



CHELSEA | NEW YORK

HIGH CEILINGS POWERFUL SPACE UNMATCHED PRESENCE

One of the most recognizable properties in Manhattan, the historic building at 620 Avenue of the Americas was built in 1896 and maintains its iconic character to this day. With 700,000 square feet reaching block-to-block on the Avenue, it is the anchor of the Chelsea neighborhood which continues to evolve as a center of live, work, and play



REGIONAL TRANSPORTATION

620 AVENUE OF THE AMERICAS IS ACCESSIBLE FROM ALL OVER MANHATTAN AND NEW YORK CITY

23rd Street Subways - Annual Ridership

C E at Eighth Avenue 2,932,938	F M at Sixth Avenue 3,240,722	6 at Park Avenue 2,985,473
1 at Seventh Avenue 1,843,351	R W at Broadway 2,468,679	

14th Street Subways - Annual Ridership

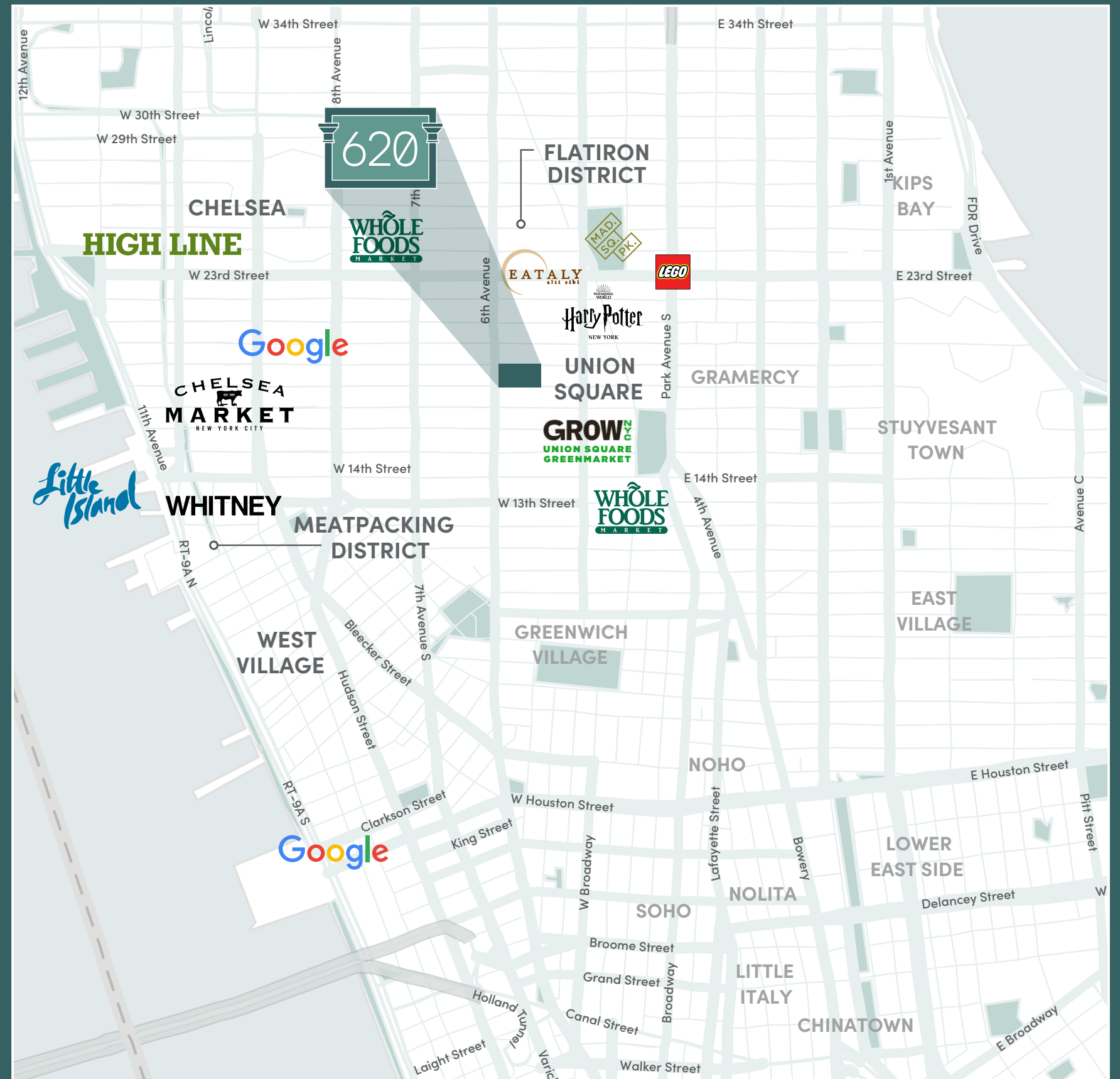
A C E L at Eighth Avenue 6,144,808	1 2 3 B D F M L at Sixth Avenue 6,306,914	4 5 6 N Q R W L at Union Square 13,165,975
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LIVE | WORK | PLAY

620 Avenue of the Americas sits at an exceptional corner in the heart of Manhattan. This premier location offers a blend of residential, commercial, and recreational opportunities, making it the epitome of a well-rounded urban lifestyle.

Strategically situated amidst the dynamic energy of Manhattan, 620 Avenue of the Americas offers a unique convergence of live, work and play.



