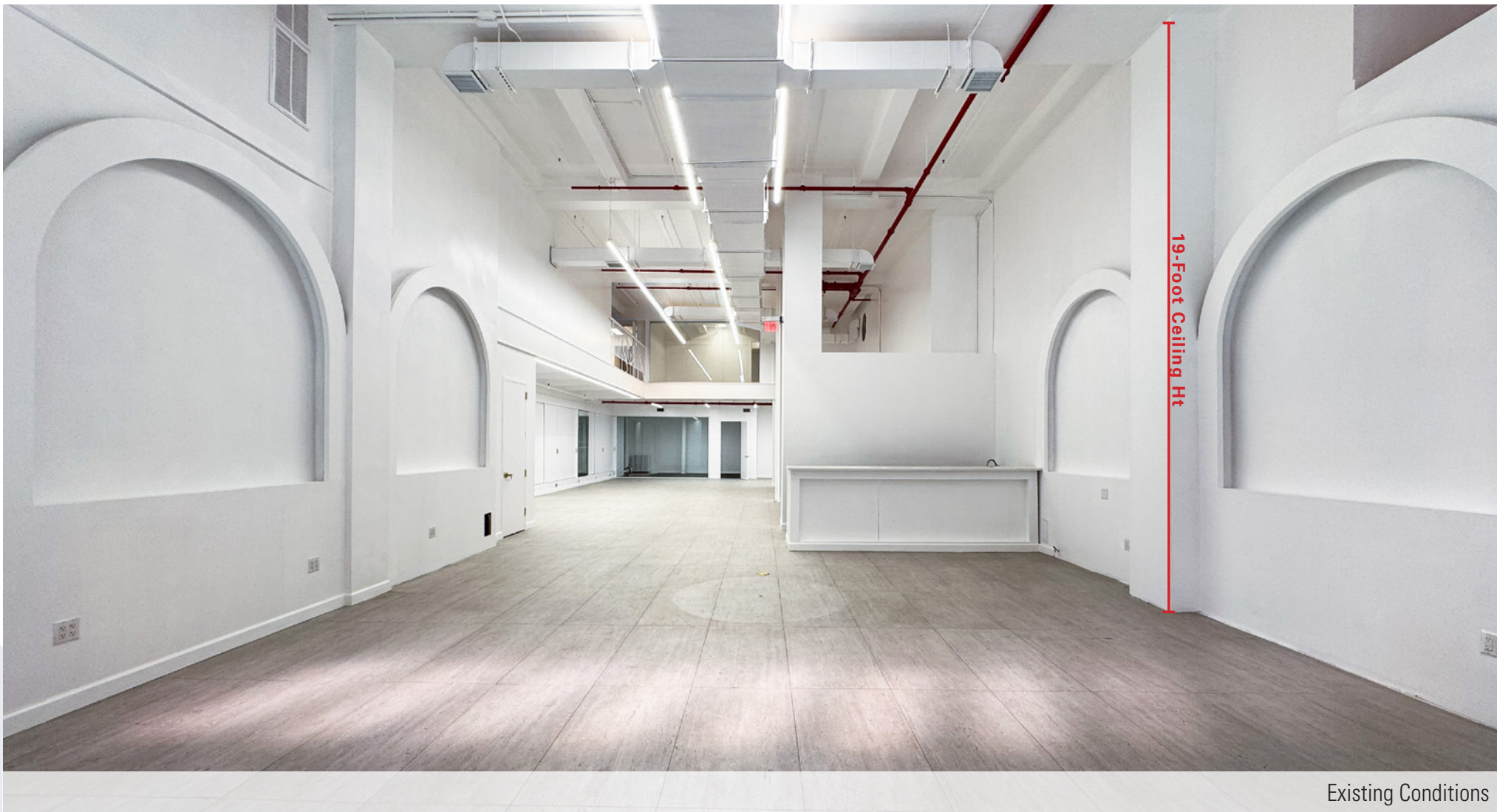




Existing Conditions

49 WEST 38TH STREET

Between 5th and 6th Avenues

RETAIL SPACE

BRYANT PARK AREA | 3,804 SF FEATURING UP TO 19' CEILING + MEZZANINE
CENTRALLY LOCATED BETWEEN HERALD SQUARE AND TIMES SQUARE

49 West 38th Street

Between 5th & 6th Avenues

Available

Ground	3,804 sf - 10.9' to 19.3' Ceiling Height	Power:	400 Amps 3 Phase
Mezzanine	1,921 sf - 8.6' Ceiling Height	Freight:	Direct access is available from cellar
Total:	5,725 sf	Possession:	Immediate
Frontage:	+/- 30' along 38th Street	Rent:	\$300,000/annum (\$25,000/month)

