

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

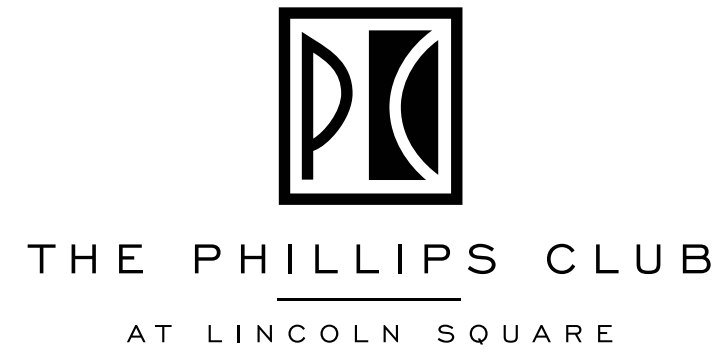
More than half-a-million square feet of closely-concentrated retail, wellness, healthcare, hospitality, entertainment, and educational spaces makes this an unprecedented opportunity for a savvy retailer. Be among an impressive roster of best-in-class tenants in the exciting Lincoln Square neighborhood.



GOURMET GARAGE



P O T T E R Y B A R N



JOIN THE IMPRESSIVE LINCOLN SQUARE

TENANT ROSTER



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

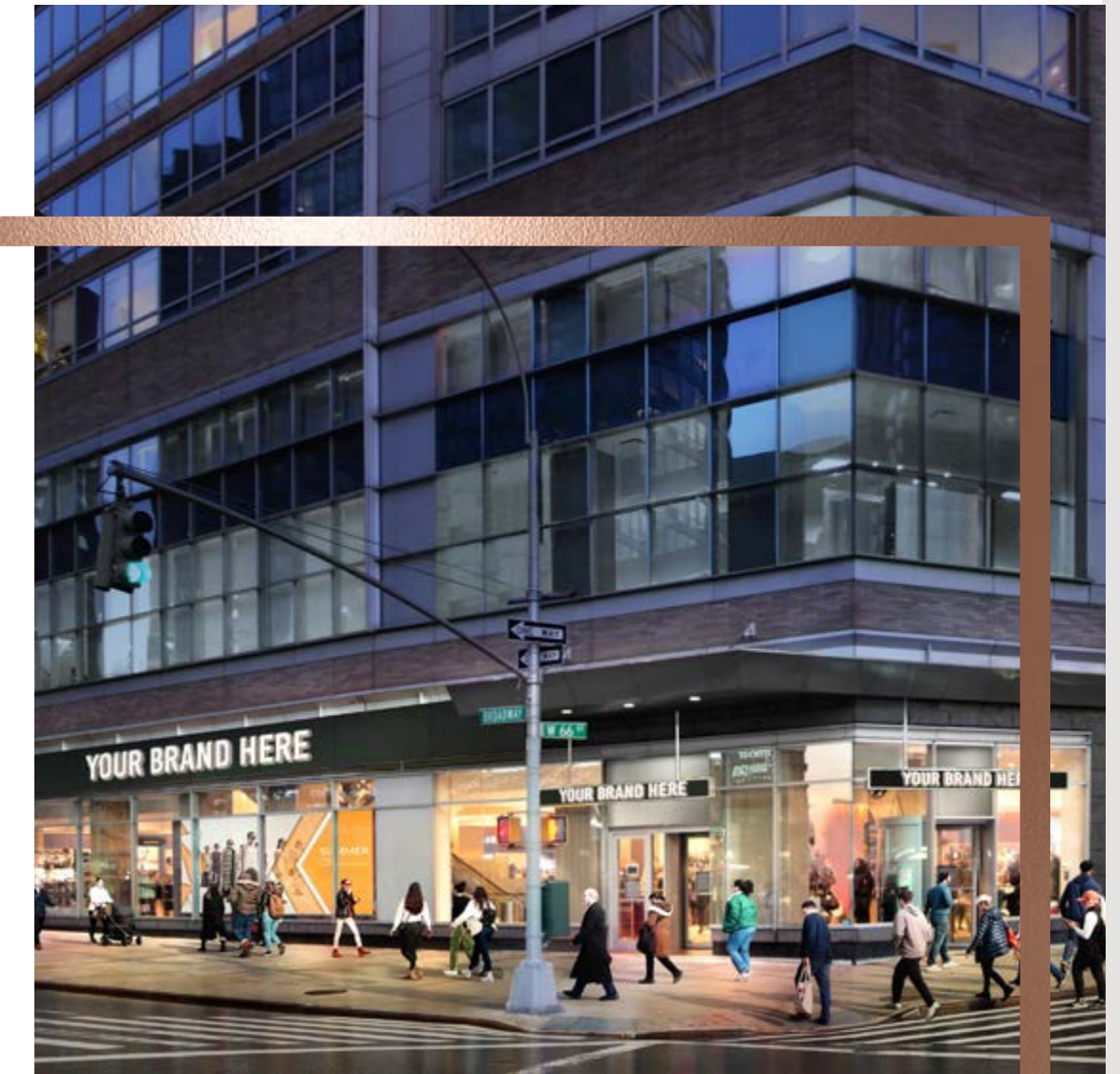
THE PORTFOLIO

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

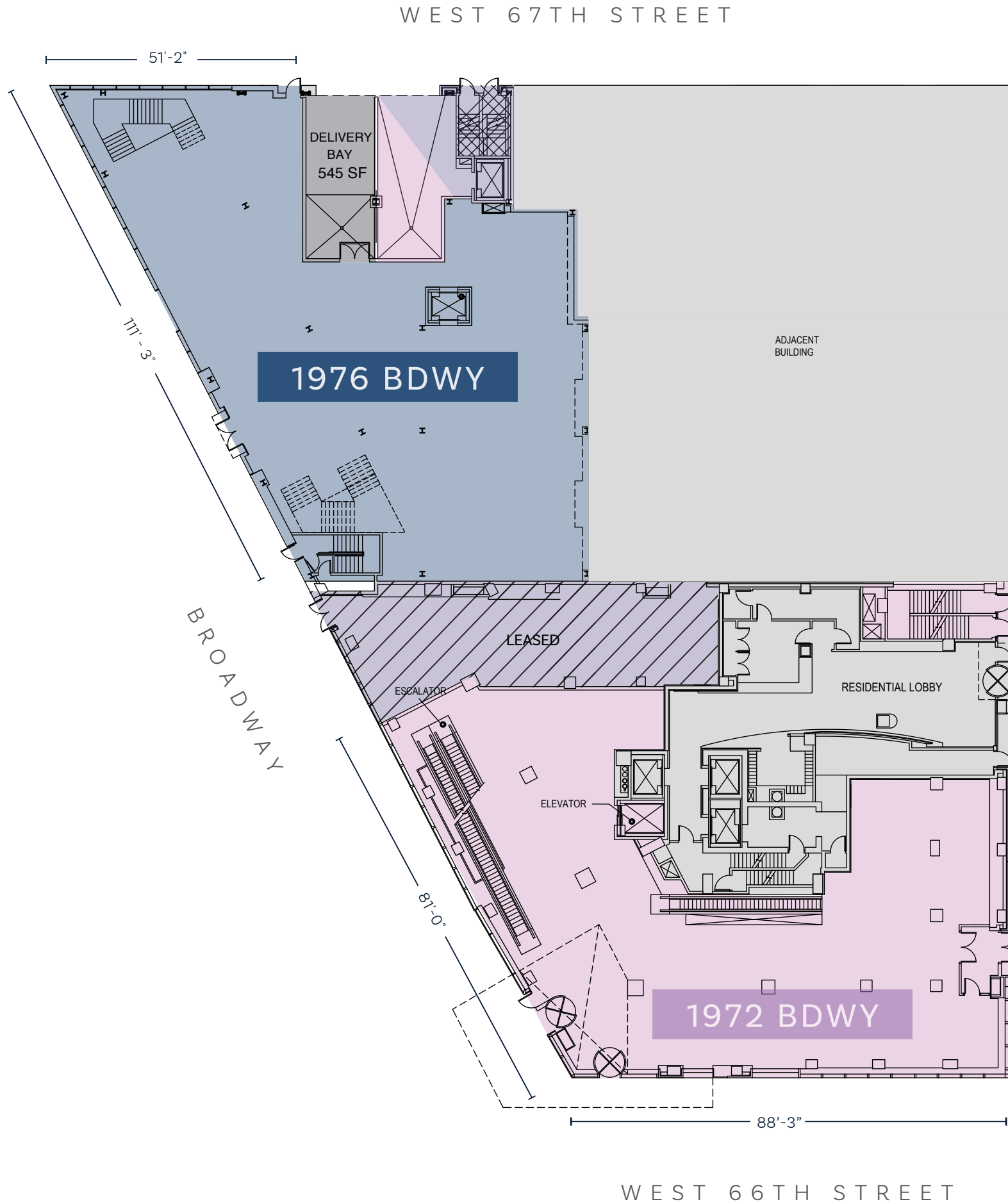
OPTION A

THREE TENANT PLAN

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

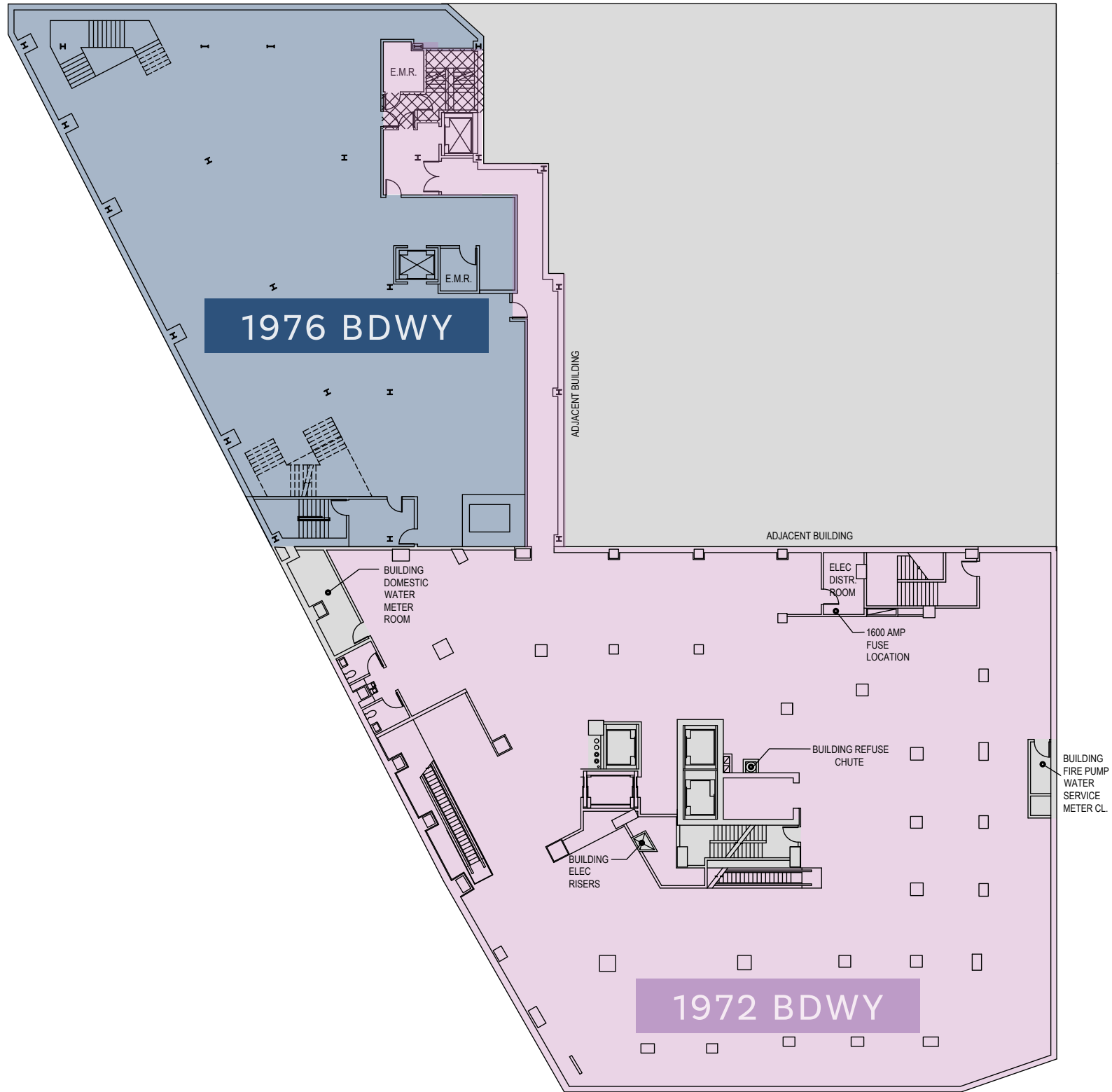
LEASED
NYC Department of Education
Universal 3-K

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

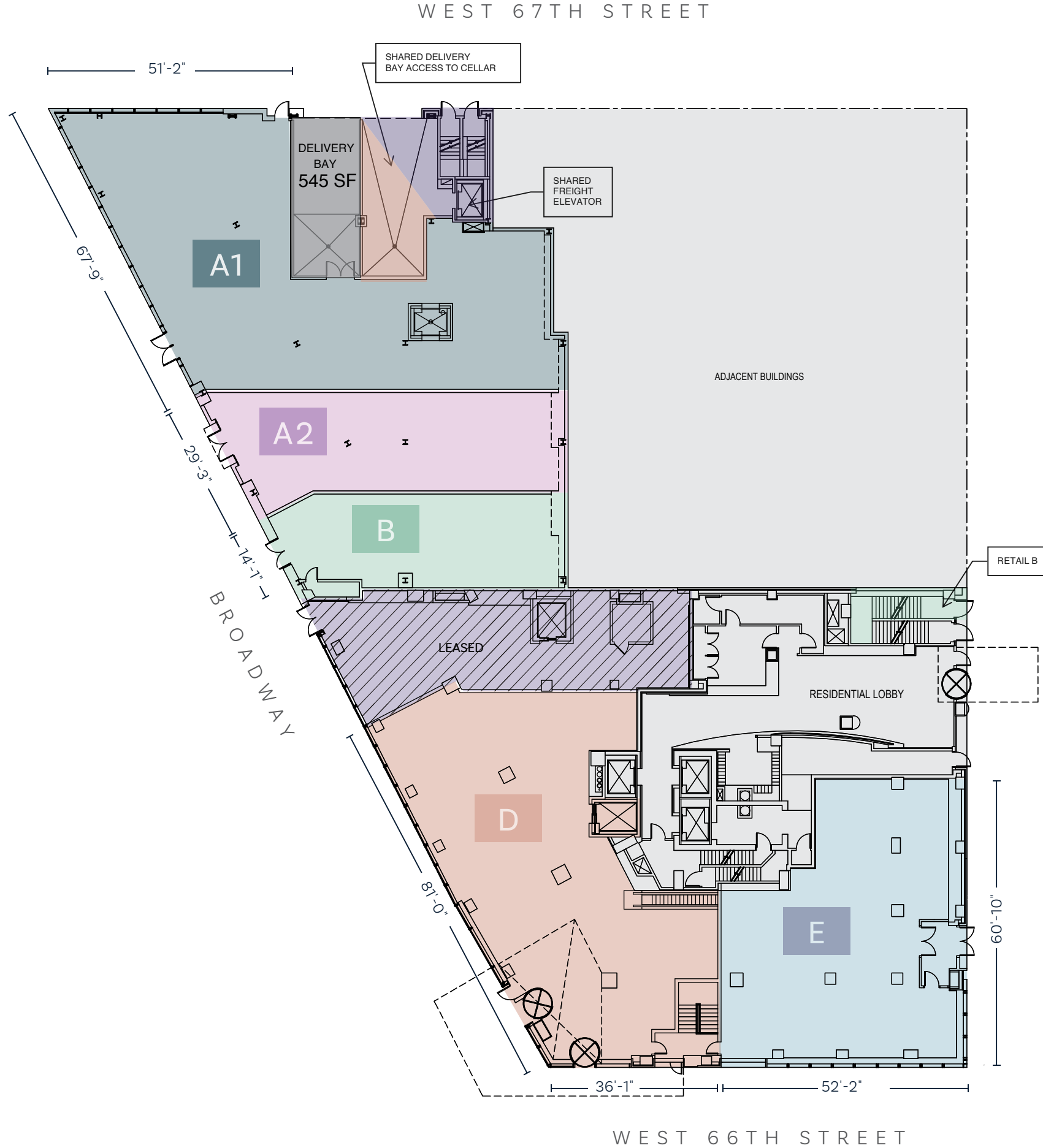
19' Ceiling

RETAIL E

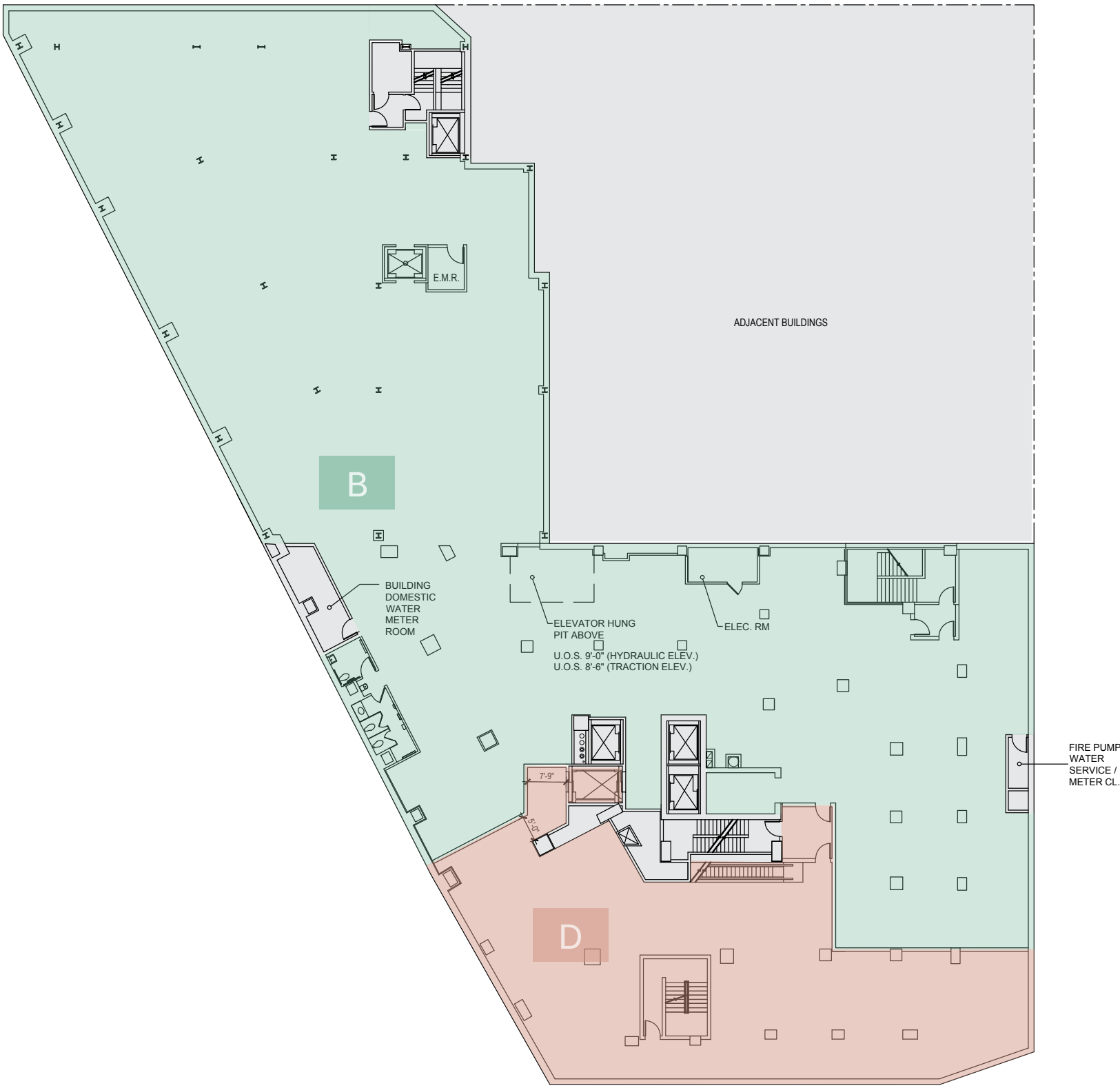
2,806 SF

19' Ceiling

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



GROUND FLOOR



LOWER LEVEL

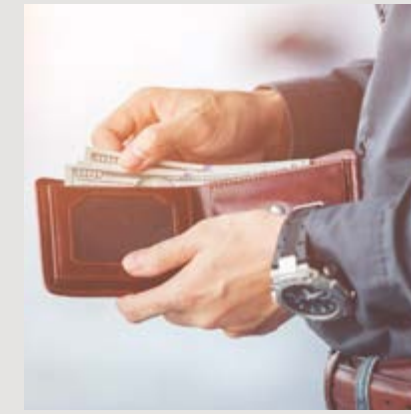


1961 BROADWAY FLOOR PLANS

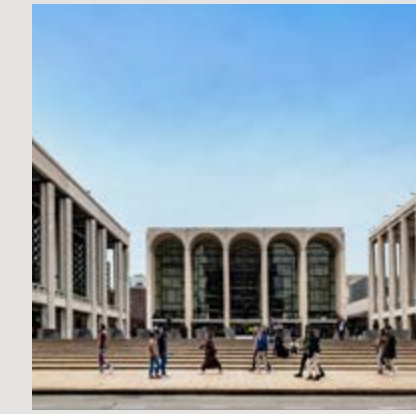
PRIME
LOCATION



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)