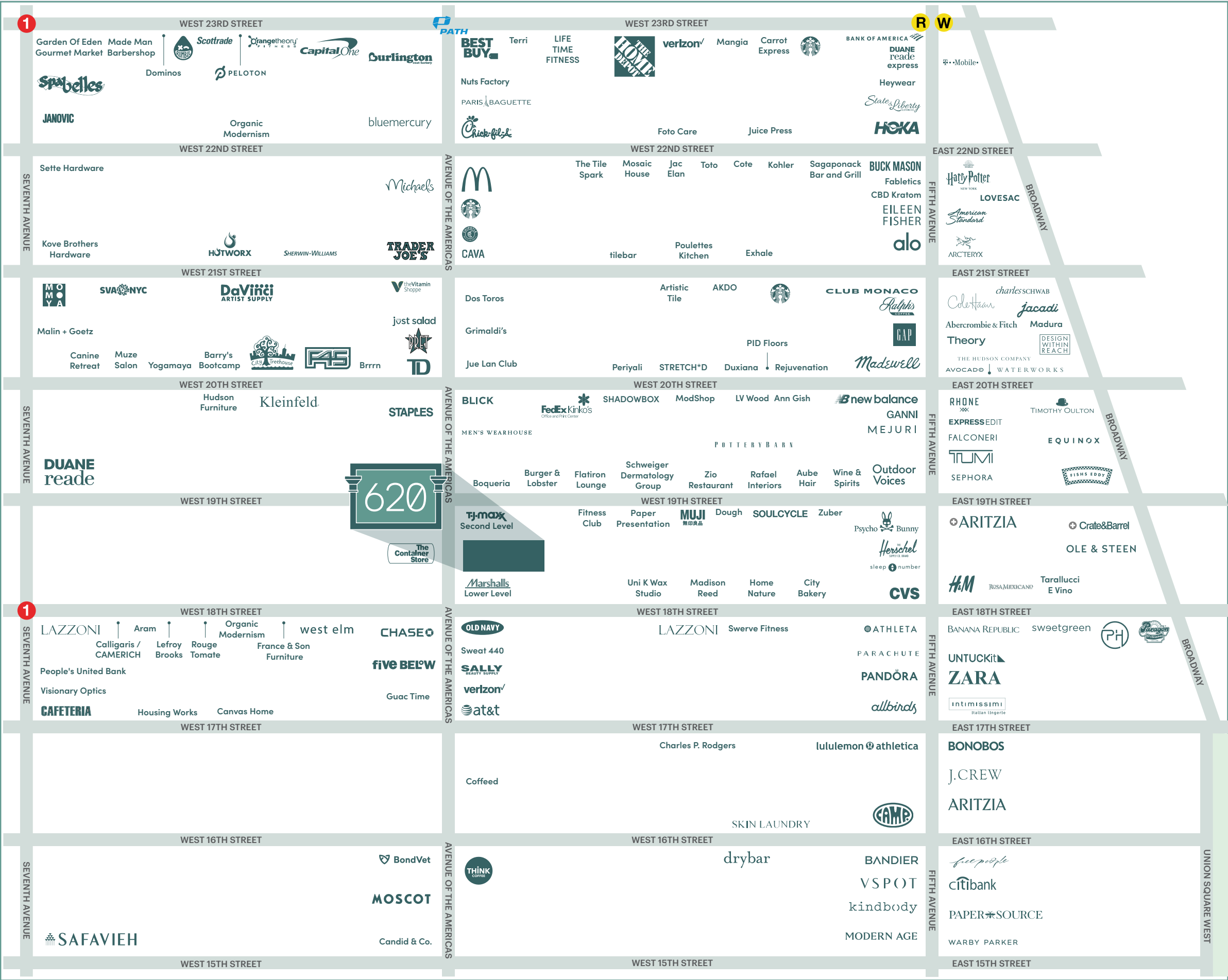
THE CHELSEA RETAIL AREA

Positioned amongst America's household names, most renowned retailers, this location is surrounded by 500,000 square feet of prestigious household names, offering an unrivaled retail landscape.

Located perfectly in the middle Chelsea and amongst the nations' best retailers. There is over 500,000 square feet of household names are located around 620 Avenue of the Americas.

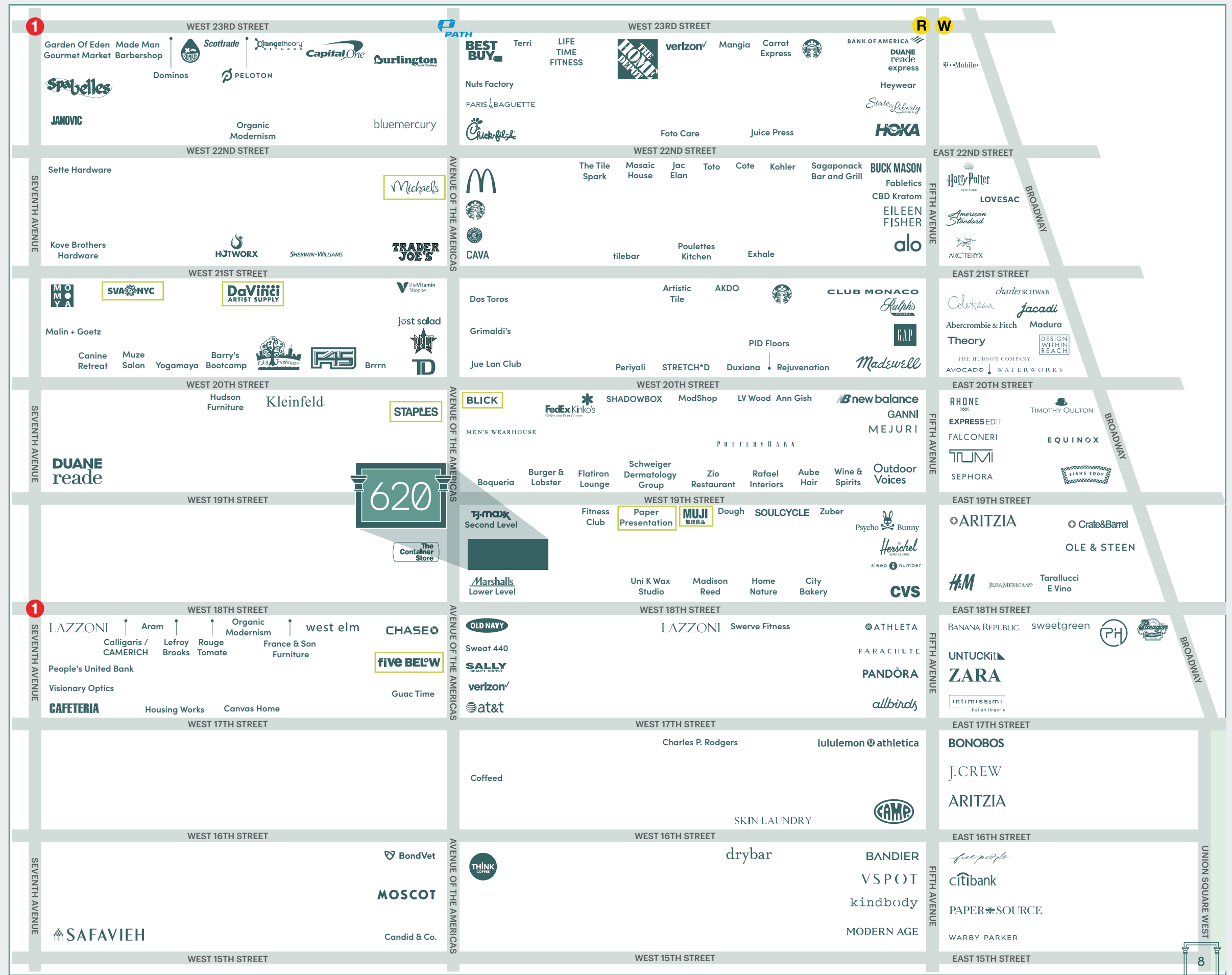
HOME DEPOT, BEST BUY, CONTAINER STORE, TRADER JOES, SEPHORA, LULULEMON, ZARA, DESIGN WITHIN REACH

The retail mix is diverse, expansive, specialty, approachable, and abundant. The stores and services produce 7 days a week.



ART SUPPLY MAP

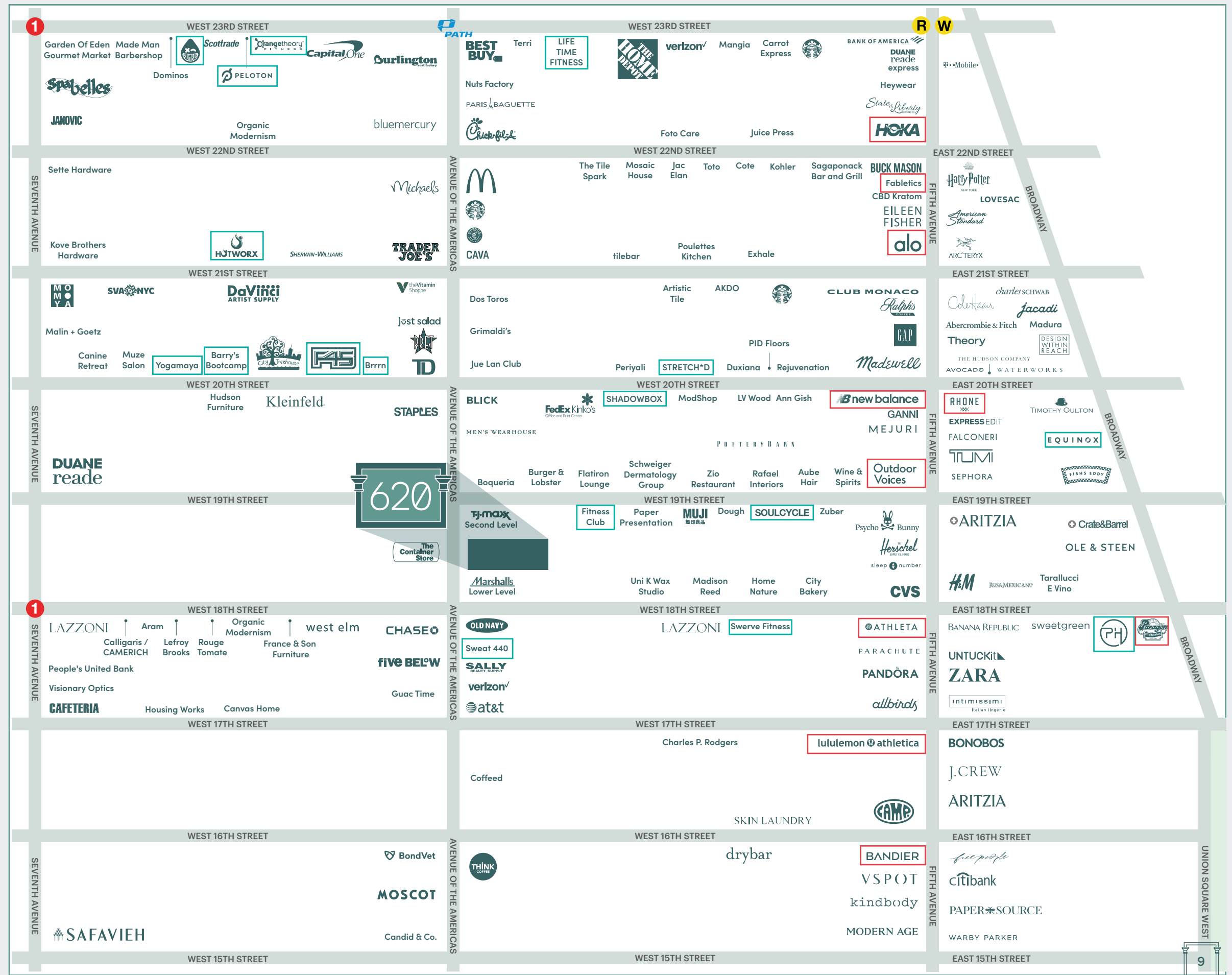
Art Supply



SPORTING GOODS MAP

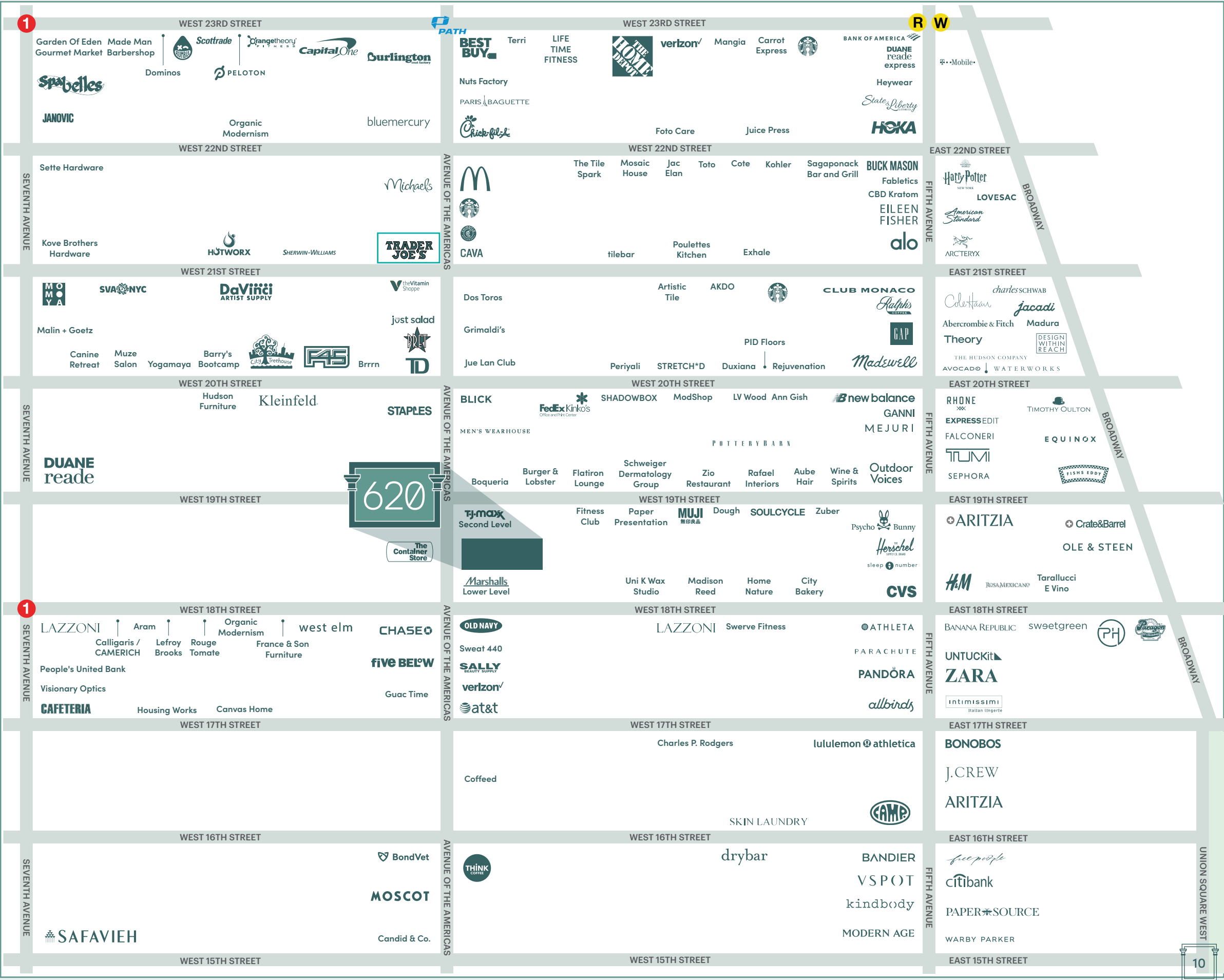
Retail

Fitness



SUPERMARKET MAP

Supermarkets

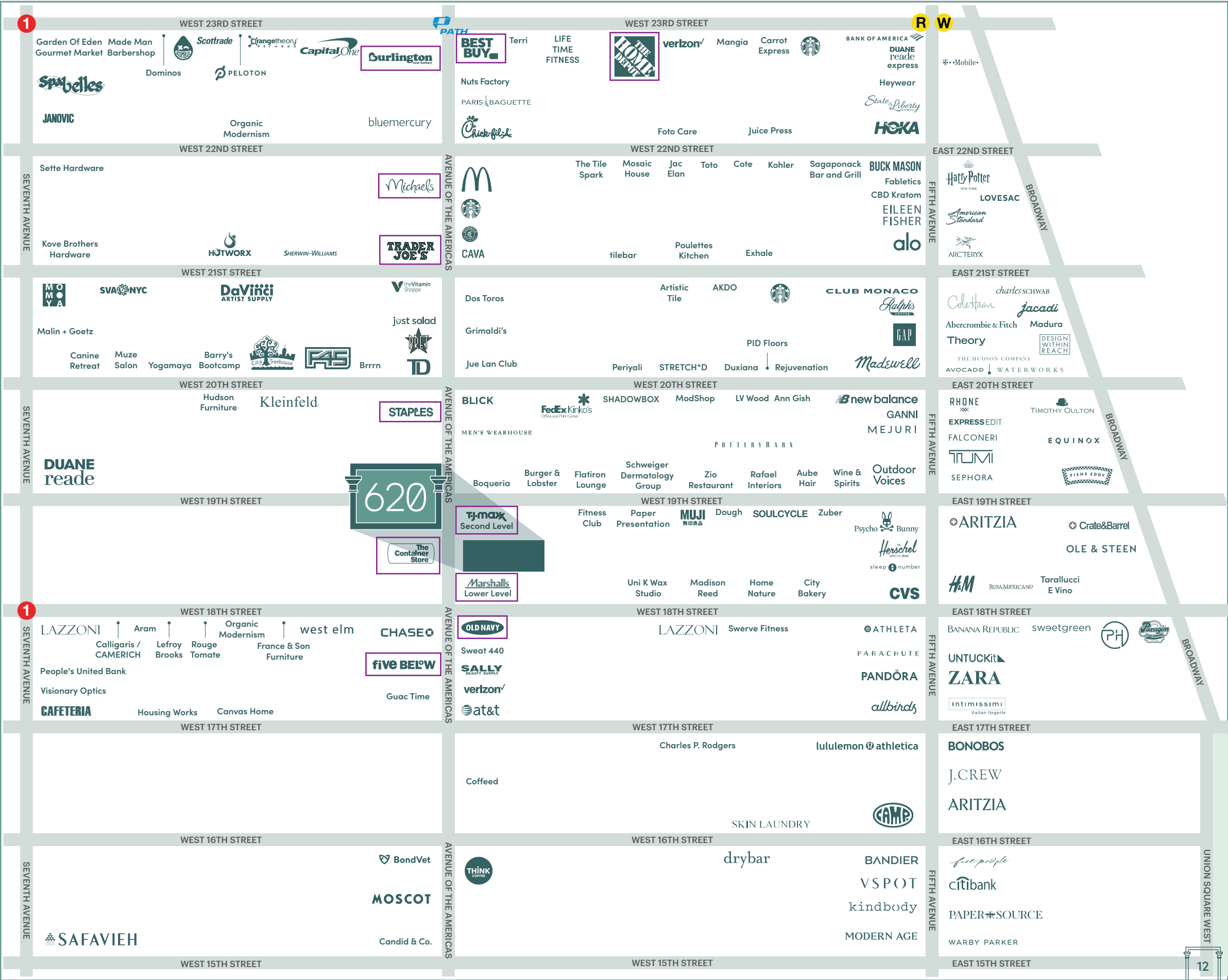


Furniture/Home



BIG BOX RETAIL MAP

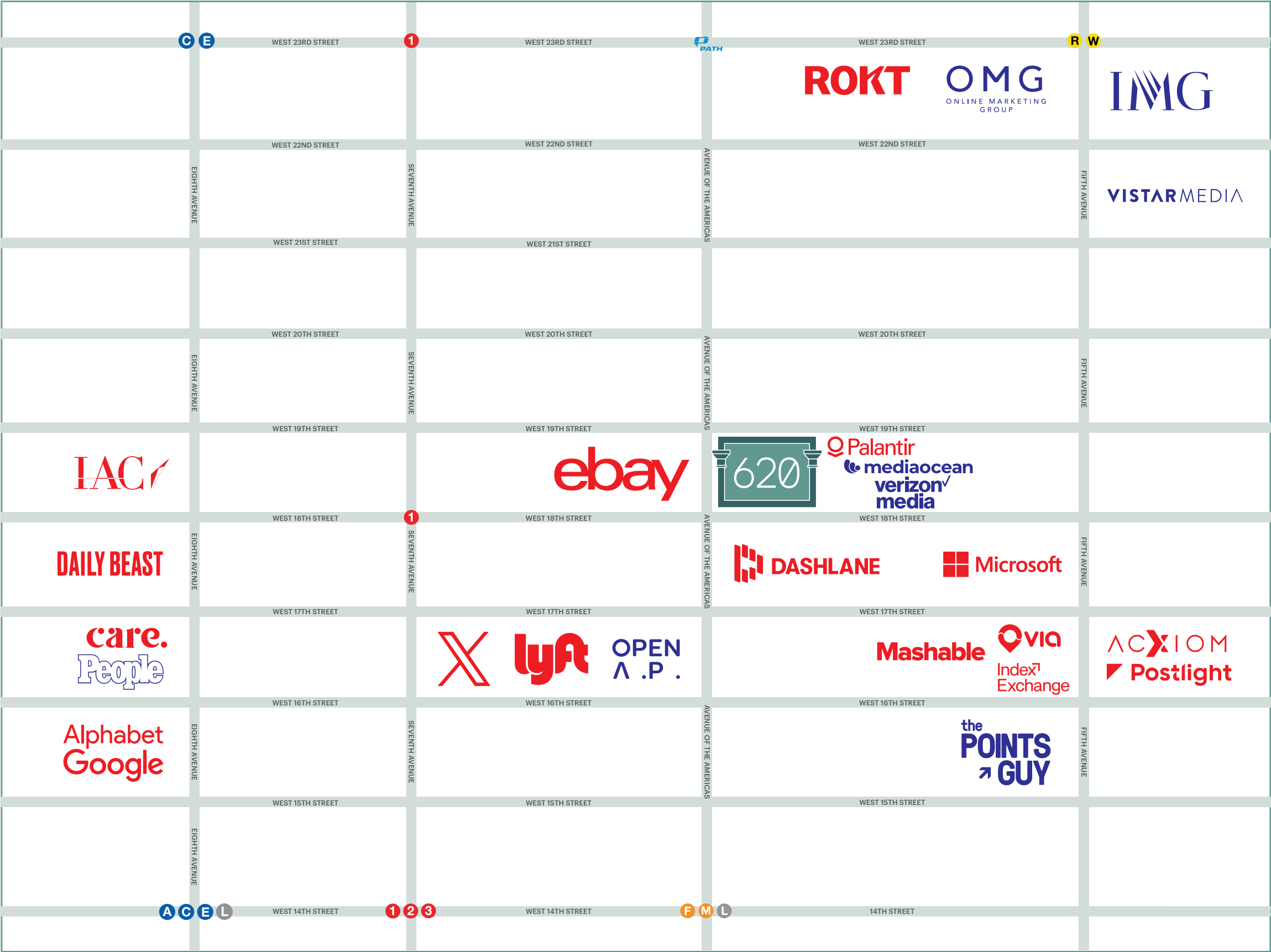
Big Box Retail



IN GOOD COMPANY

620 Avenue of the Americas sits amidst a incredible list of of renowned companies. Microsoft, Google, Ebay, Palantir, Mashable are all located within the market.

