1

RIPCO
RETAIL LEASING

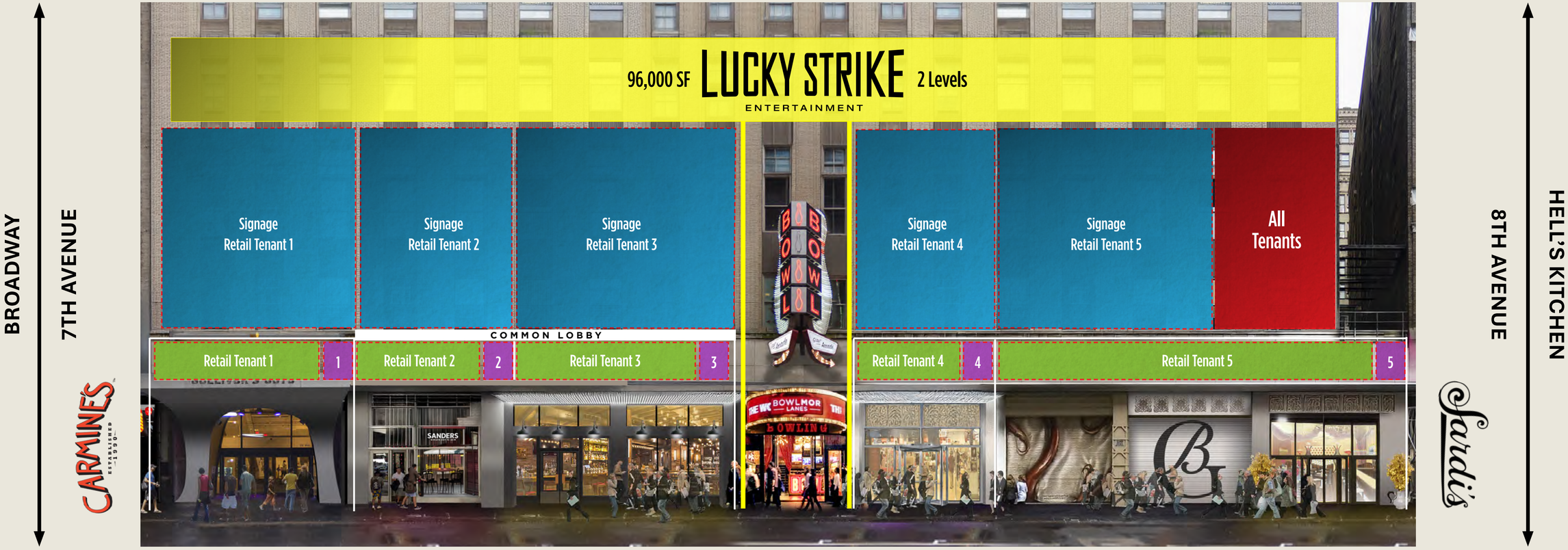
INTRODUCING THE TIMES

THE FORMER HQ OF THE NY TIMES
TIMES SQUARE, NEW YORK CITY

THE TIMES

This is where retailers will make money in Times Square.

The spaces in this project will have free signage, excellent layouts, new escalators, new passenger elevators, and access to 2 freight elevators - all at much less cost than the rest of Times Square.



Sidewalk Pedestrian Sign (Physical 3D Sign)

Sidewalk Pedestrian Blade (Physical 3D Sign)

Signage for All Tenants (Digital LED Sign)

