

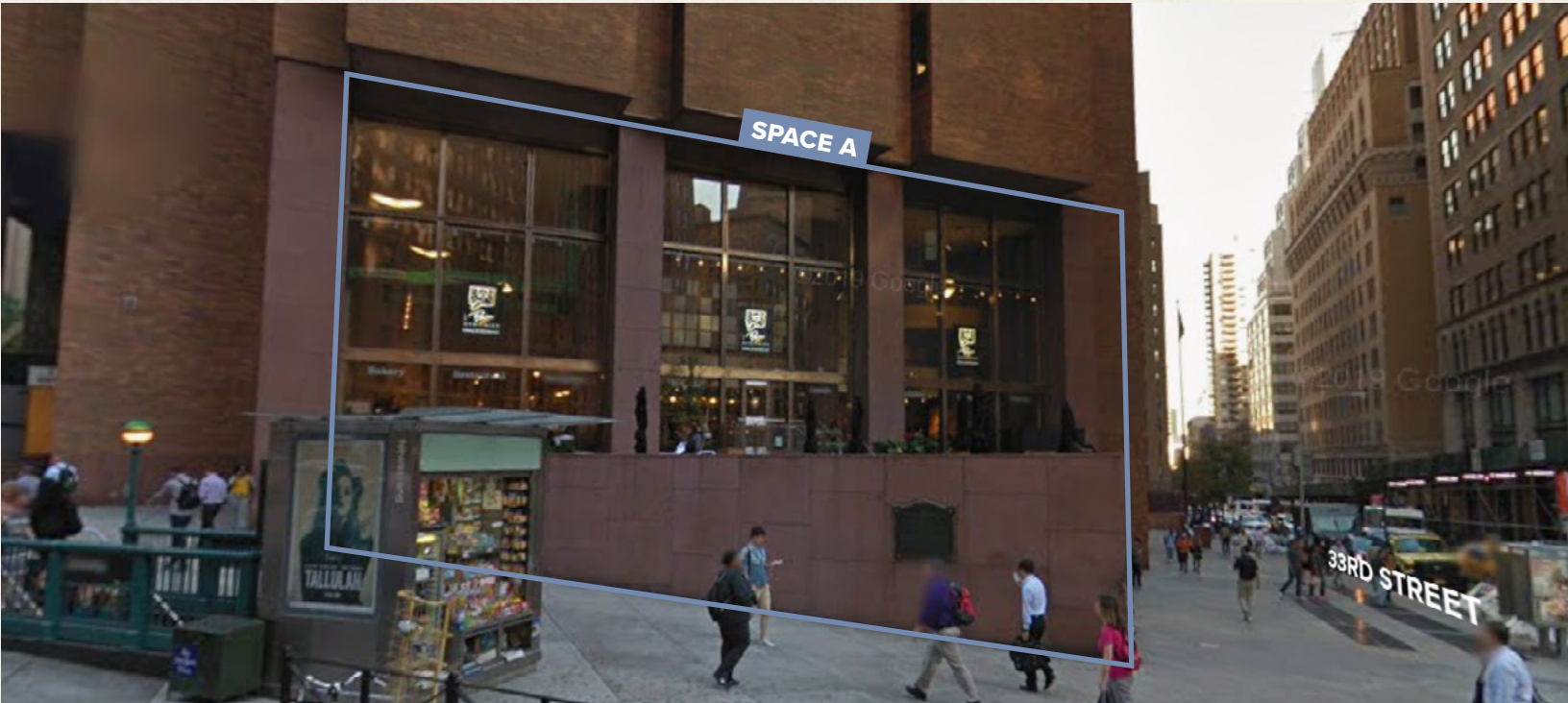
3 THREE PARK AVENUE

PARK AVENUE & 33RD – 34TH STREETS

Midtown South | New York City

AT THE CENTER OF IT ALL

Vantage



At the base of 3 Park Avenue a second-generation retail/restaurant opportunity awaits. It has been home to proven food and beverage operators and is available for immediate possession. Ownership is seeking lease agreements with best-in-class operators to be able to activate to full potential.