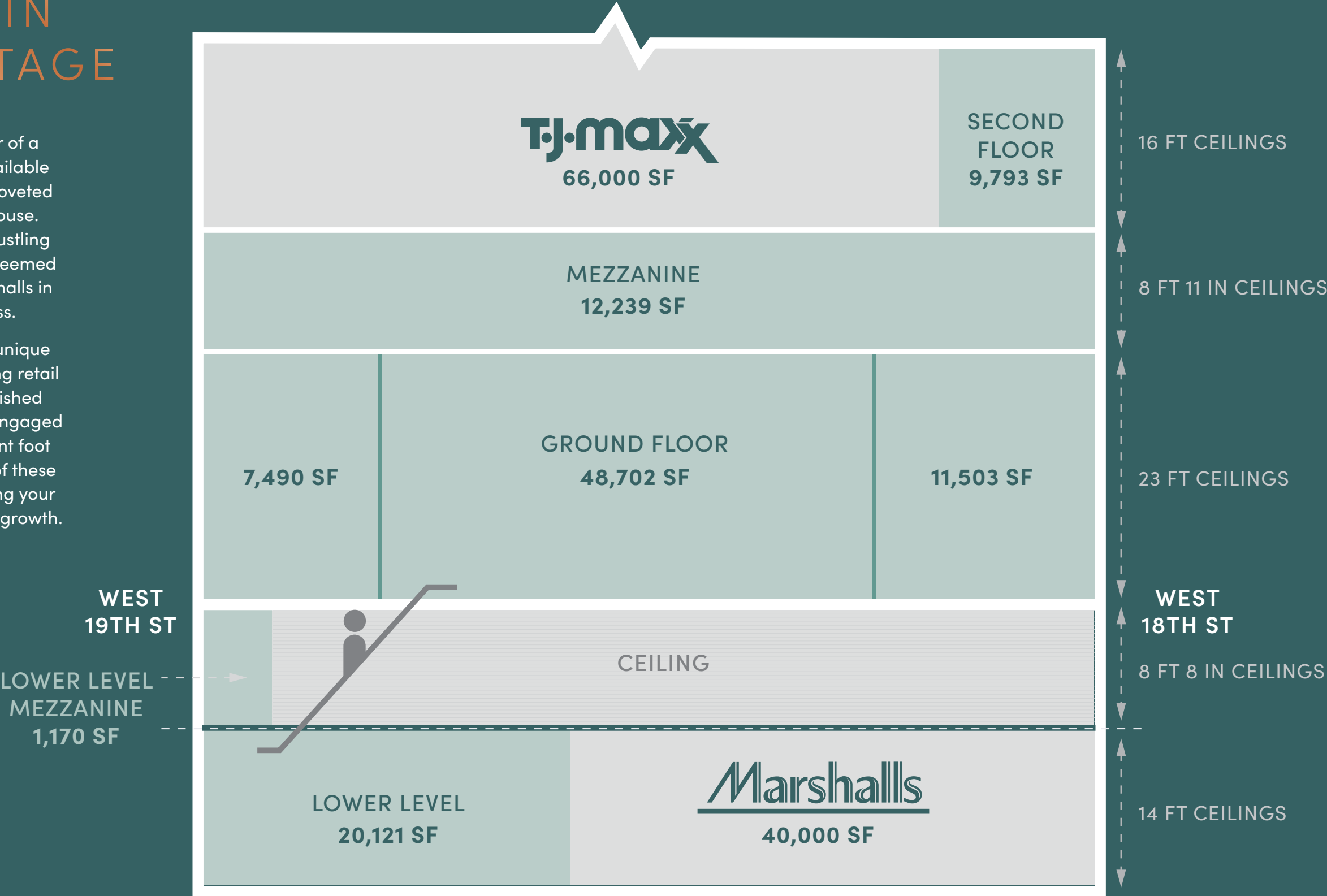
The best and brightest work here. The daytime population of 84,000 shop and dine with greater disposable incomes available.



STRENGTH IN SQUARE FOOTAGE

For the first time in over a quarter of a century, a prime retail space is available at 620 Avenue of the Americas, a coveted location within this retail powerhouse. Situated at the very heart of this bustling hub, your business can now join esteemed tenants such as TJ Maxx and Marshalls in sharing this prestigious address.

This exceptional space offers the unique advantage of being part of a thriving retail community, surrounded by established brands that draw in a diverse and engaged clientele. Benefit from the consistent foot traffic generated by the presence of these renowned retailers, while positioning your business for maximum visibility and growth.



VIEW FROM
AVENUE OF THE AMERICAS



VIEW FROM
WEST 18TH STREET AND
AVENUE OF THE AMERICAS



Demographics

19K 306K

TOTAL POPULATION

10K 166K

TOTAL HOUSEHOLDS

84K 672K

DAYTIME POPULATION

77K 555K

DAYTIME WORKERS

\$177K \$110K

MEDIAN HOUSEHOLD INCOME

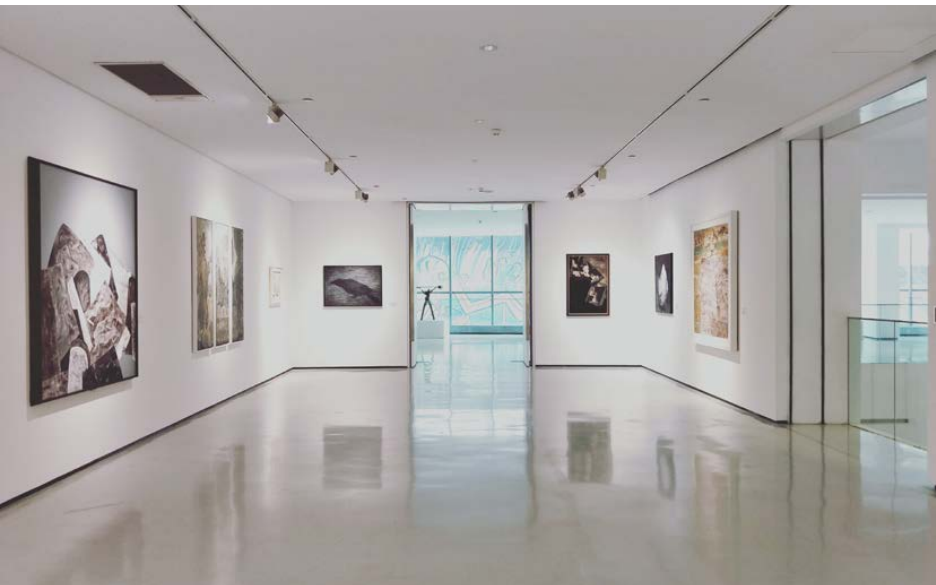
4K 31K

TOTAL BUSINESSES

\$646M \$7.5B

RETAIL EXPENDITURE

PRIMARY TRADE AREA REGIONAL TRADE AREA



Stacking Plan

Space A

Space B

Space C

Space A

Ground Floor - 7,490 SF

Space B

Ground Floor - 11,503 SF

Space C

Ground Floor - 48,702 SF

Lower Level - 20,121 SF

Lower Level Mezz - 1,170 SF

Mezzanine - 12,239 SF

Second Floor - 9,973 SF

Total - 92,025 SF

Ceiling Heights

Ground Floor - 23 FT

Lower Level - 14 FT

Cellar Mezzanine - 8 FT 8 IN

Mezzanine - 8 FT 11 IN

Second Floor - 16 FT

Status

Formerly Bed Bath
& Beyond

Rent

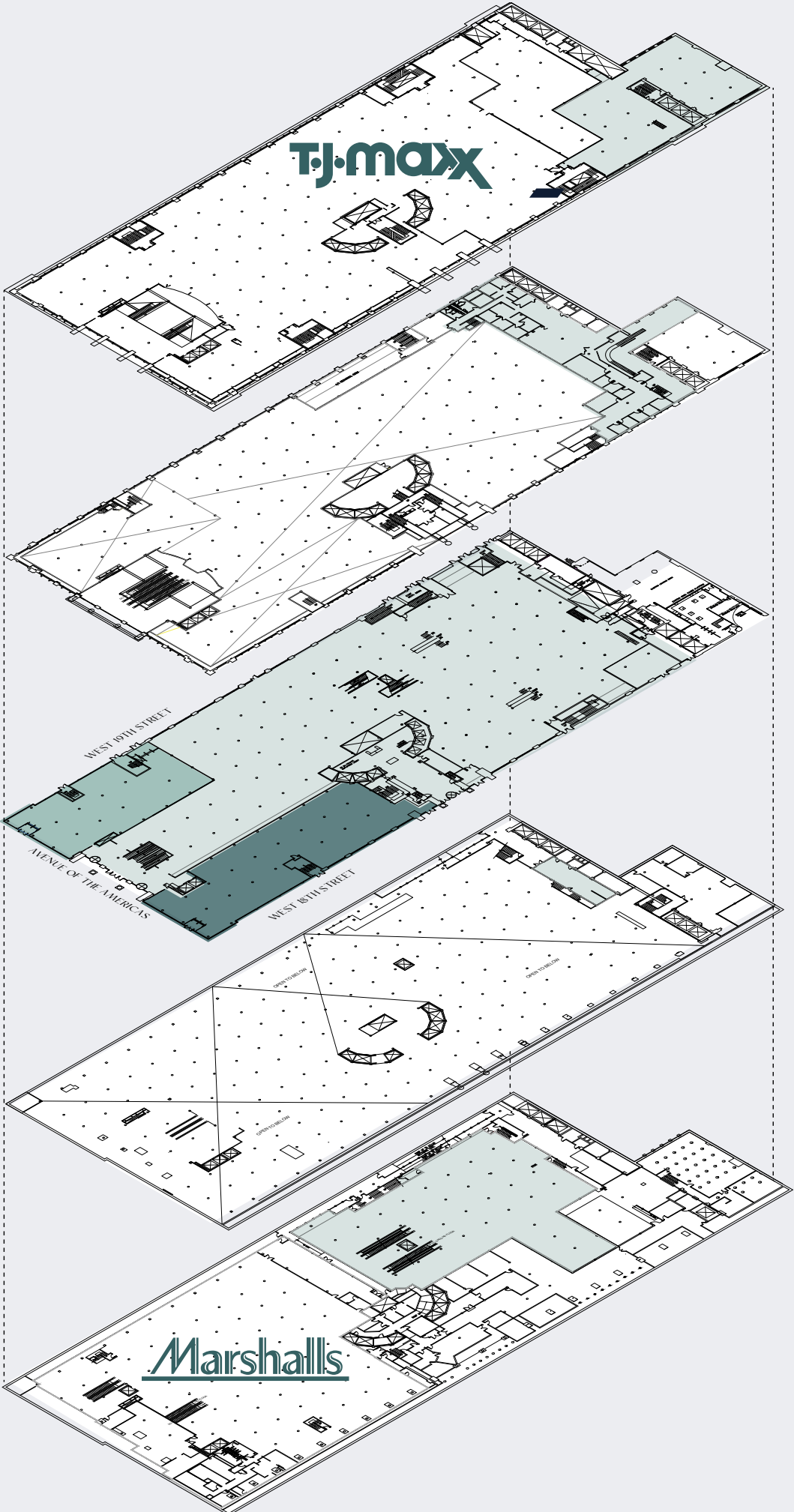
Upon request

Comments

The corner spaces
can be combined with
the former Bed Bath
& Beyond premises

Loading dock located on
19th Street is available for
larger divisions of the space

Natural light comes in to
the space due to the large
windows along West 18th
and 19th Streets



