

# A NEW MILLENNIUM

*at  
Lincoln  
Square*



RETAIL





# A VISION FOR LINCOLN SQUARE'S FUTURE

For decades, Millennium Partners has played an integral role in making **Lincoln Square a retail, entertainment, and cultural epicenter** with a strong sense of community, complete with the modern healthcare, education, and fitness facilities that a thriving neighborhood needs. Continuing the tradition of setting ever-higher standards, they are further **elevating this Upper West Side** destination with the same unrivaled character, top tier design, and highest quality craftsmanship that they are known for.

Millennium Partners is recognized for not only delivering high-quality residential and commercial properties, but for **enhancing the entire neighborhood**. With a dedication to sustainability, human-centric design, minority workforce development, affordable housing investment and community preservation, Millennium is at the forefront of urban development.

Continuing this mission to further elevate the neighborhood with innovative spaces and experiences, the 21st century vision for Lincoln Square goes beyond retail and dining to include **contemporary wellness & fitness centers, state-of-the-art healthcare facilities delivering the latest services, and modern educational facilities** to meet the needs of the West Side.



The center point of Manhattan's West Side, this location offers a high concentration of consumer traffic, making this the ideal site for a range of establishments.

## A PORTFOLIO IN MOTION

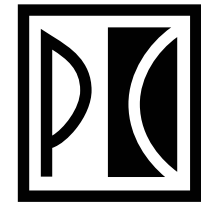
More than half-a-million square feet of closely-concentrated retail, wellness, healthcare, hospitality, entertainment, and educational spaces makes this an unprecedented opportunity for a savvy retailer. Be among an impressive roster of best-in-class tenants in the exciting Lincoln Square neighborhood.



**GOURMET GARAGE**



P O T T E R Y B A R N



THE PHILLIPS CLUB  
AT LINCOLN SQUARE



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JOIN THE IMPRESSIVE LINCOLN SQUARE

# TENANT ROSTER

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RETAIL AT  
LINCOLN  
SQUARE





