

RETAIL SPACE

2 EAST 45TH STREET

Between Madison and Fifth Avenues

MIDTOWN EAST

NEW YORK | NY

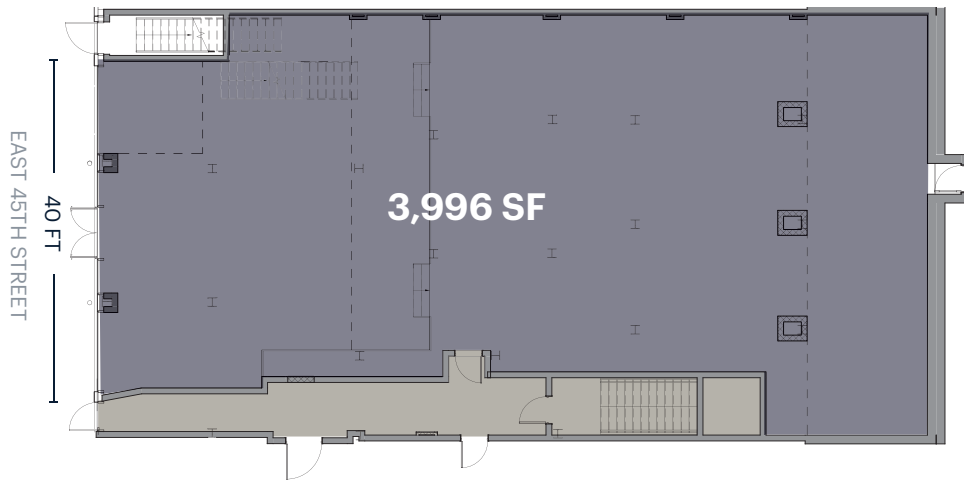
5,996 SF
For Lease



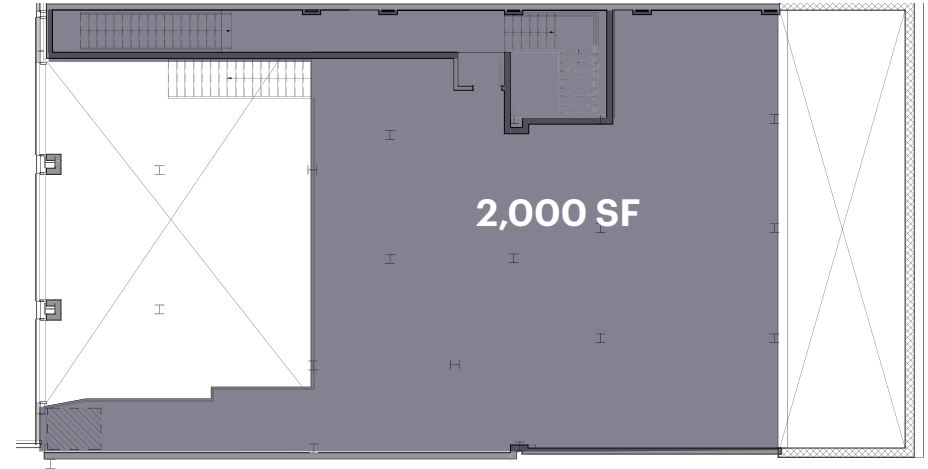
RIPCO
REAL ESTATE

SPACE DETAILS

GROUND FLOOR



MEZZANINE



SIZE

Ground Floor	3,996 SF
Mezzanine	2,000 SF

FRONTAGE

East 45th Street	40 FT
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RENT

Negotiable

NEIGHBORS

NBA Store, Morton's Steakhouse, Dishes, Tommy Bahama, Safra, Bank of America, Paul Stuart, Men's Wearhouse

COMMENTS

Prime retail/restaurant opportunity steps off Fifth Avenue
 Tremendous exposure and visibility
 24/7 marketplace
 All uses considered - venting possible
 New direct long-term lease