3 Park Avenue is a prominent highly-occupied 41-story office tower set at a 45-degree angle to the street grid, creating a triangular plaza on Park Avenue that draws a constant flow of foot traffic throughout the day. With a subway entrance to the 6-train built right at the building's base, thousands of office workers and students are passing through daily, and Penn Station and Grand Central Terminal are each within a short walk. Few locations in Manhattan offer this level of built-in recurring demand at their doorstep.

For those seeking to tap into one of New York City's most consistent audiences, this is an unbeatable opportunity to serve a steady stream of office workers, students, commuters, and neighborhood residents at the convergence of three major neighborhoods and in the center of it all.

Space Details

SPACE A

Formerly Le Pain Quotidien

Approximate Size

Ground Floor	4,700 SF
Mezzanine	2,000 SF

Ceiling Height

Ground Floor	30 FT
Mezzanine	10+ FT

Frontage

East 33rd Street & Park Avenue 100 FT

Possession

Immediate

Rent

Upon Request

Term

10+ years

Comments

- Second-generation restaurant & café space
- Over 100 FT of wraparound frontage
- Adjacent to plaza patio with expansive outdoor seating opportunity
- Located directly in front of the 33rd Street 6 train subway entrance
- Internal stair access from the ground floor to mezzanine level
- Direct sightline to 33rd Street subway entrance
- Triple-height ceilings
- Three Entrance Points; Lobby of Building, Front of Building and 33rd Street

SPACE B

Formerly Starbucks

Approximate Size

Ground Floor	2,850 SF
Mezzanine	Storage Space

Ceiling Height

Ground Floor	14+ FT
Basement	8+ FT

Frontage

East 34th Street & Park Avenue 50 FT

Possession

Immediate

Rent

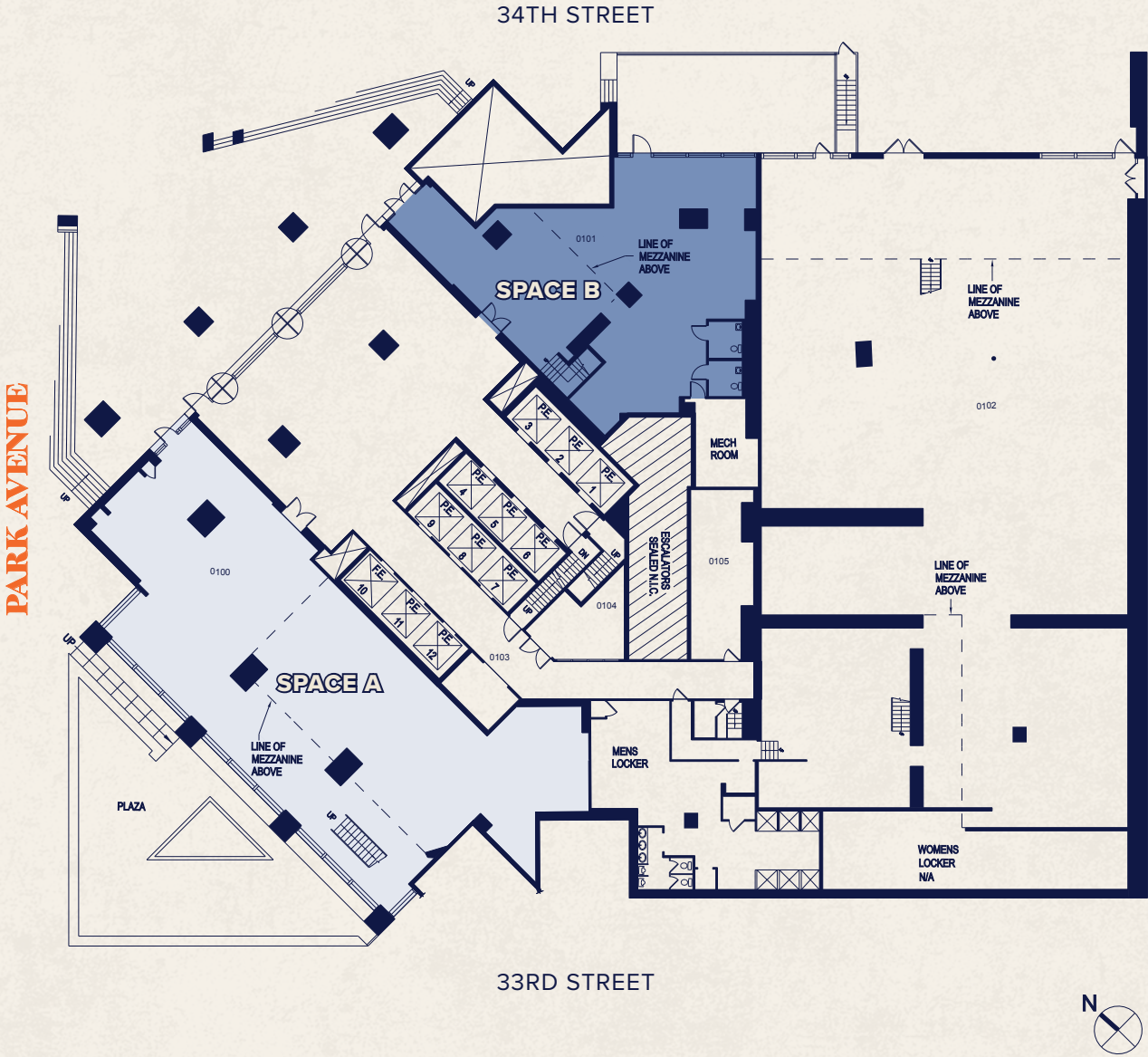
Upon Request

Term

10+ years

Comments

- Former Starbucks Space
- Corner of building with frontage
- New building façade
- All retail uses considered
- Direct sightline to 33rd Street subway entrance
- Entrance off of 34th Street, off of Park Avenue and Building's Lobby
- Ample Storage including in Mezzanine level
- Three Entrance Points; Lobby of Building, Front of Building and 34th Street



Space A Opportunity

DETAILS

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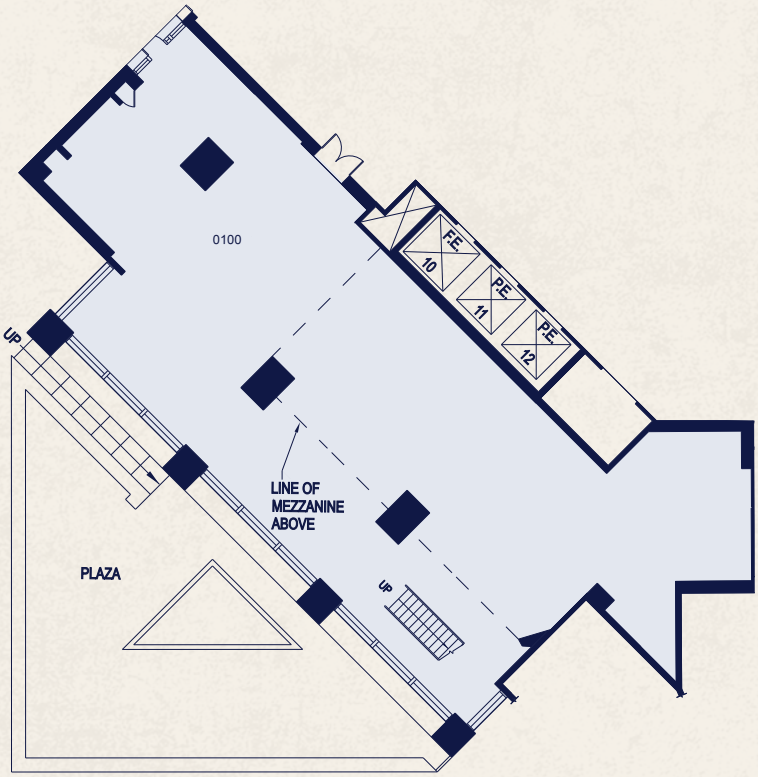
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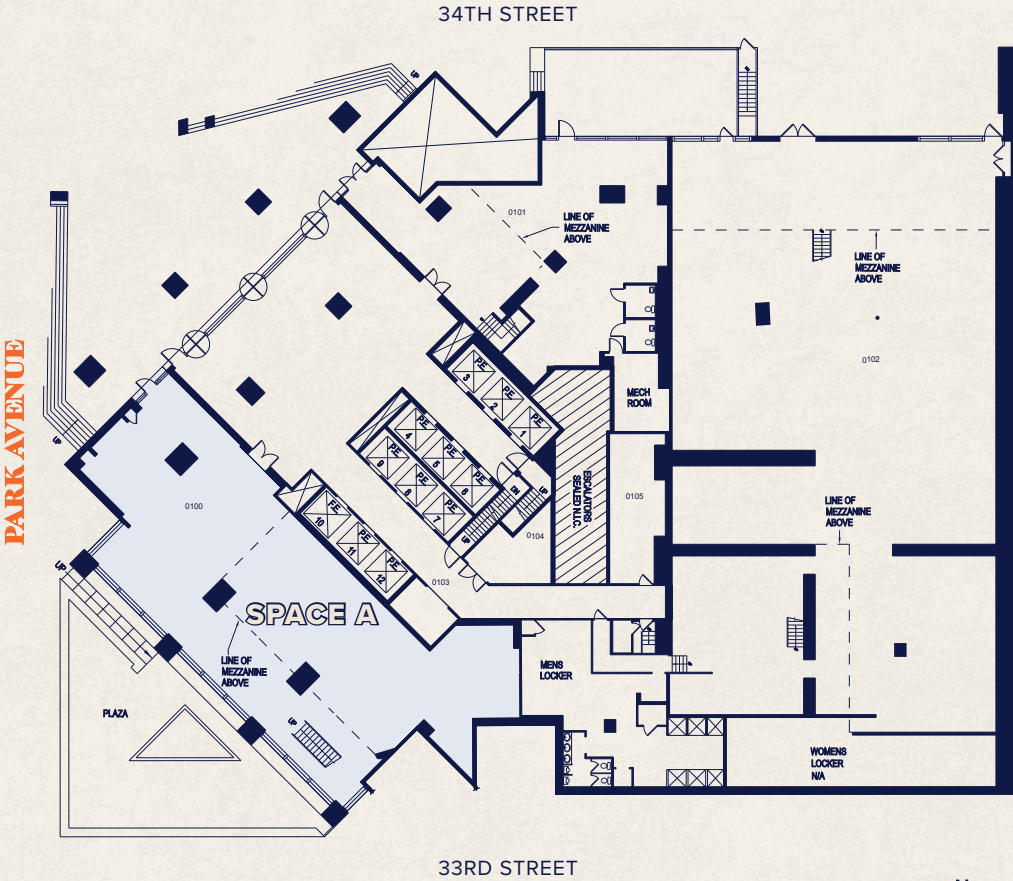
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FLOOR PLAN



SITE PLAN



Space A (Former LPQ)



GROUND FLOOR



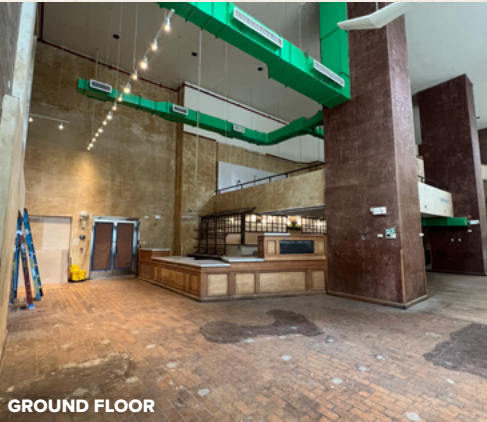
TRIPLE-HEIGHT CEILINGS



COURTYARD, ELEVATED, OVERLOOKING
PARK AVENUE AND 33RD STREET



3 PARK AVENUE BUILDING'S LOBBY ENTRANCE



GROUND FLOOR



GROUND FLOOR



GROUND FLOOR + BACK OF HOUSE



GROUND FLOOR/SERVICE AREA



GROUND FLOOR/BACK OF HOUSE



MEZZANINE/BACK OF HOUSE



MEZZANINE/STAIRWELL/GROUND DINING ROOM



ADA RAMP TO PATRON RESTROOMS



MEZZANINE OVERLOOKING GROUND/DINING ROOM

Space B Opportunity

DETAILS

Formerly Starbucks

Approximate Size

Ground Floor 2,850 SF
Mezzanine Storage Space

Ceiling Height

Ground Floor 14+ FT
Basement 8+ FT

Frontage

East 34th Street & Park Avenue 50 FT

Possession

Immediate

Rent

Upon Request

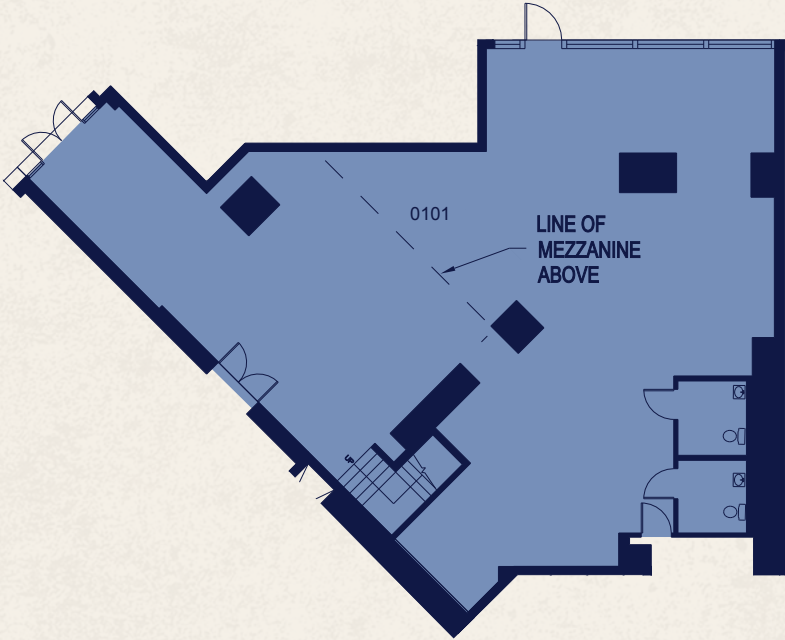
Term

10+ years

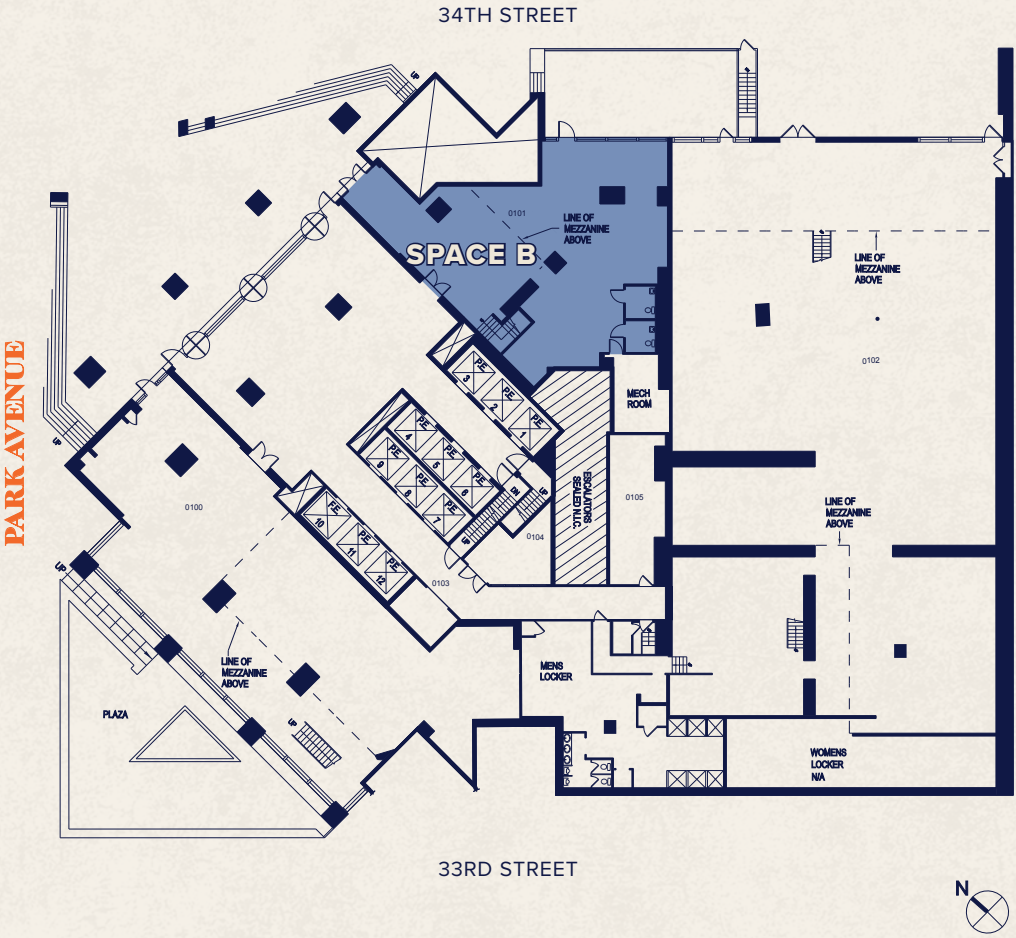
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FLOOR PLAN



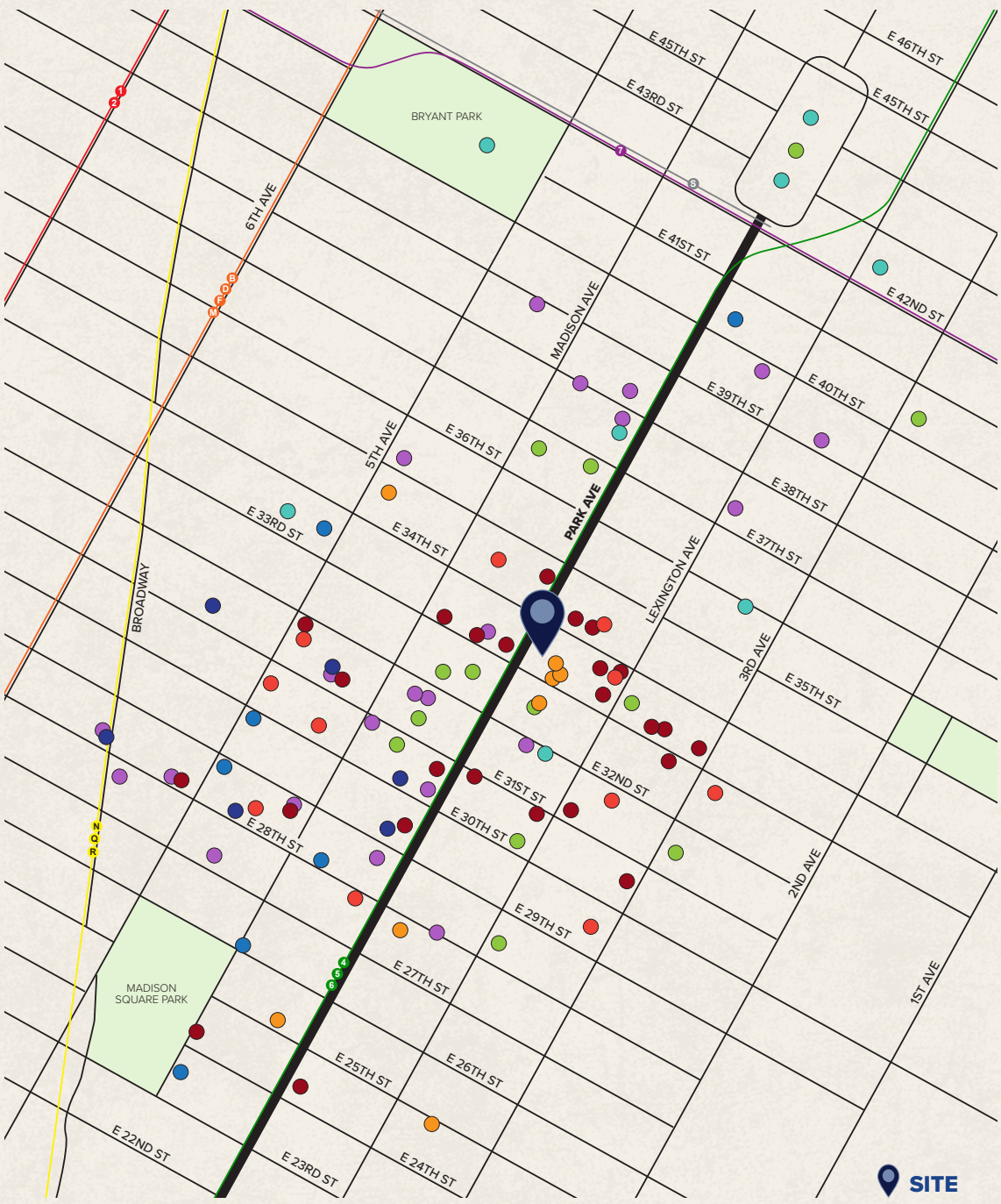
SITE PLAN



Space B (Former Starbucks)



Points of Interest



● Restaurants/Dining

- Little Ruby's Café
- 2nd Ave Deli
- Eleven Madison Park
- Leonetta
- Scarpetta
- Café Carmellini
- The Ainsworth
- Gregory's
- Utopia Bagels
- Murray Hill Diner
- Aromati Café & Wine Bar
- Wolfgang Steakhouse
- Omakase 33
- One Two Thai
- Medium Rare
- Wolfgang Steakhouse
- Nubiani
- Felix Roasting Co
- Her name is Han
- Franchia Vegan Café
- Villa Berulia
- Miraj Healthy Grill
- Fluffies Hot Chicken – Midtown
- Vezzo NYC Thin Crust Pizza
- Lenwich
- Sabai Thai

● Hotels

- The Ritz-Carlton New York, NoMad (260 Keys)
- The Fifth Avenue Hotel (149 Keys)
- The Ned NoMad (167 Keys)
- Arlo Nomad (248 Keys)
- Hotel AKA NoMad (178 Keys)
- The Shelburne Sonesta New York (325 Keys)
- The Marmara Park Avenue (126 Keys)
- Royalton Park Avenue (249 Keys)
- Park South Hotel (131 Keys)
- Hotel Park Ave NYC (189 Keys)
- Hilton Garden Inn NY/Midtown Park Ave (232 Keys)
- The Renwick Hotel (173 Keys)
- Pod 39 (366 Keys)
- Hotel 3232 (102 Keys)
- The Prince Kitano New York (150 Keys)
- Kimpton Ashbel New York (205 Keys)
- U Hotel Fifth Ave (70 Keys)
- Hyatt Centric Midtown Fifth Ave (162 Keys)
- NH Collection (283 Keys)
- HGU New York (90 Keys)
- Hotel Seville NoMad (348 Keys)
- The Evelyn (160 Keys)

● Bars/Cocktails

- Nubeluz
- Obvio
- Ten11 Lounge & Bar
- ART NoMad
- Tavern29
- Wine:30

● Lifestyle

- JetSet Pilates
- Equinox
- New York Sports Club
- Tone House NoMad
- Solidcore
- Enail
- Bodyrok
- Trader Joes
- Kalustyan's
- The Union League Club
- JP Morgan Library & Museum
- Grand Central Terminal

● Residential

- