

# 54

## WEST 39<sup>TH</sup> STREET MIDTOWN, NYC

Between Fifth & Sixth Avenues

RETAIL/OFFICE FOR LEASE

### APPROXIMATE SIZE

11<sup>th</sup> Floor: 3,500 SF

### ASKING RENT

\$13,500/Month

### POSSESSION

Arranged

### TERM

10-15 Years

### COMMENTS

- Built-out office space
- Elevator building with doorman
- Co-tenancy includes yoga, personal training, and PT
- Potential to deliver in white-box condition
- Perfect for fitness adjacent uses
- Steps from Bryant Park, Times Square, and Grand Central

### NEIGHBORS

Bryant Park • Le Pain Quotidien • Koi Restaurant • La Pecora Bianca • Core Power Yoga • The Ruby Theatre • Silver Mirror Facial Bar • Archer Hotel • Calle Dao • Parker & Quinn • Park Terrace Hotel

### TRANSPORTATION



PROPERTY INFORMATION



### JAMES FAMULARO

President  
646.658.7373  
jfamularo@meridiancapital.com

### BOBBY ORTENSE

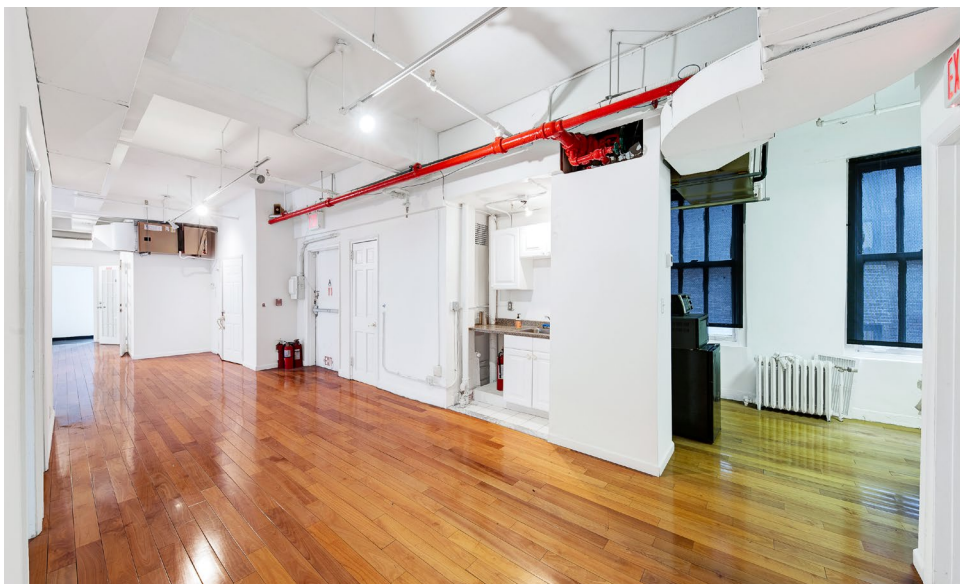
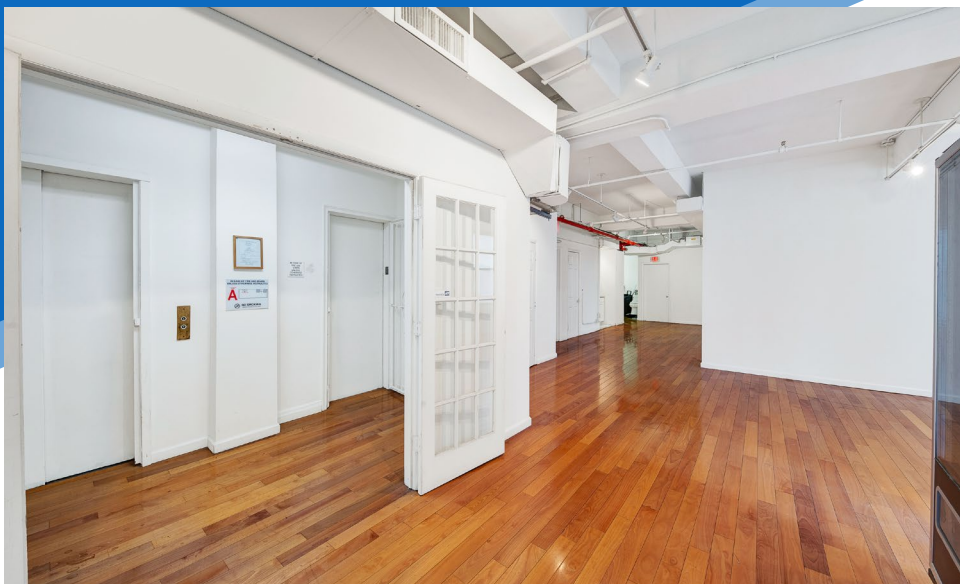
Director  
212.468.5953  
bortense@meridiancapital.com