Physical or Digital LED Sign, tenant's choice

2

RIPCO
RETAIL LEASING

ADJACENT TO EXCELLENT RESIDENTIAL AND MASS TRANSIT

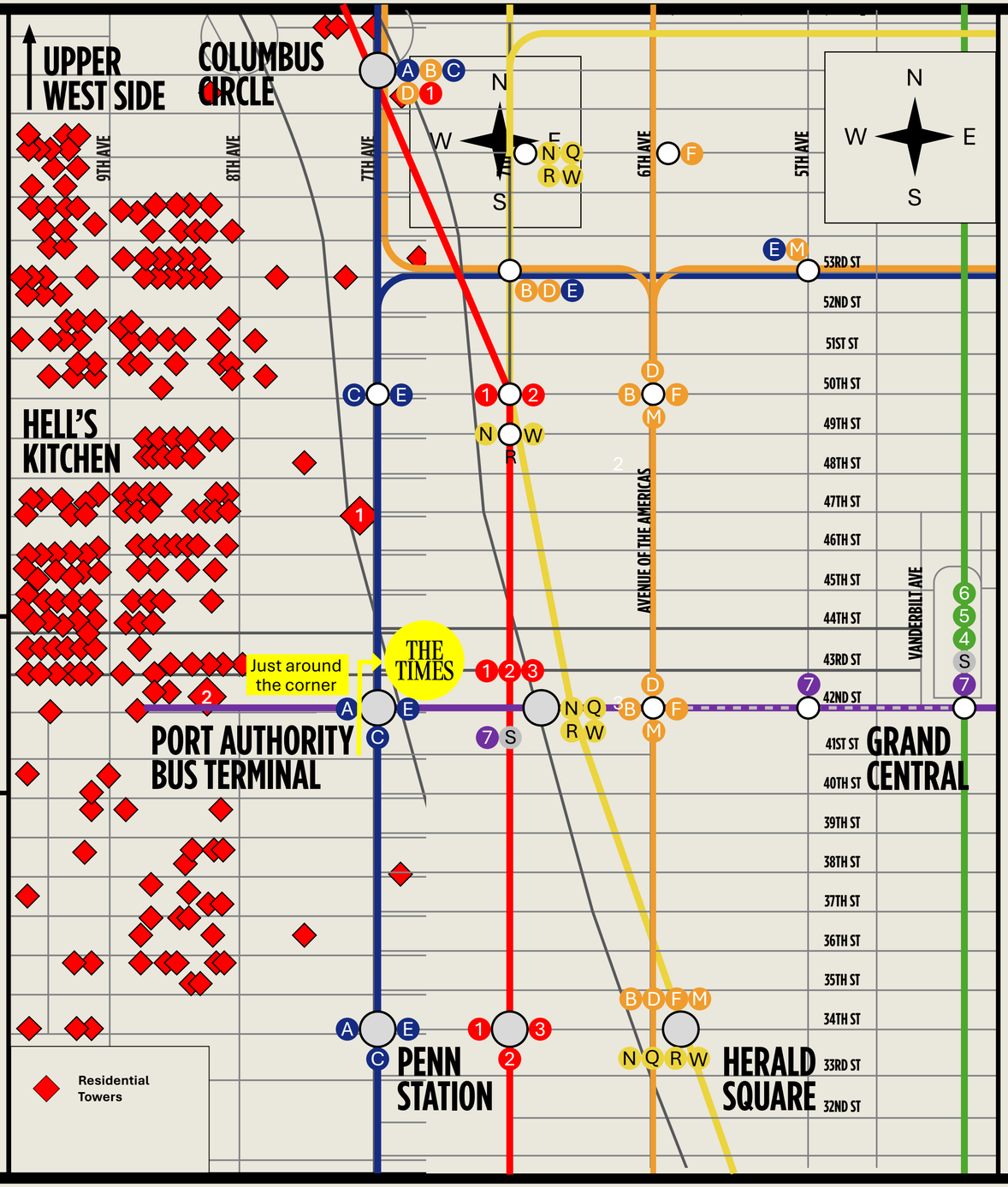
The Times is the closest large block of retail space to the residential population.

Residential By The Numbers

1,000,000+ SF
Of residential coming to Times Square in 2027

10,000+
New residential units planned as part of Penn District's re-zoning

15–20%
Midtown's residential population growth over the last decade



Times Square is where New York converges. Anchored by the largest bus terminal in the world (Port Authority) and served by 12 subway lines, regional rail, and unparalleled pedestrian volume.

