BBQ · café · dessert cluster
K-beauty retail	Block-level density
Macy's · Herald Sq	Flagship retail · 2 blocks
Empire State · Eataly	Tourism hub · destination food

TRADE AREA · 5-MIN WALK (OSM ESTIMATE · UNVERIFIED)

Ground-floor storefronts	645
Korean kitchens	46
National brands	22
Subway hubs	B · D · F · M · N · Q · R · W

05

Trade Area & Transit

Retail gravity · transit · growth corridor

TRADE-AREA GRAVITY

600K+ Penn Station riders · day busiest hub, W. Hemisphere	No. 3 34 St-Herald subway busiest in NYC · ~25M/yr
2.2M SF Macy's Herald Sq flagship ~20M visitors / yr	\$5B+ Penn District redevelopment 10M SF office campus

SOURCES: MTA · AMTRAK / RPA · ULI / VORNADO · 2024–25.

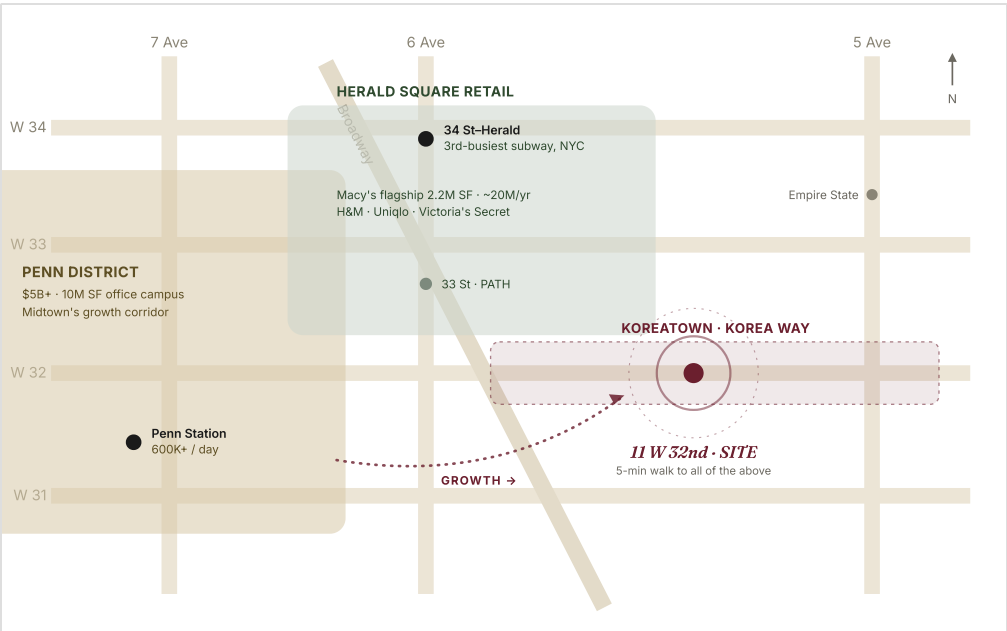
RESIDENT BASE

658,640 residents within 2 mi (+5.4% projected '25–'30) · median HH income **\$135,593** (2 mi) / **\$108,738** (5 mi).

SOURCE: COSTAR (2026) · 2025 DEMOGRAPHICS, 2 / 5 MI RADIUS.

ACCESS

34 St-Herald BDFM · NQRW	3-minute walk · Midtown's busiest node
34 St-Penn 123 · ACE	Penn Station · Moynihan Train Hall
Regional rail LIRR · NJT · Amtrak	Penn Station, walkable



Location diagram — three retail engines converge on 11 W 32nd: Koreatown (the block itself), Herald Square shopping, and the Penn District growth corridor — all within a 5-minute walk, fed by the busiest transit in the Western Hemisphere. Distances approximate; figures sourced (MTA · Amtrak · ULI).

06 Lease Terms

Terms · availability

On Request ASKING RENT Provided upon inquiry	4,544 SF SIZE Full floor + rooftop	Vanilla Box DELIVERY LL's work + TI (negotiable)	Immediate POSSESSION Vacant · available now
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TERMS

Possession	Immediate · vacant
Base Rent	Upon request
Term	Negotiable
Structure	Negotiable (gross / modified gross)
Escalation	Negotiable
Free rent	Build-out period, negotiable
Security	Negotiable
Use	F&B · office · showroom · medical · event
Guaranty	Negotiable (Good Guy, etc.)
Tenant Improvement	Available — scope negotiable
Key money	None

Inquiries welcome

Specific terms (term, structure, escalation, use, TI scope) are negotiated to the tenant's concept. We welcome tour requests and letters of intent.