Comments

- Adjacent to the Archer Hotel plus other hotels on the block including the Refinery Hotel, Springhill Suites by Marriott, Fairfield Inn & Suites by Marriott, and Wingate by Wyndham, as well as many others within the surrounding area
- A few doors west of Amazon's headquarters at the former Lord & Taylor building, 424 Fifth Avenue, which is occupied by approx. 2,000 employees and the recent opening of Shaver Hall, a 35,000-square-foot food hall at the base of the building
- Two blocks from Bryant Park and centrally located between Herald Square/34th Street and Times Square
- 4 Minute walk to the Herald Square/34th Street hub with access to **B D F M N Q R W** express & local subway lines; and 5 minute walk to the Times Sq/42nd St-Bryant Park/5th Ave **7 B D F M N Q R W S 1 2 3 A C E** trains; and vicinity of Grand Central Terminal and Grand Central Madison LIRR concourse
- Area tenants include United Legwear, Kinokuniya New York, Alice + Olivia, Abe's Formal Wear, The Manhattan Wine Shop, Parker & Quinn, Daintree, Bistro 38, Culture Espresso, Auz Merveilleux de Fred, Lady M Cake Boutique, Angelina Paris, Sweetgreen, The Kati Roll Company, La Pecora Bianca, Le Pain Quotidien, Ole & Steen, La Colombe Coffee Roasters . . to name a few
- Newly painted - All dry retail and office uses considered

By the Numbers

Retail Businesses

8,356

1 Mile Radius

Households

124,989

2025 - 1 Mile Radius

Household Income

\$164,685

2025 Average

Subway Ridership

82,756,029

2024 Annual - Herald Sq/Times Sq/BryantPk



GROUND LEVEL

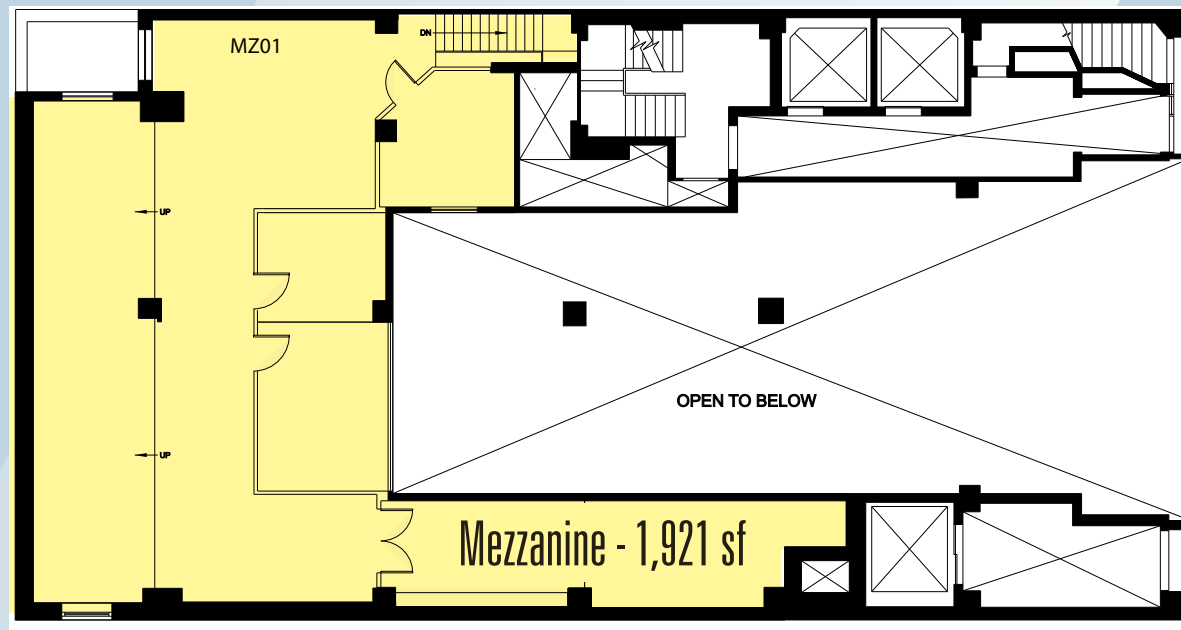
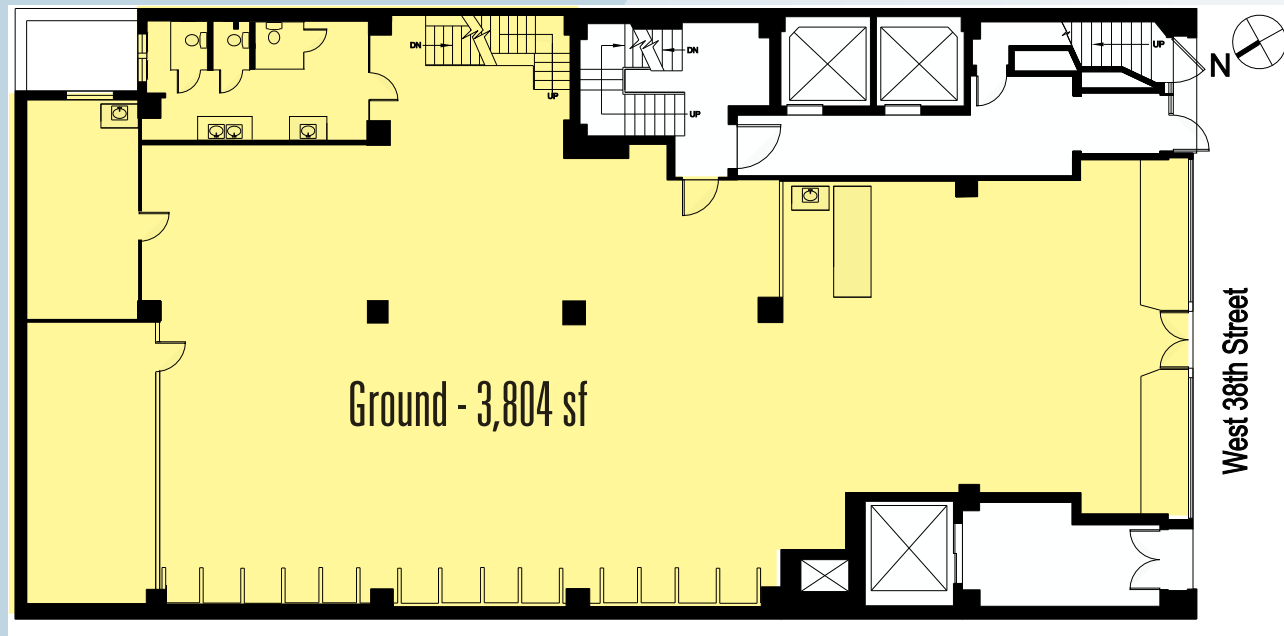




MEZZANINE LEVEL



Floor Plan - 5,275 sf total



Area Tenants

- | | |
|--------------------------------|----------------------------|
| 1. Refinery Rooftop | 30. 5th&Mad |
| 2. Parker & Quinn | 31. UPS Store |
| 3. Culture Espresso | 32. Rico Bagel |
| 4. Daintree | 33. Mad Dog & Beans |
| 5. BSTRO 38 | 34. CAVA |
| 6. Kati Roll Company | 35. Gregory's Coffee |
| 7. Blue Bottle Coffee | 36. HSBC Bank |
| 8. Lady M Cake Boutique | 37. Peter Dillon's 36th |
| 9. Angelina Paris | 38. Slattery's Midtown Pub |
| 10. La Pecora Bianca | 39. Starbucks |
| 11. Heritage Grand Bakery | |
| 12. Le Pain Quotidien | |
| 13. Starbucks | |
| 14. La Colombe Coffee Roasters | |
| 15. Ten Thousand Coffee | |
| 16. Sweetgreen | |
| 17. Artichoke Basile's Pizza | |
| 18. Main Noodle House | |
| 19. Aux Merveilleux de Fred | |
| 20. Mochinut | |
| 21. The Westbury | |
| 22. Reichenbach Hall | |
| 23. Spirit Lab Yoga | |
| 24. Sew Elegant Bridal | |
| 25. The Keg Room | |
| 26. Keens Steakhouse | |
| 27. Tonchin New York | |
| 28. CVS | |
| 29. Dunkin' | |

Area Hotels

1. Archer Hotel
2. Grayson Hotel
3. Hotel Hendricks
4. Fairfield Inn & Suites by Marriott
5. Embassy Suites by Hilton
6. Hyatt Place New York
7. Residence Inn by Marriott
8. The Langham, New York
9. The Draper
10. Marriott Vacation Club Pulse
11. SpringHill Suites by Marriott
12. Fairfiled Inn by Marriott
13. Hyatt Centric Midtown
14. Courtyard by Marriott
15. Andaz 5th Avenue