**MERIDIAN**  
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.





INTERIOR

JAMES FAMULARO

President  
646.658.7373  
jfamularo@meridiancapital.com

BOBBY ORTENSE

Director  
212.468.5953  
bortense@meridiancapital.com

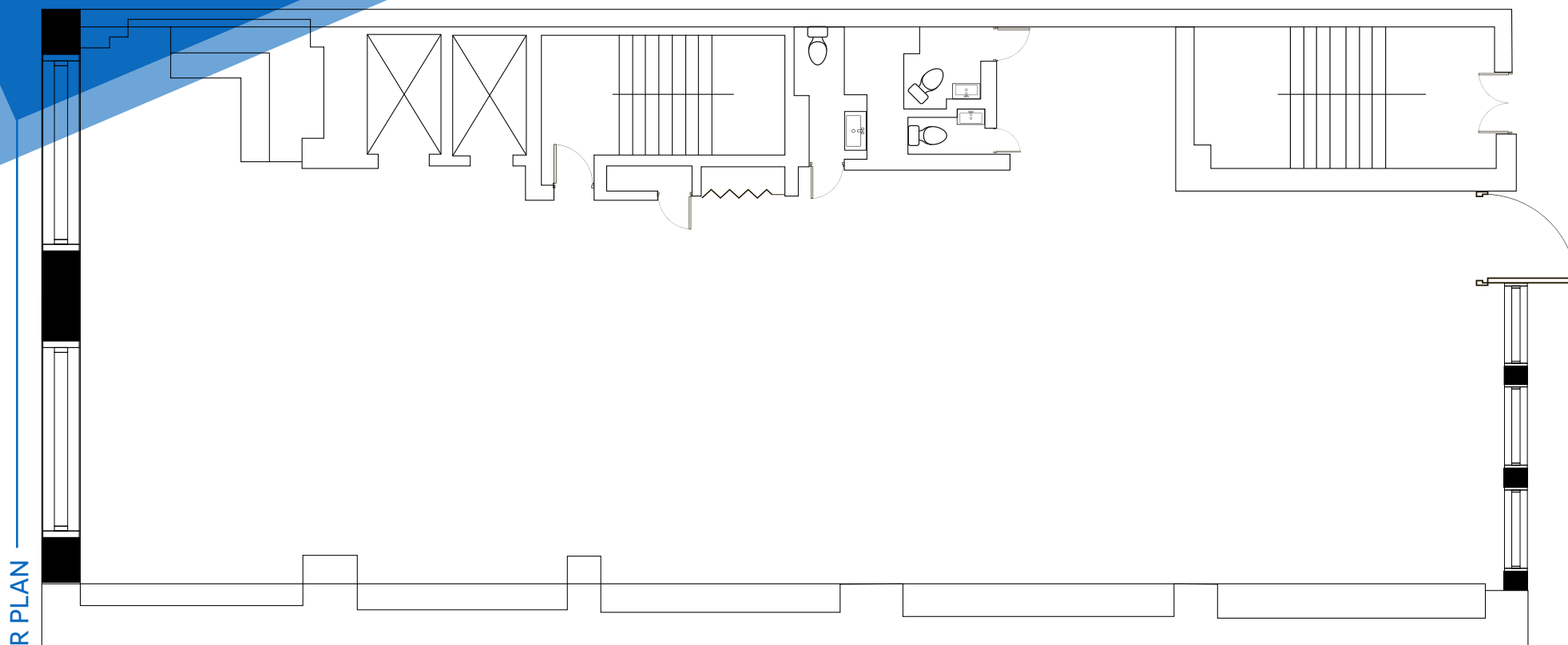


**MERIDIAN**  
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

54 WEST 39<sup>TH</sup> STREET  
MIDTOWN, NYC | Between Fifth and Sixth Avenues

RETAIL/OFFICE FOR LEASE