BROADWAY AT 67TH STREET



BROADWAY AT 66TH STREET



COLUMBUS AVENUE AT 66TH STREET

1972 AND 1976 BROADWAY

# THE OFFERING

1961 BROADWAY



BROADWAY AT 66TH STREET



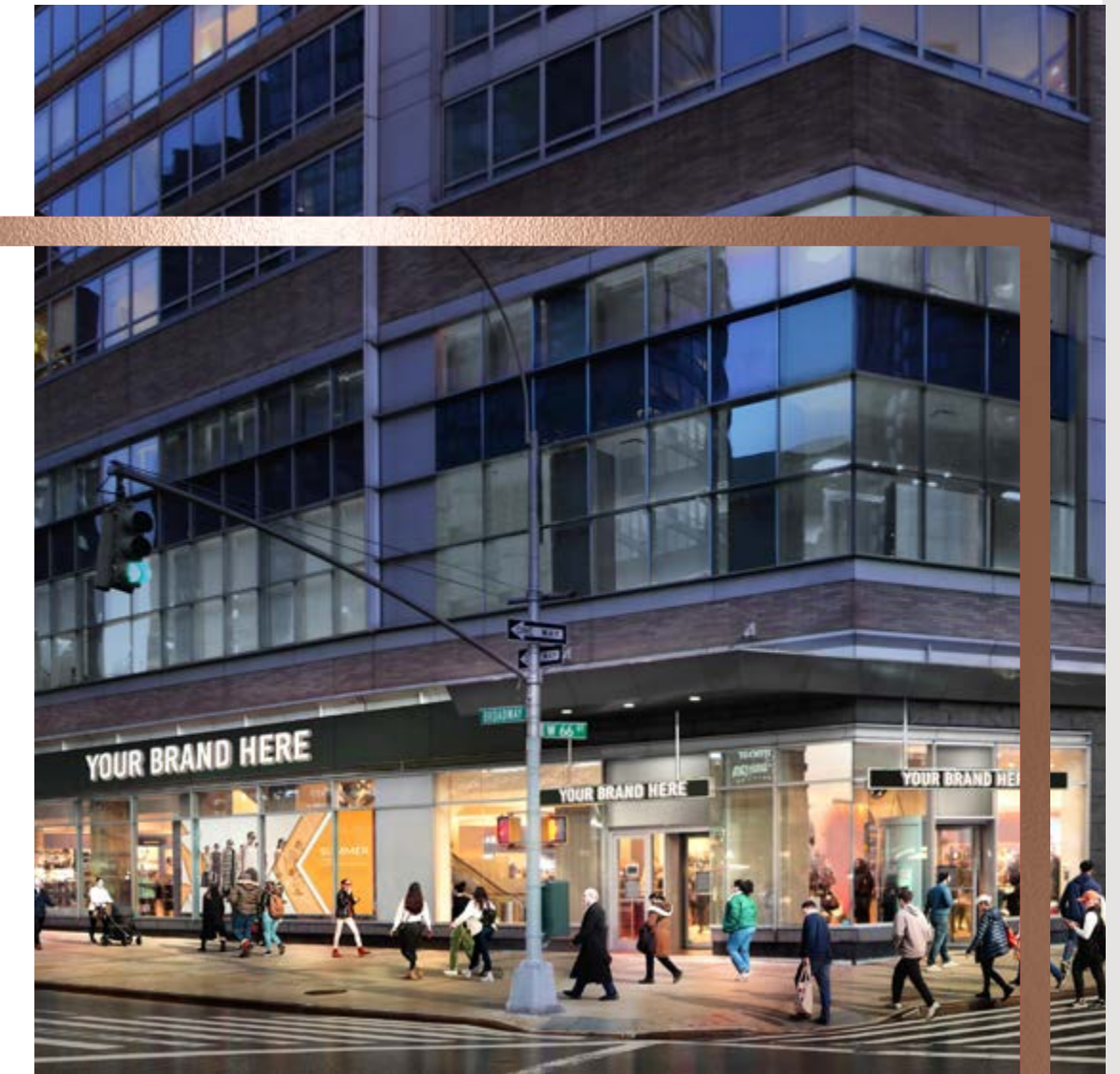
# THE PORTFOLIO

## 1972, 1976 & 1961 BROADWAY

**1972, 1976 & 1961 Broadway** are situated next to and directly across from Lincoln Center, respectively. These properties are just two blocks from Central Park, and offer **high visibility and brand exposure**. The portfolio is anchored with New York City's newest 140 seat Department of Education Universal 3-K Program, along with retail powerhouses Zara and Pottery Barn and expansive, upscale residences that provide a built-in consumer base. It is ideal for destination retail, best-in-class shopping, and high-end dining experiences.