Mass Transit Facts

243,066
Average daily subway riders in 2024

65 MILLION
People pass through Times Square annually

#1
Busiest transit district in NYC

3

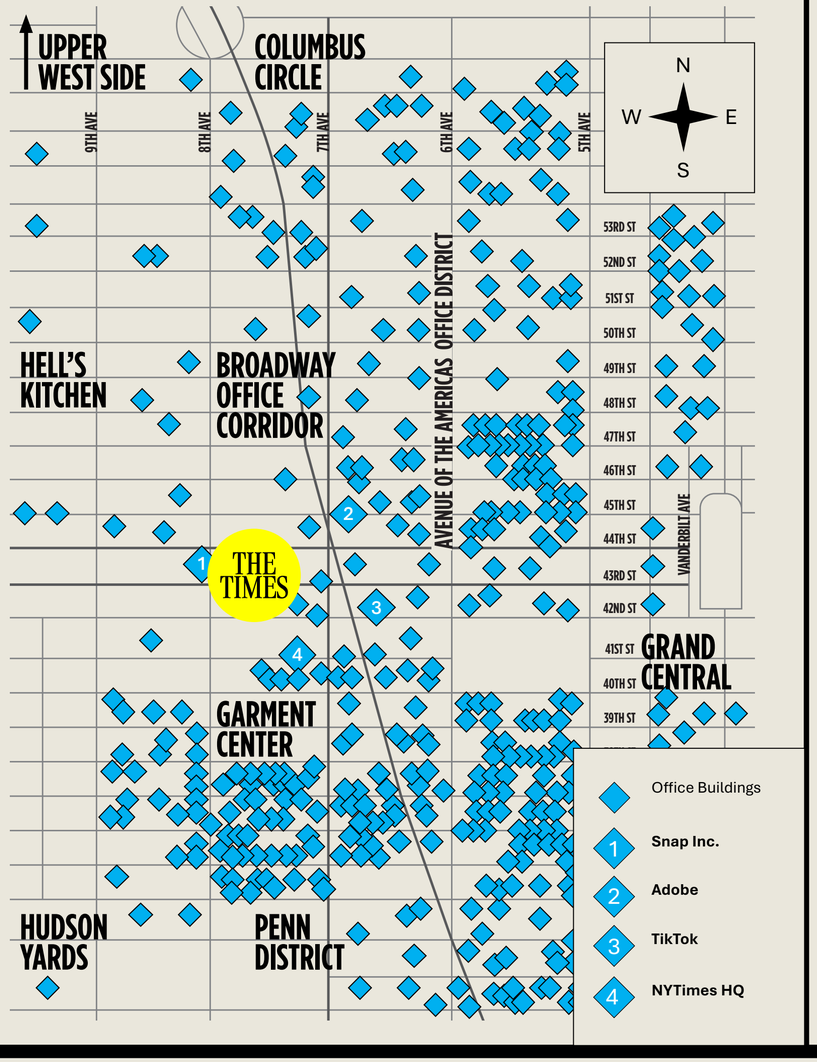
RIPCO
RETAIL LEASING

IN THE MIDDLE OF THE DAYTIME POPULATION AND THE DINING/ THEATER DISTRICT

At 1/3 the rent, the daytime population that exists in Times Square will easily shop at The Times as they would anywhere else in Times Square.
The tourists already go to Lucky Strike, Carmine's, Sardi's, and Junior's adjacent to The Times.

