

541-543 Eighth Avenue

Between West 37th and West 38th Street | Penn Plaza / Garment District

RETAIL
FOR LEASE



As the exclusive agent, we are pleased to offer the following space for lease:

Area:	<u>541 Eighth Avenue</u> Ground: Approx. 1,875 SF Basement: Approx. 1,000 SF	<u>543 Eighth Avenue</u> Ground: Approx. 1,300 SF Basement: Approx. 1,000 SF
Frontage:	16 feet on Eighth Avenue 20 feet on West 37th Street	16 feet on Eighth Avenue
Ceiling Height:	Approx. 11 feet	
Possession:	Arranged	
Asking Rent:	Upon Request	
Term:	Negotiable	
Transit:	Walking distance to Penn Station and Port Authority Bus Terminal with easy access to A, C, E, 1, 2, & 3 Subway, Long Island Railroad, Amtrak, PATH, New Jersey Transit Rail and	

Features:

- Emerald Green, a LEED-certified 568 luxury residential development, is located around the corner on 38th Street
- Courtyard by Marriott (224 rooms) and Homewood Suites (294 rooms) under construction around the corner on 37th Street with completion scheduled for 2013
- Neighboring tenants include: Cohen's Fashion Optical, Dunkin Donuts, Hounds Tooth Pub, PAX, 7-11, Subway, Starbucks, Dean & DeLuca, Duane Reade, Chase, Capital One, GNC, TGI Friday and Heartland Brewery

For more information, please contact:

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	<i>The Westin</i>
DUANERead®	EUROPEAN CAFE IGK
A C E	West 42nd Street
Port Authority Bus Terminal MTA TRANSIT The Way To Go	11 Times Square
	West 41st Street
DUANERead®	SCHNITZER'S STEAK The New York Times New York Times Building DEAN & DELUCA
	West 40th Street
CHASE	HOT & CRUSTY GNC
CHASE	Starbucks
Denim Connection	West 39th Street
Village 38	Roll & Go
	West 38th Street
Emerald Green Courtyard by Marriott (2013)	2 Bros Pizza Benjamin Moore 541-543 8th Ave COHEN'S Fashion Optical
	West 37th Street
Homewood Suites (2013)	Houndstooth Pax Capital One Azuki Chef Yu
	West 36th Street
Amici 36 IGK	Joey New York Mr. Joe STAPLES
	West 35th Street
Coopers Tavern New Yorker Hotel	Starbucks Payless FRIDAYS
A C E	West 34th Street
HSBC	DUANERead®
Stage Door Deli	
	West 33rd Street
Moynihan Station James Farley Post Office	Penn Station Madison Square Garden AMTRAK MTA Long Island Rail Road