**Commanding frontage** along Broadway from West 66th Street to 67th Street and Columbus Avenue makes this one of the Upper West Side's most visible retail locations ideal for **high-profile retailers** who are looking for a proven retail position.

Whether leased together or divided among an eclectic mix of tenants, 1972, 1976 & 1961 Broadway will define the future of Lincoln Square. Claim your place in the next **evolution of the Upper West Side.**



FLEXIBLE SPACE  
PRIME LOCATION





# 1972 & 1976 BROADWAY FLOOR PLANS



# OPTION A

## THREE TENANT PLAN

**1976 BROADWAY RETAIL**  
**7,337 SF +**  
**7,547 SF Lower Level**  
 20'-1" Ceiling  
 14'-6" Ceiling Lower Level

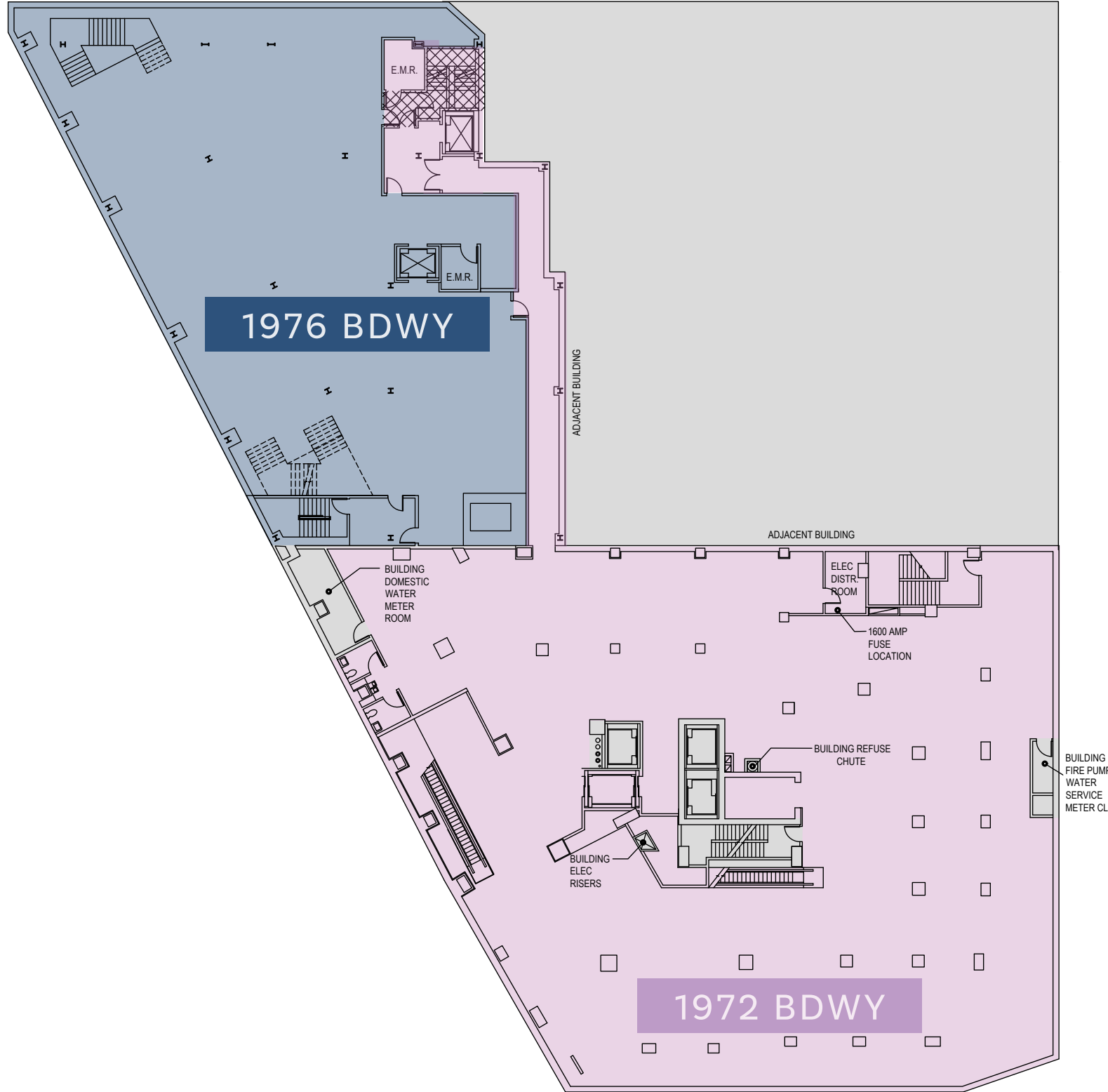
**LEASED**  
**NYC Department of Education**  
**Universal 3-K**