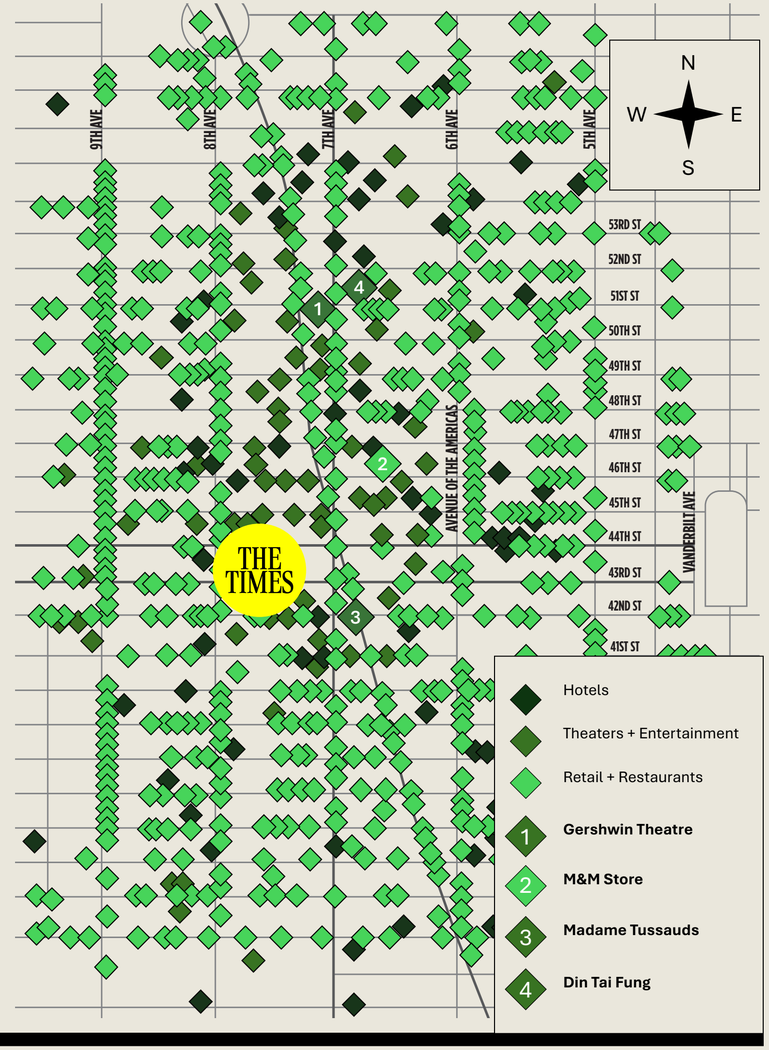
A STRONG DAYTIME POPULATION IN THE TRADE AREA

- 31 Million Square Feet of commercial office space in Times Square District
- 10% of NYC jobs are supported in Times Square
- 180,000+ Office workers concentrated in Times Square



ENERGY THAT EXTENDS BEYOND TRADITIONAL HOURS

- $4.8 Billion - revenue generated by visitor-driven sales in Times Square
- 15% of NYC's total economic output accounted for by Times Square
- 60,000 Seats across 39 Broadway Theaters



4

RIPCO
RETAIL LEASING

A VERTICAL RETAIL PLATFORM

The Times is anchored by a two-floor 96,000 SF Lucky Strike Entertainment facility that includes: 50 bowling lanes, an expansive arcade, and a full-service sports bar and restaurant.

THE TIMES

Available Retail Space:

TENANT 1
43,107 SF

TENANT 1
2,360 SF

TENANTS 2 + 3
COMMON LOBBY

TENANT 4
10,648 SF

TENANT 5
2,437 SF

TENANT 2
39,540 SF

TENANT 3
43,301 SF

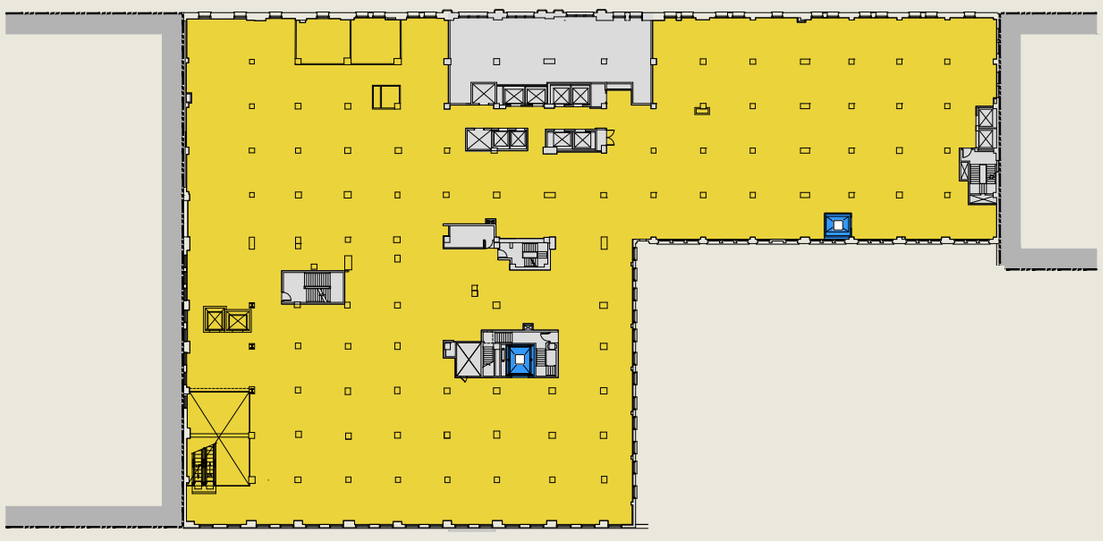
Fourth Floor



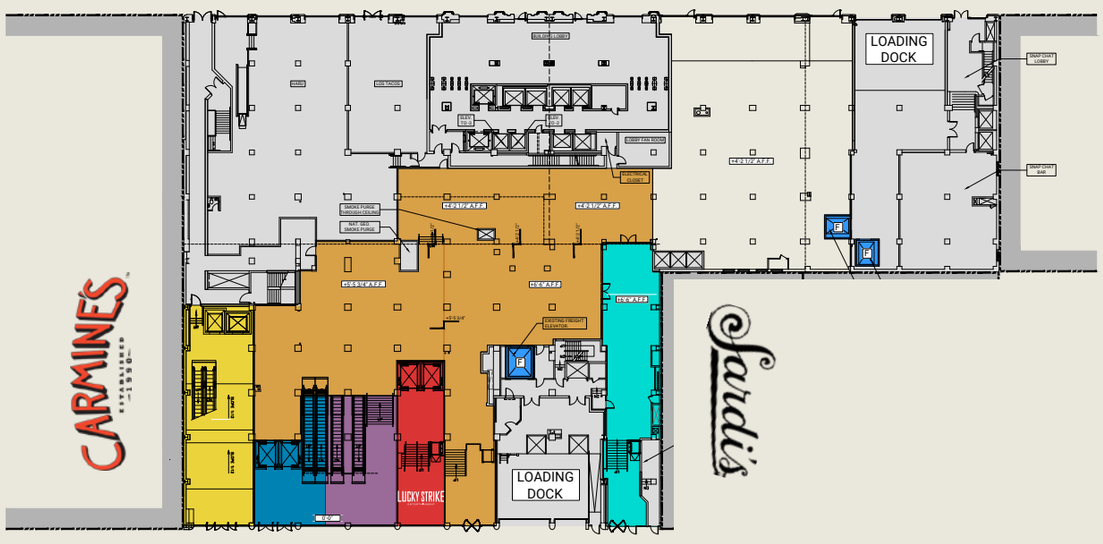
Third Floor



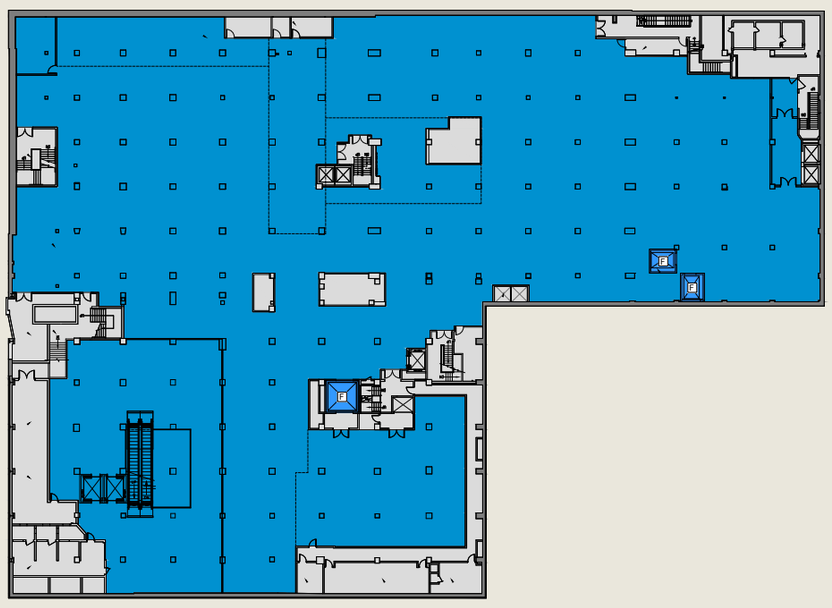
Second Floor



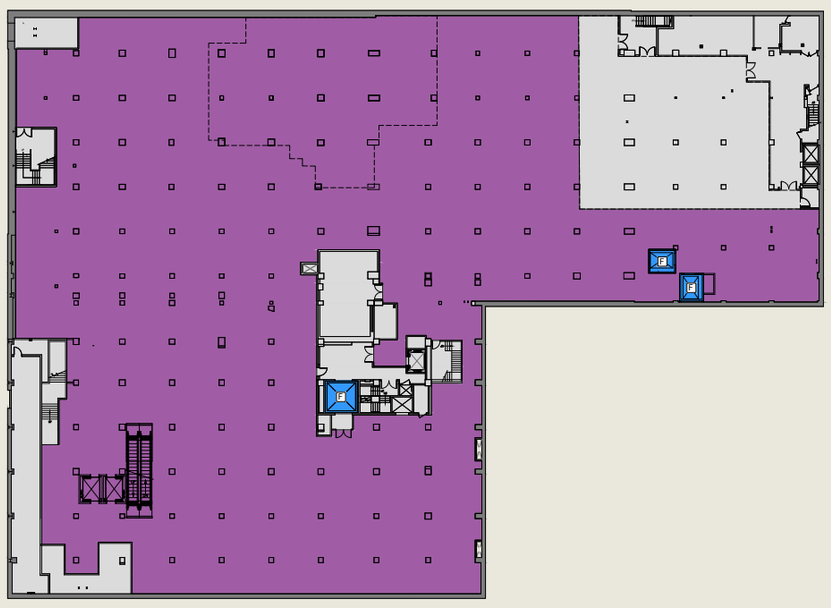
Ground Floor



Lower Level One



Lower Level Two



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RETAIL LEASING

GROUND FLOOR

22’-0”–15’-2”
Ceiling Heights

- **TENANT 1**
  2,360 SF
- **TENANTS 2 + 3**
  COMMON LOBBY
  2,519 SF
- **TENANT 4**
  10,648 SF
- **TENANT 5**
  2,437 SF