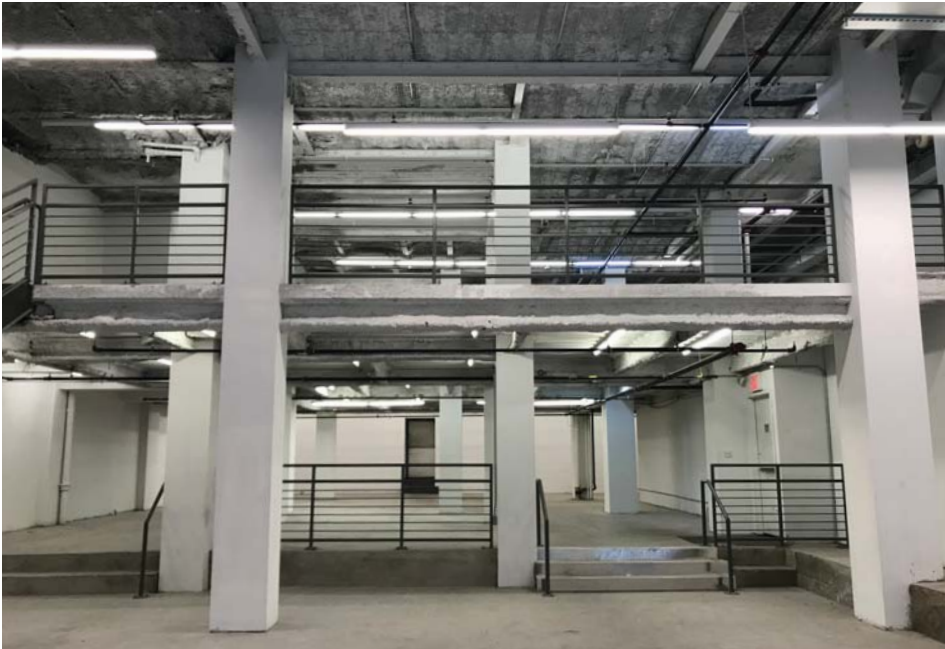
TRANSPORTATION

2017 Ridership Report

	4	5	6
Grand Central 42nd Street	7	S	
Annual	44,928,488		
Weekday	154,711		
Weekend	103,578		

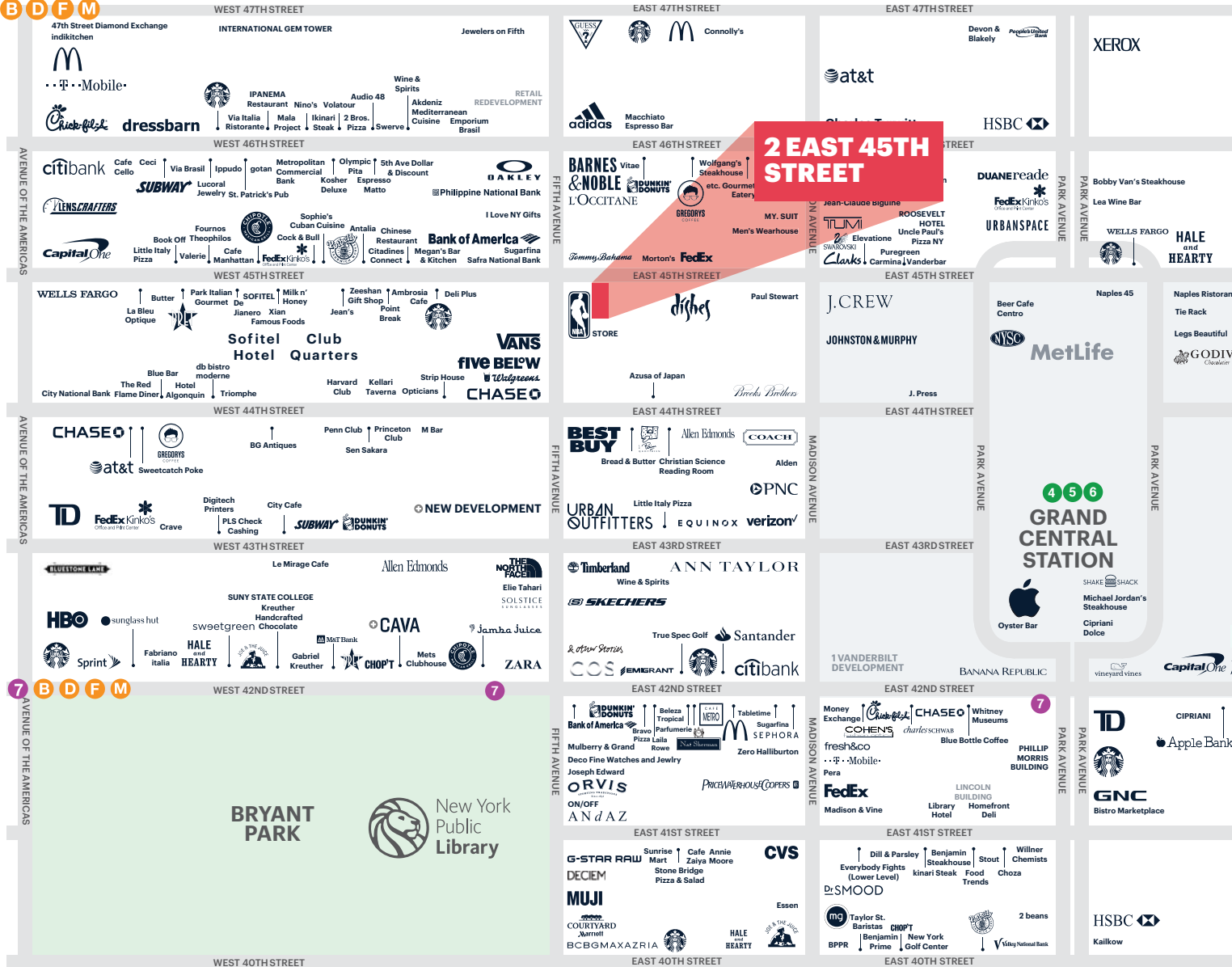
	B	D	F	M
Bryant Park 42nd Street	7			
Annual	16,594,289			
Weekday	57,395			
Weekend	37,101			

INTERIOR PHOTOS



AREA RETAIL

B D F M



CONTACT EXCLUSIVE AGENTS

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Coming Soon

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REAL ESTATE

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Please visit us at ripcony.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.