**1972 BROADWAY RETAIL**  
**6,536 SF +**  
**14,105 SF Lower Level**  
 19' Ceiling  
 13' Ceiling Lower Level



WEST 66TH STREET

GROUND FLOOR



LOWER LEVEL

Space division plans are for illustrative purposes only. Additional demising schemes and access points from the Ground Floor to the Lower Level are feasible.



# OPTION B

## MULTI TENANT PLAN

■ RETAIL A1  
**3,925 SF**  
 20'-1" Ceiling

■ RETAIL A2  
**1,656 SF**  
 20'-1" Ceiling  
 545 SF Loading Dock

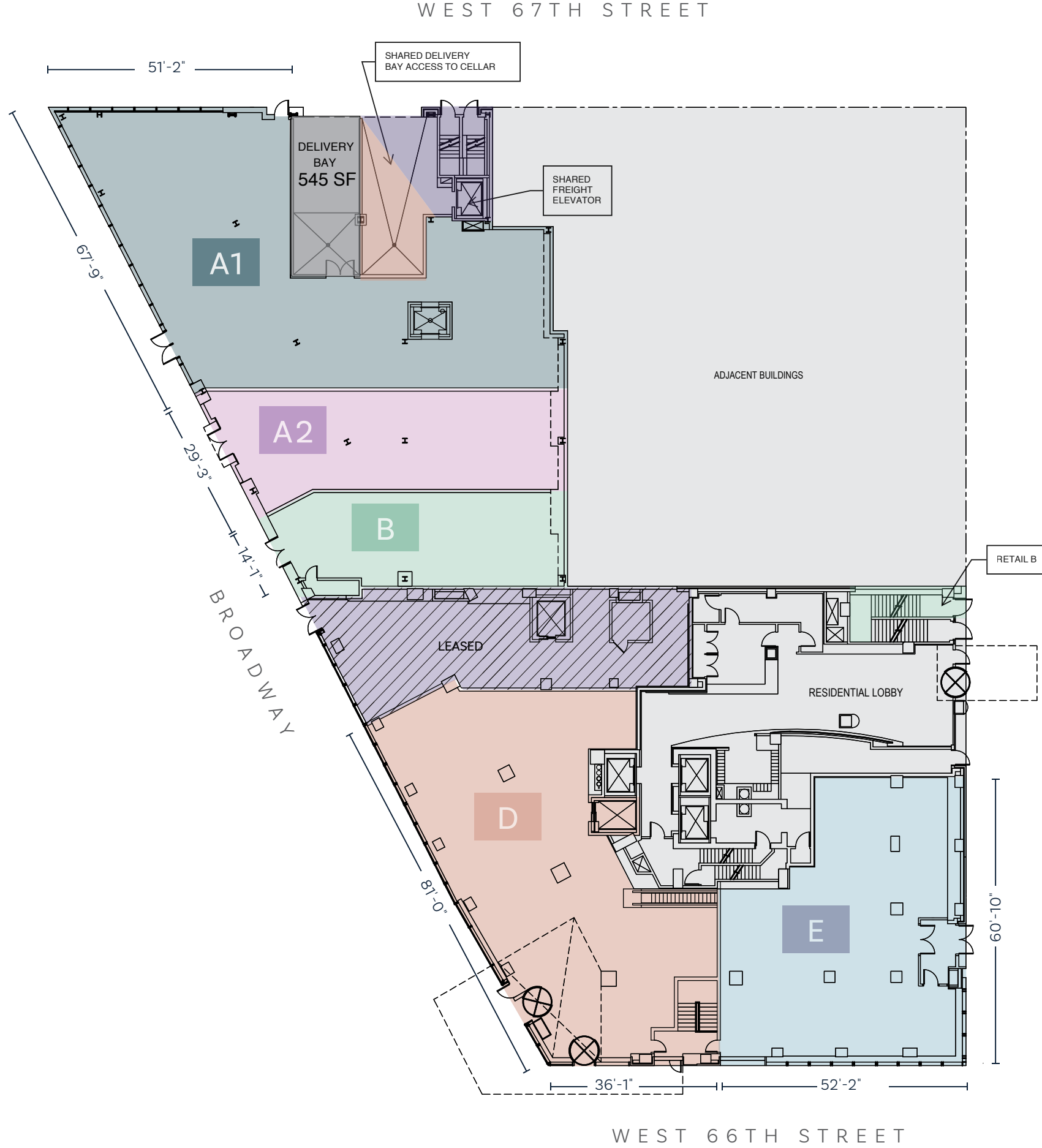
■ RETAIL B  
**1,239 SF +**  
**16,614 SF Lower Level**  
 20'-1" Ceiling  
 13' Ceiling Lower Level

▨ LEASED  
**NYC Department of Education**  
**Universal 3-K**

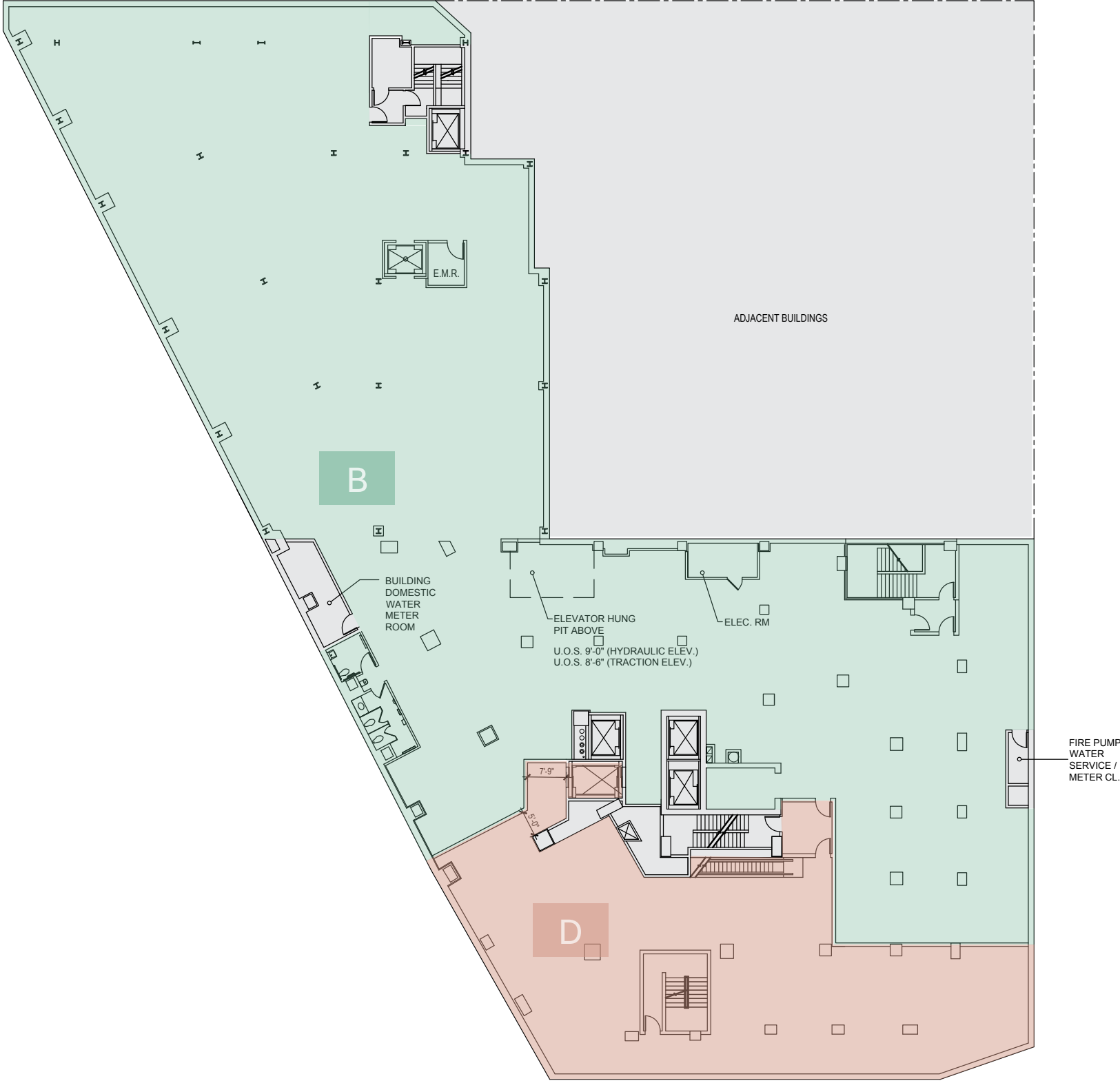
■ RETAIL D  
**3,731 SF +**  
**5,250 SF Lower Level**  
 19' Ceiling

■ RETAIL E  
**2,806 SF**  
 19' Ceiling

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GROUND FLOOR



LOWER LEVEL



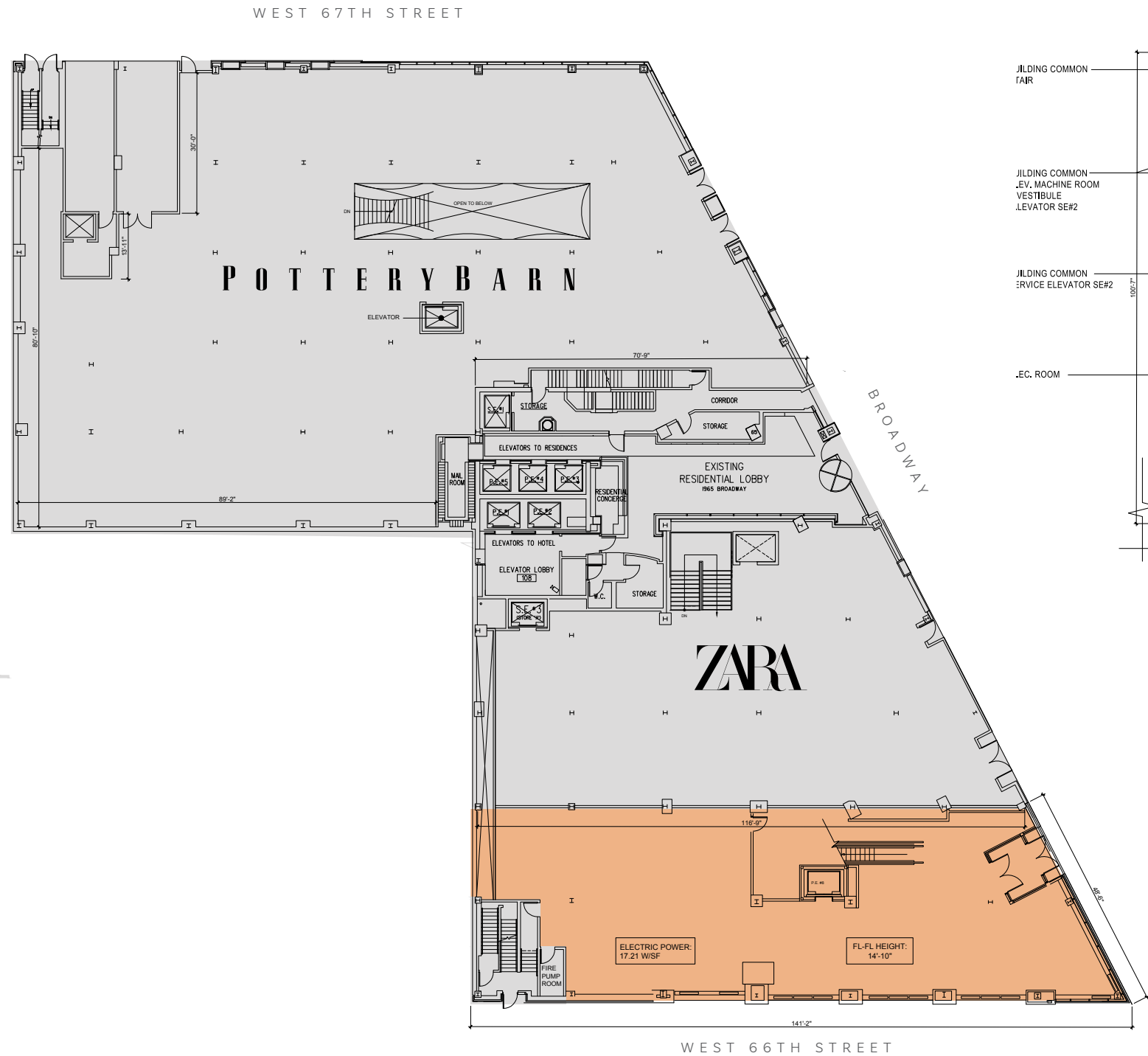


# 1961 BROADWAY FLOOR PLANS

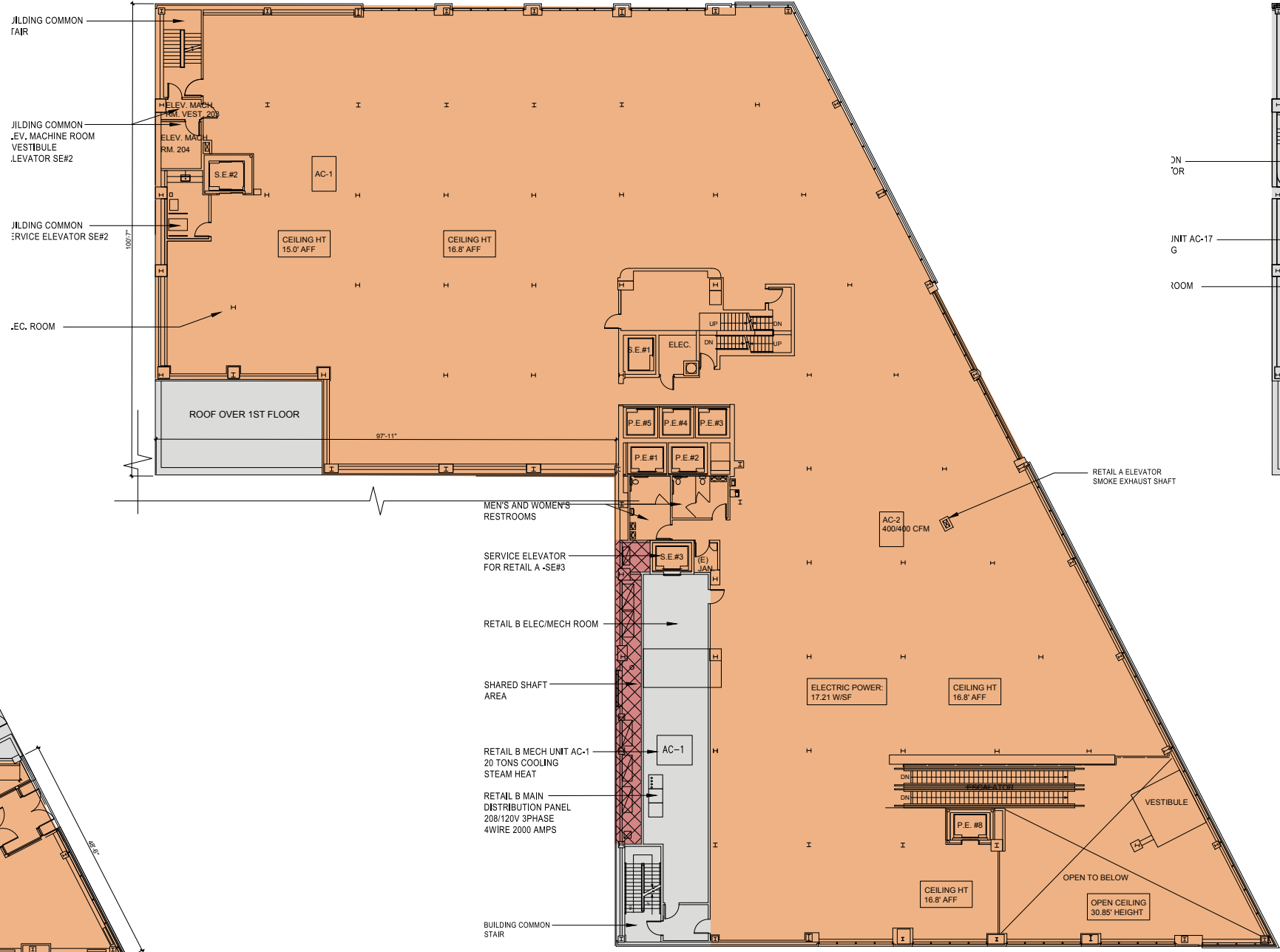


# SINGLE TENANT PLAN

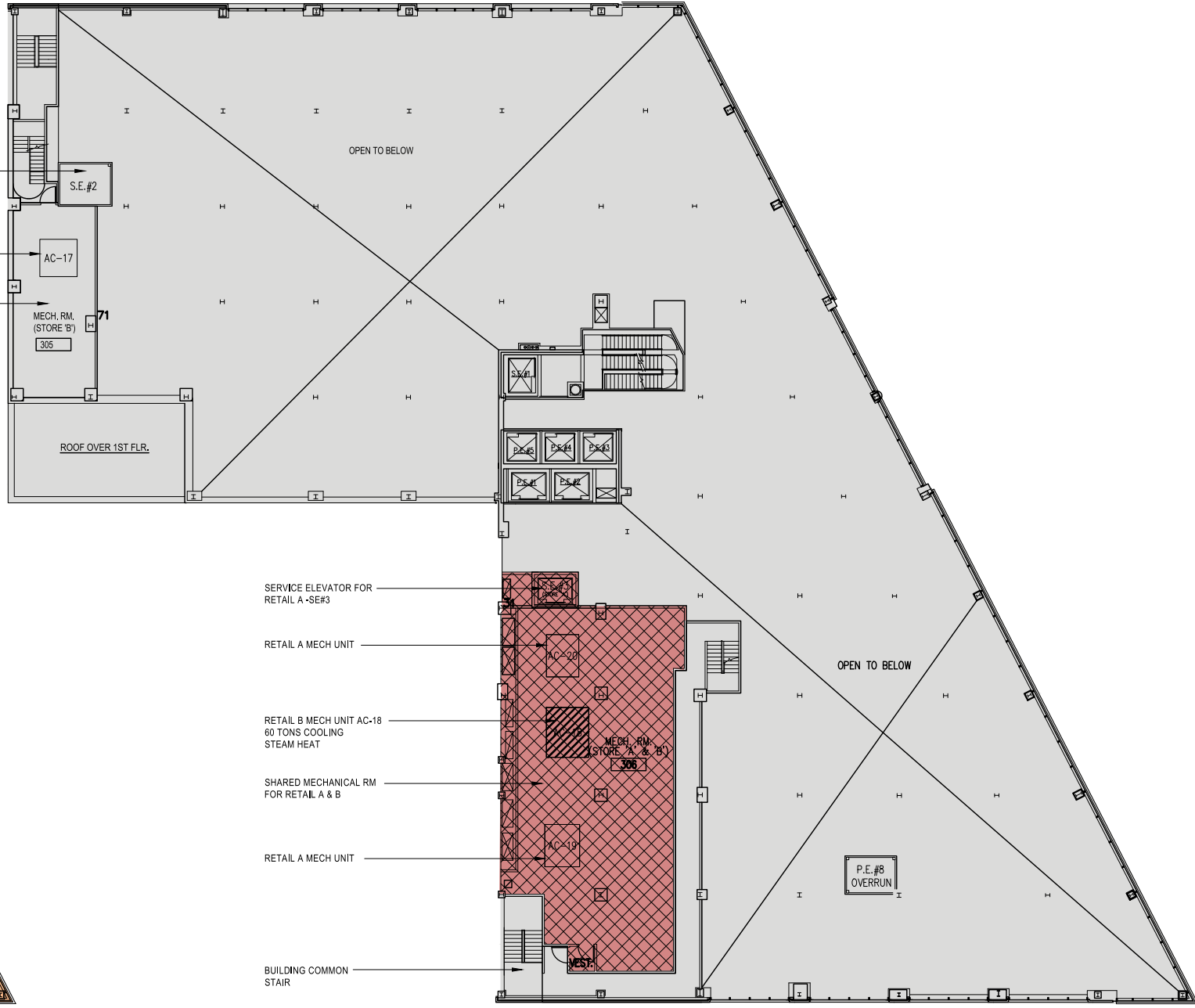
TOTAL AVAILABLE: 34,095 SF



GROUND FLOOR  
5,333 SF  
14' Ceiling



SECOND FLOOR  
26,001 SF  
22' Ceiling



THIRD FLOOR  
2,361 SF Mech Mezzanine  
11' Ceiling

1961 BROADWAY RETAIL    SHARED TENANT SPACE

\*400 SF of cellar space.  
Space division plans are for illustrative purposes only. Additional demising schemes and access points from the Ground Floor to the Lower Level are feasible.



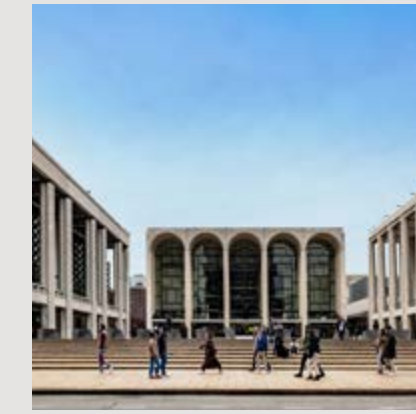
PRIME  
LOCATION



663K  
TOTAL DAYTIME  
POPULATION



\$186K  
AVERAGE  
HOUSEHOLD INCOME



1.7M  
AREA VISITS  
PER YEAR



83  
MINUTES  
AVERAGE  
DWELL TIME



2.5M  
YEARLY SUBWAY  
RIDERSHIP  
(66TH ST./LINCOLN CENTER)



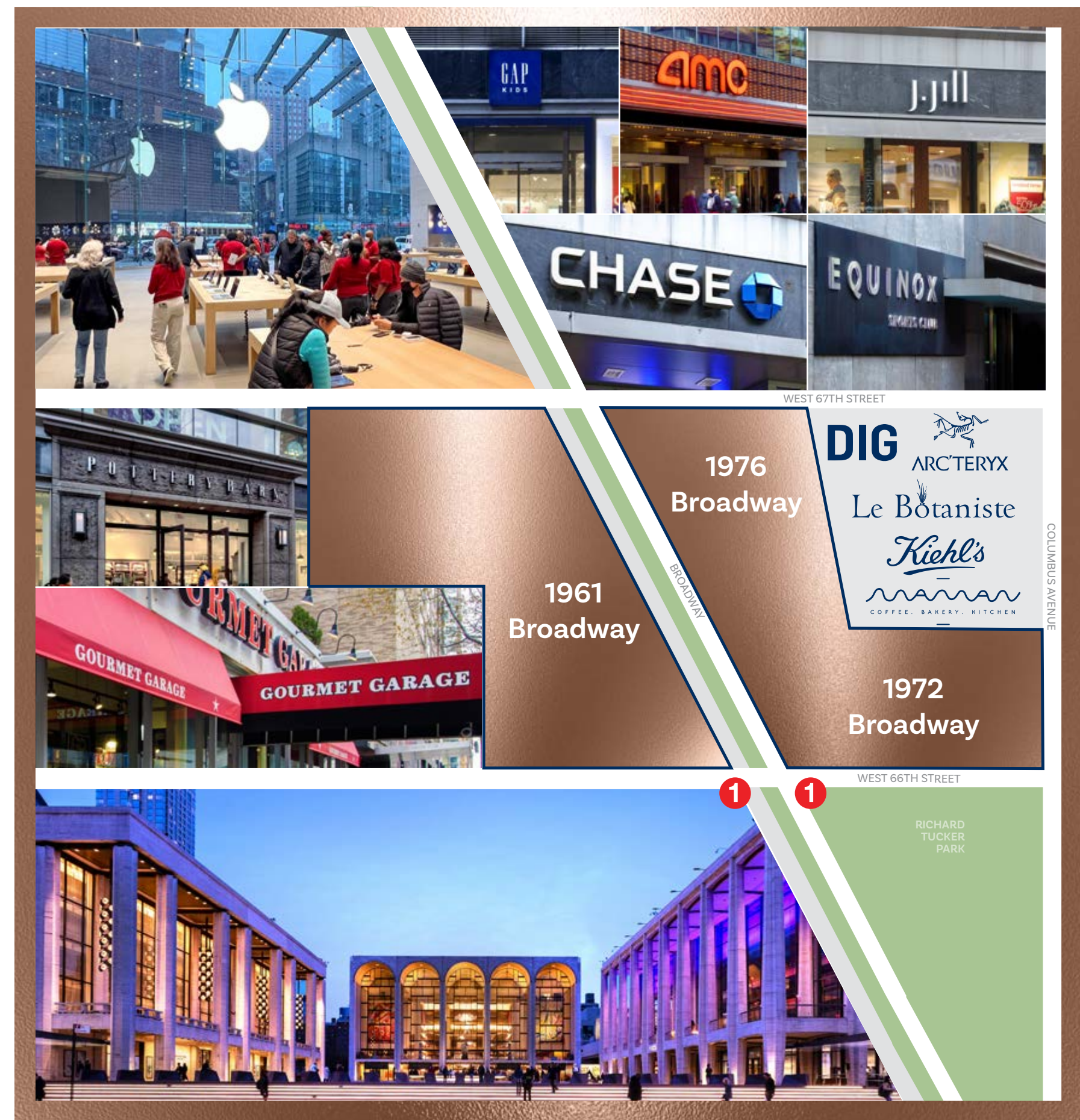
6M  
YEARLY BUS  
RIDERSHIP  
(M5, M7, M66, M104)

# STEADY STREAM OF SHOPPERS





# BE NEAR THE BEST OF NEW YORK





# A VIBRANT DESTINATION







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MILLENNIUM PARTNERS

**RIPCO**  
REAL ESTATE

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