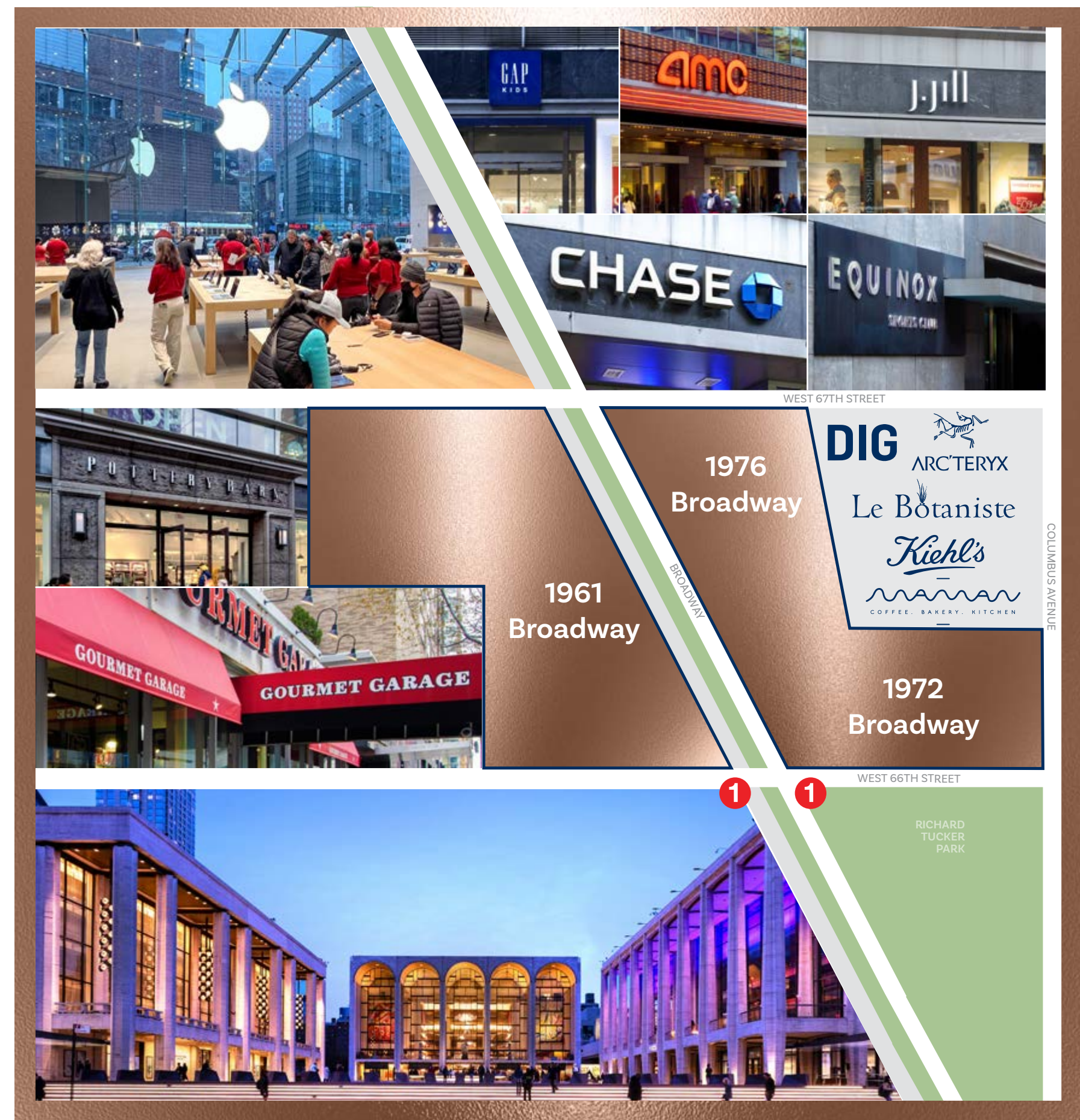


6M
YEARLY BUS
RIDERSHIP
(M5, M7, M66, M104)

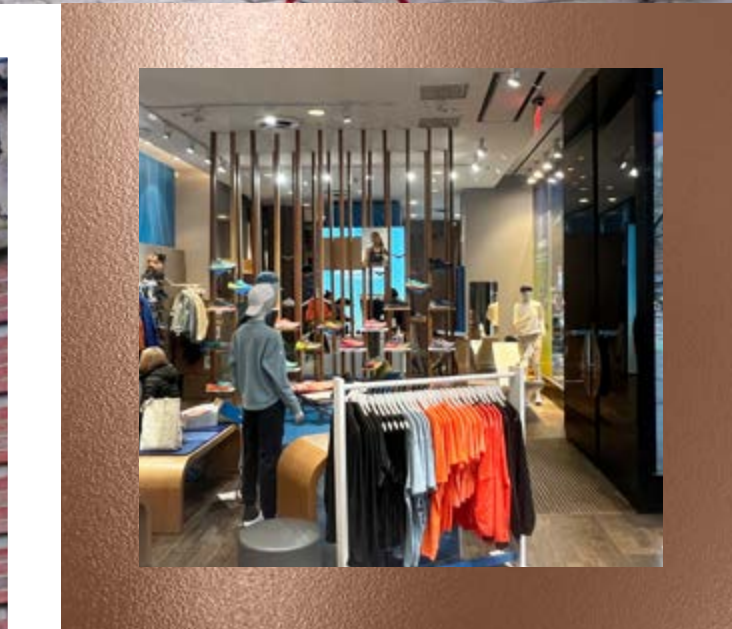
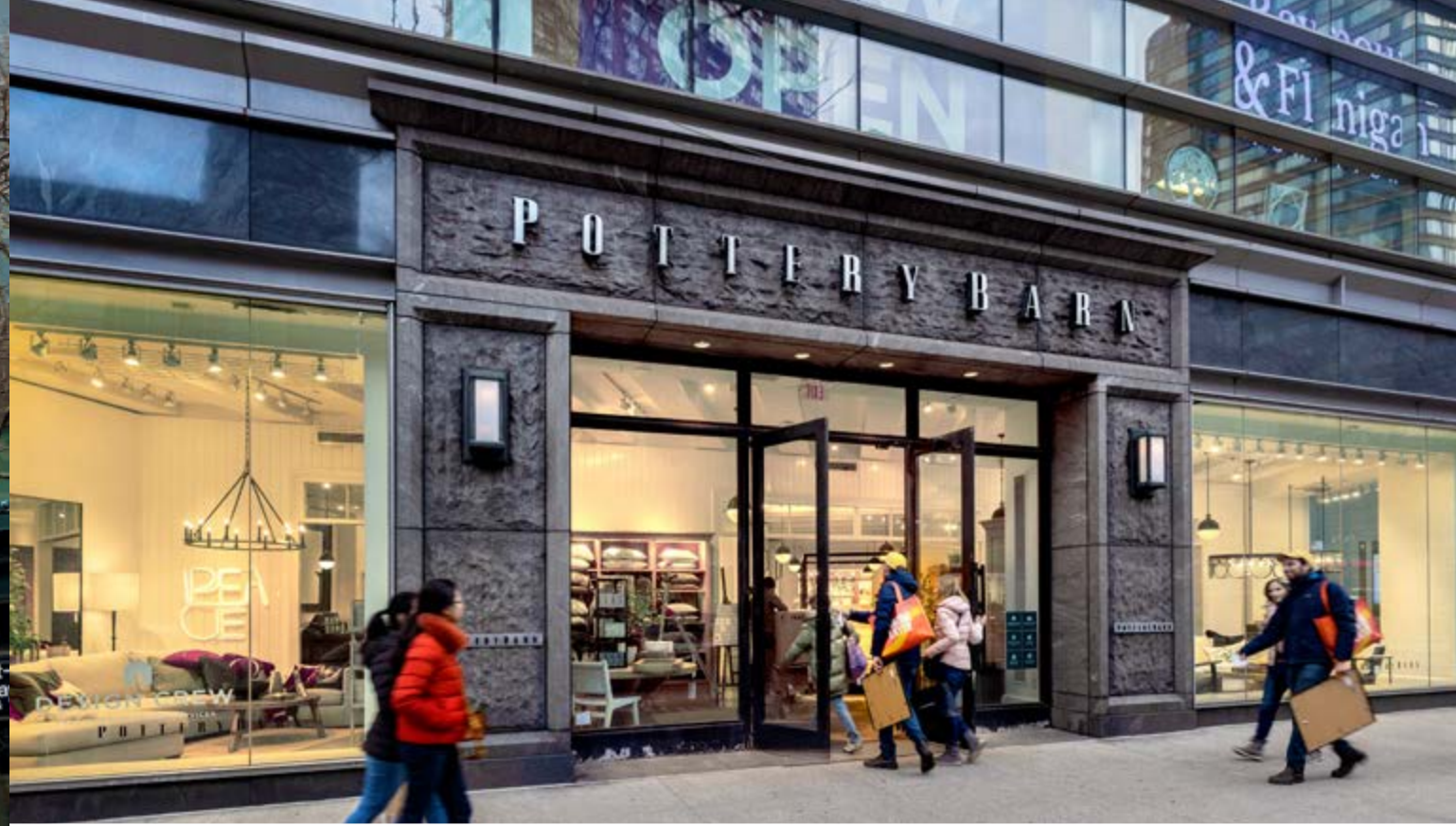
STEADY STREAM OF SHOPPERS



BE NEAR THE BEST OF NEW YORK



A VIBRANT DESTINATION





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