FLOOR PLAN

JAMES FAMULARO

President  
646.658.7373  
jfamularo@meridiancapital.com

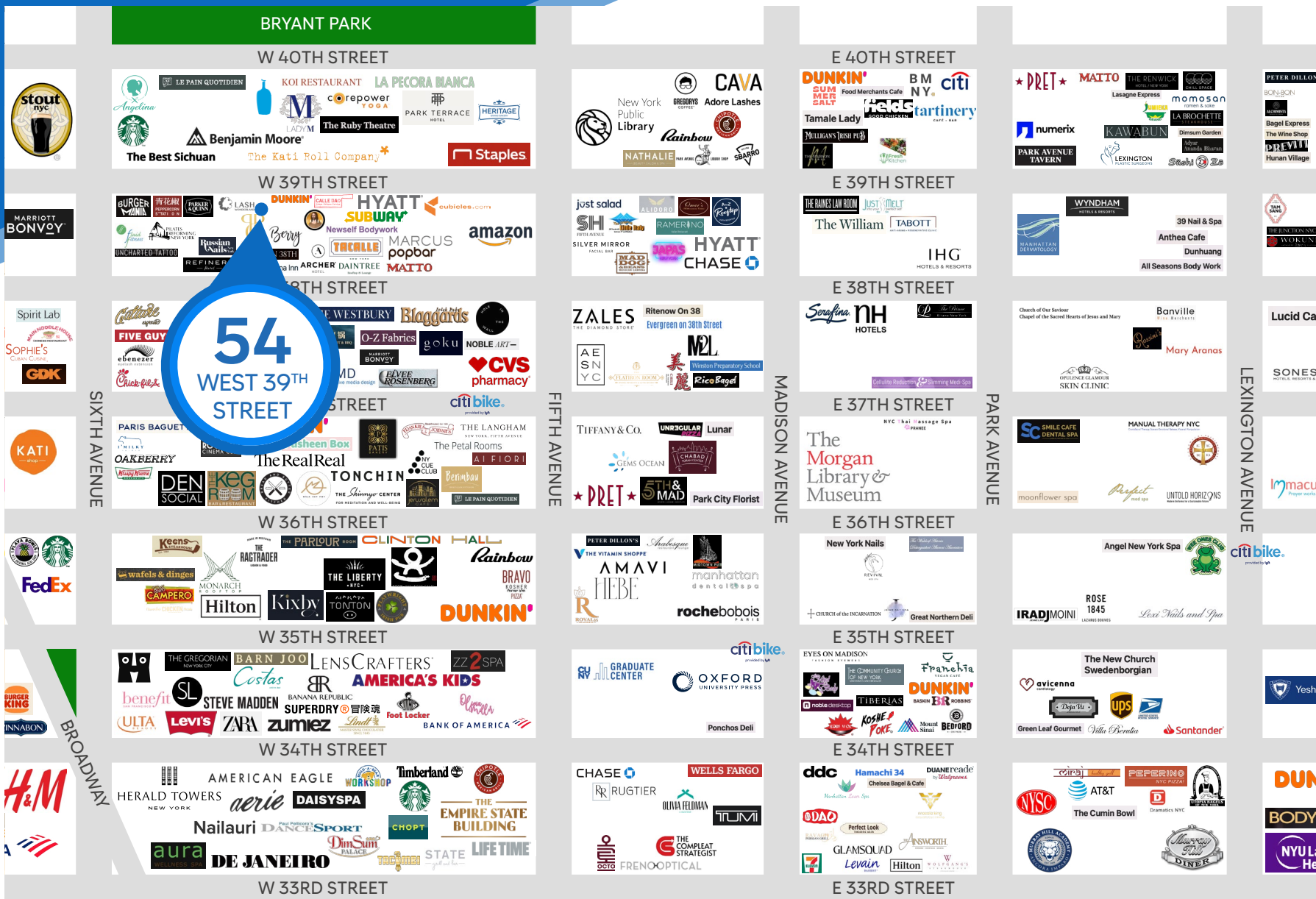
BOBBY ORTENSE

Director  
212.468.5953  
bortense@meridiancapital.com



**MERIDIAN**  
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.



JAMES FAMULARO

President  
646.658.7373  
jfamularo@meridiancapital.com

BOBBY ORTENSE

Director  
212.468.5953  
bortense@meridiancapital.com



**MERIDIAN**  
RETAIL LEASING