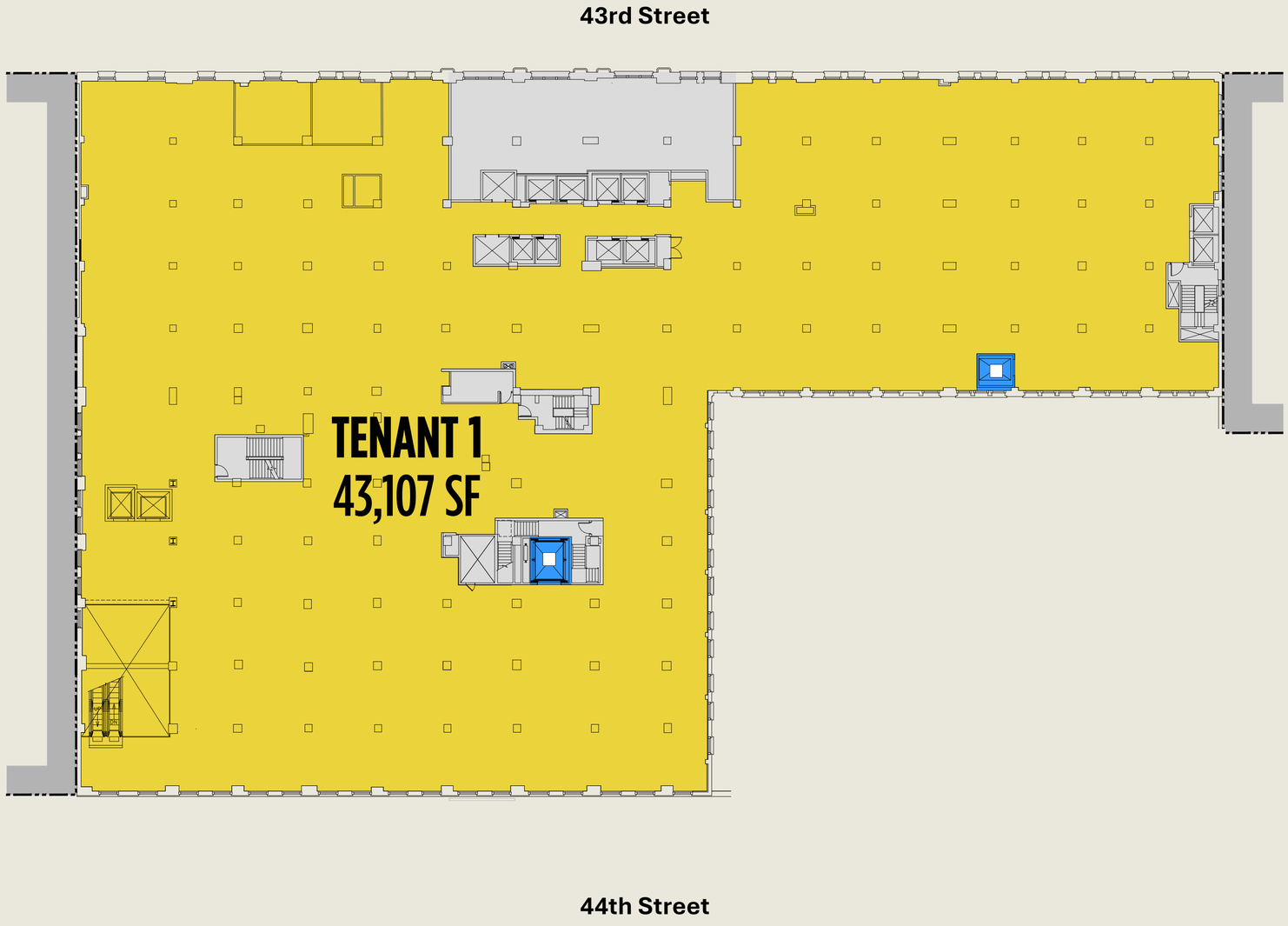
6

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RETAIL LEASING

SECOND FLOOR

14’-0”
Ceiling Height

TENANT 1
43,107 SF



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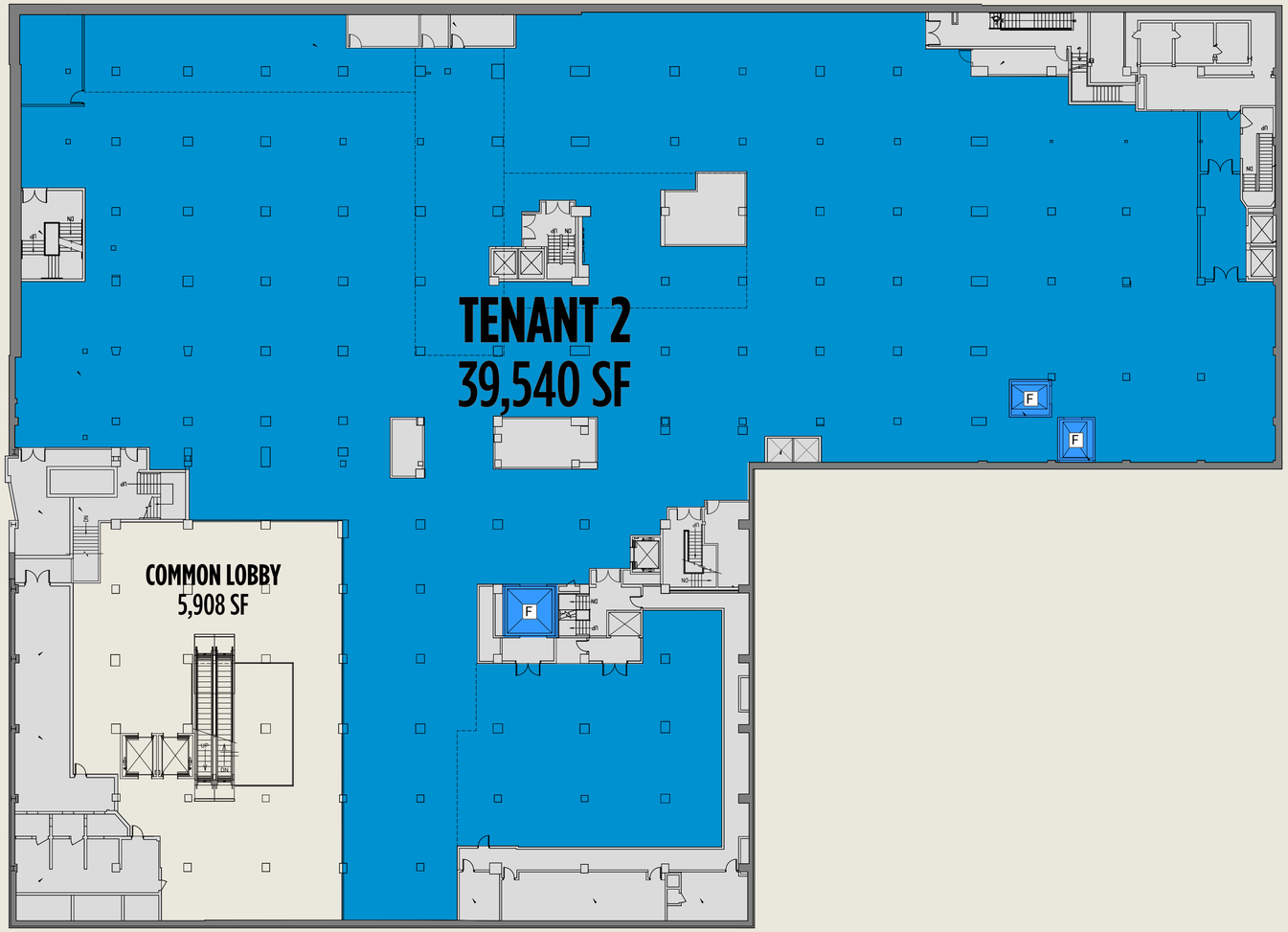
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LOWER LEVEL ONE

19’-2”–11’-0”
Ceiling Heights

TENANT 2
39,540 SF

43rd Street



44th Street

8

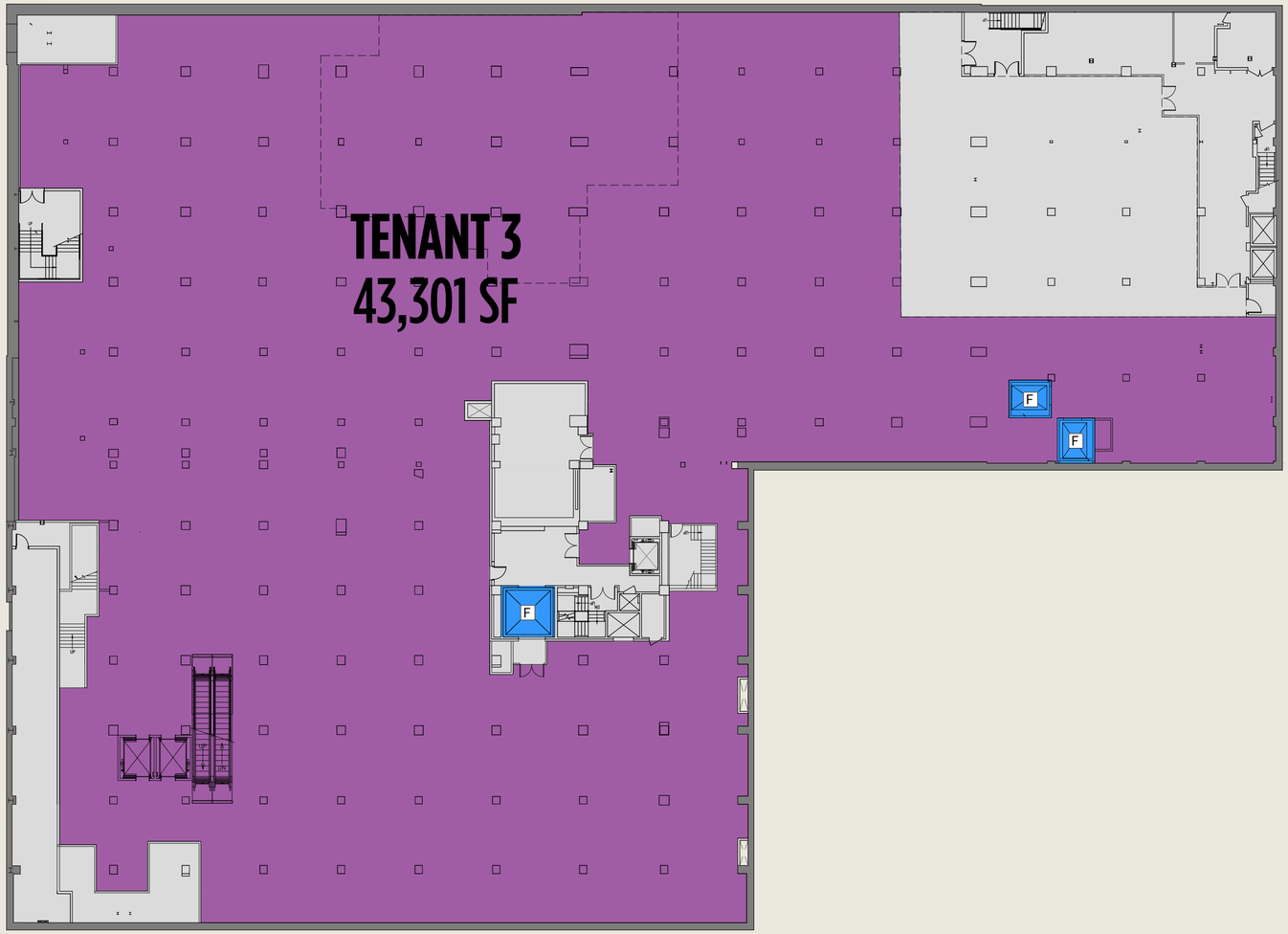
RIPCO
RETAIL LEASING

LOWER LEVEL TWO

12’-0”
Ceiling Height

TENANT 3
43,301 SF

43rd Street



44th Street