Second Floor

Premises includes mezzanine and
additional back of house

Mezzanine

Ground Floor

Lower Level Mezzanine

Lower Level

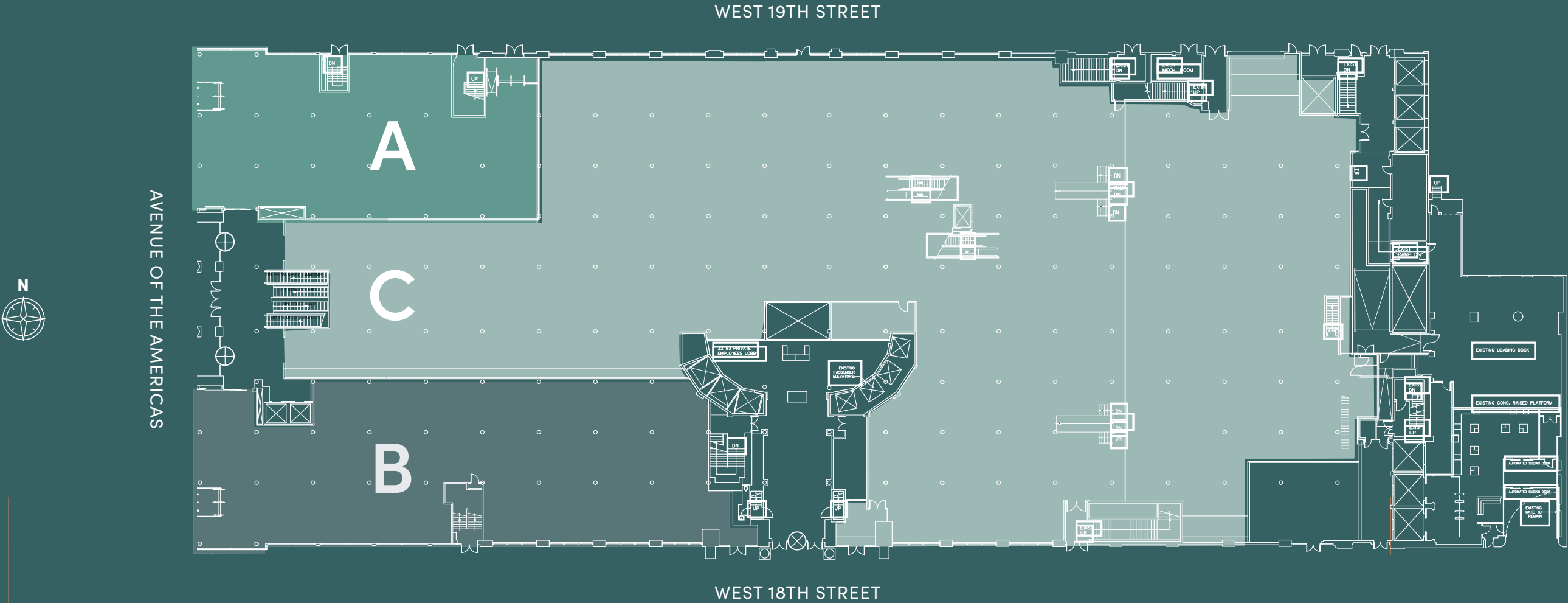
Ground Floor

Space A - 7,490 SF

Space B - 11,503 SF

Space C - 48,702 SF

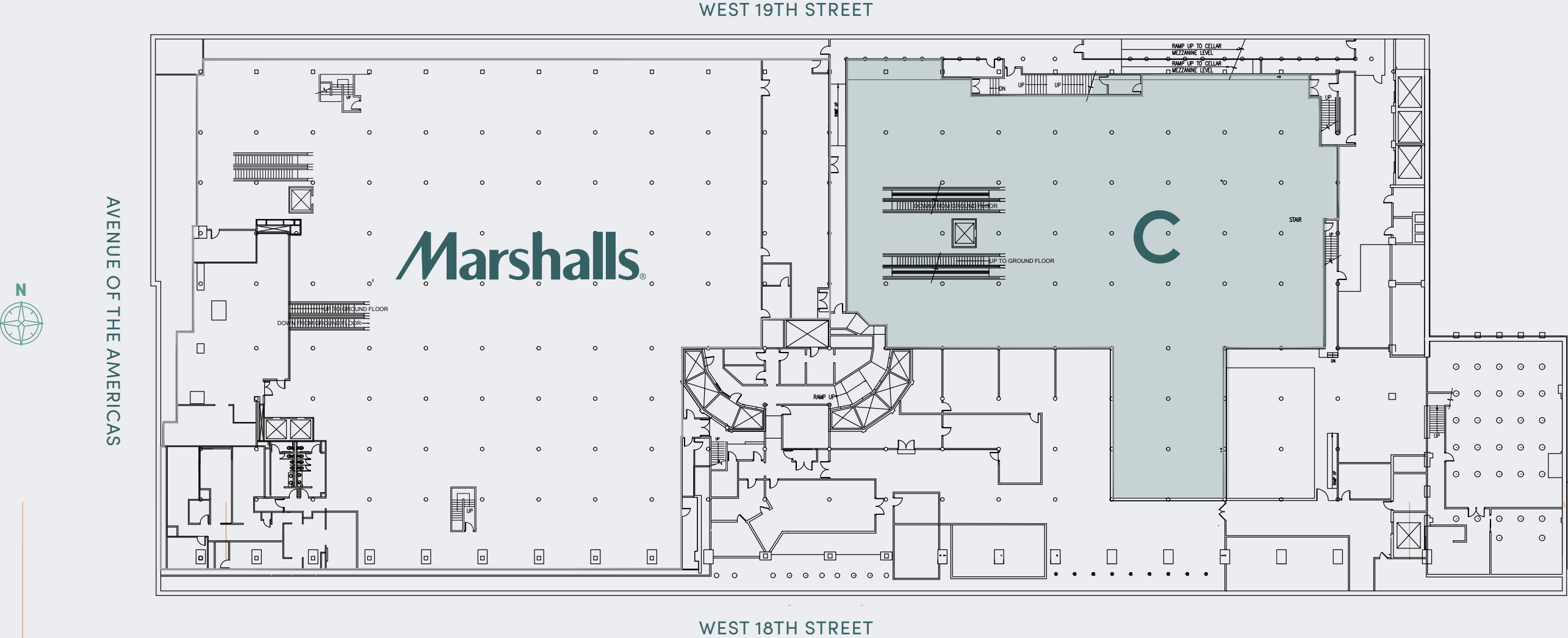
23 FT Ceiling Heights



Lower Level

Space C - 20,121 SF

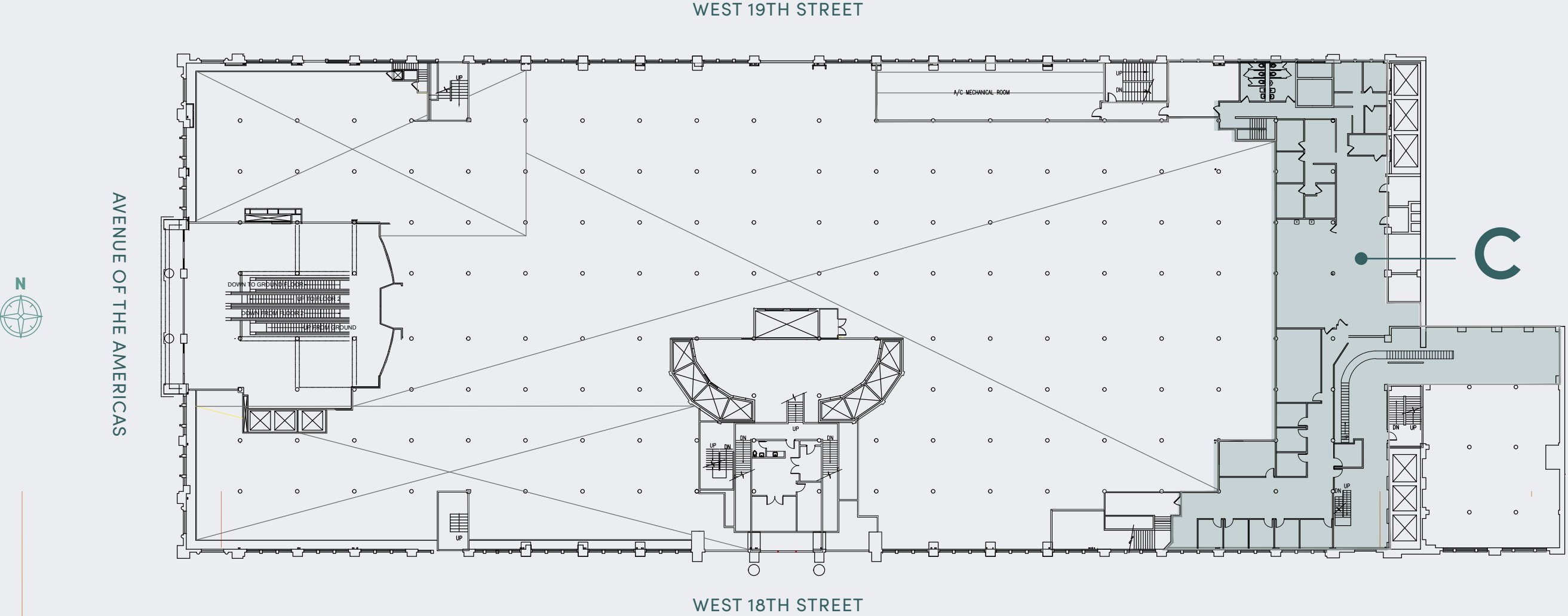
14 FT Ceiling Heights



Mezzanine

Space C - 12,239 SF

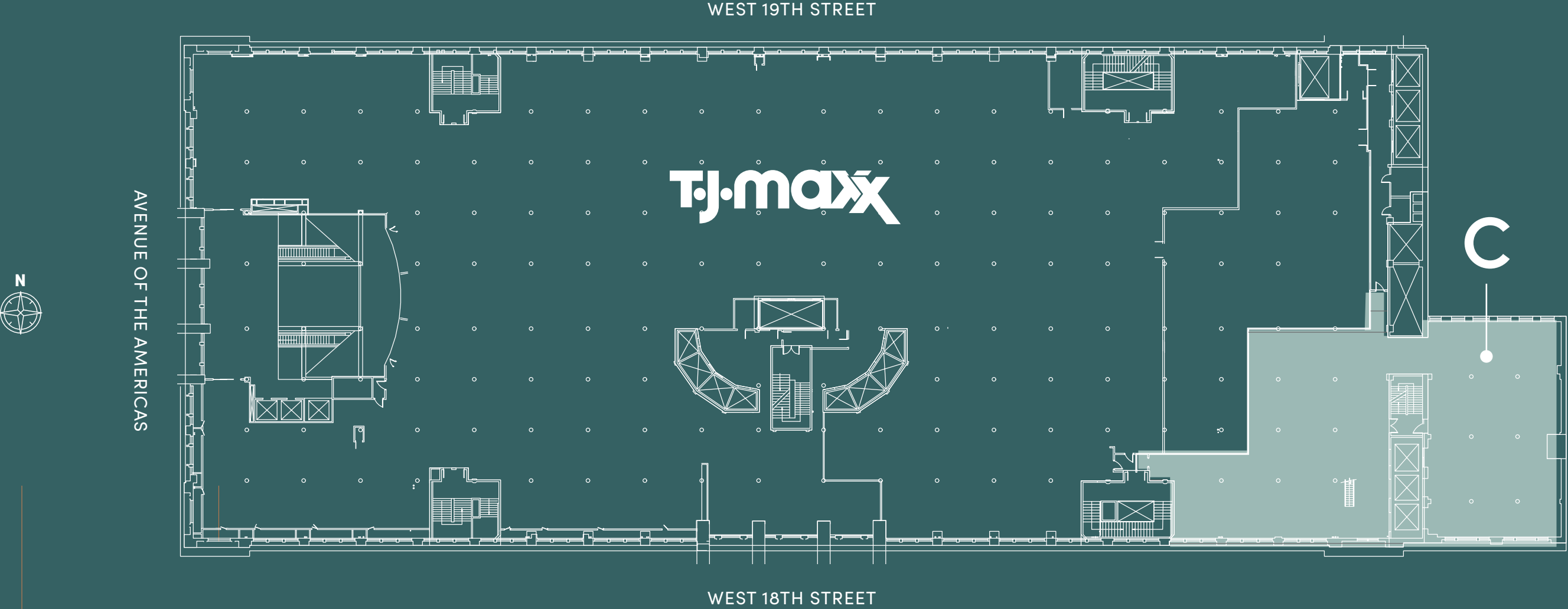
8 FT 11 IN Ceiling Heights



Second Floor

Space C - 9,793 SF

16 FT Ceiling Heights

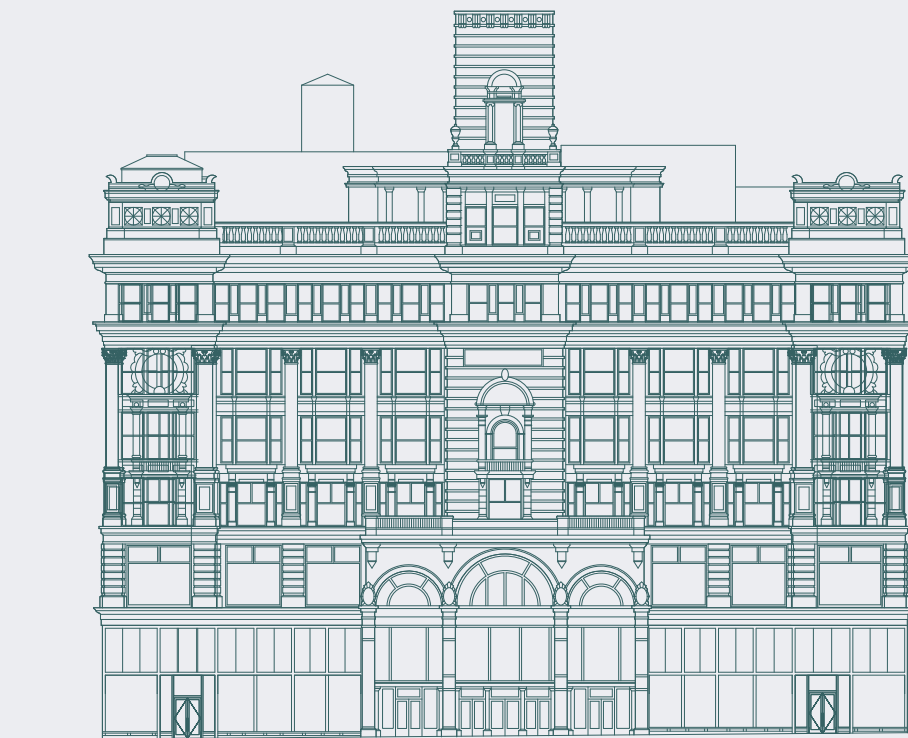


Base Elevation



WEST 19TH STREET

Base Elevation



23 FT CEILINGS
Ground Floor

AVENUE OF THE AMERICAS

Base Elevation



16 FT CEILINGS
Second Floor

23 FT CEILINGS
Ground Floor

WEST 18TH STREET



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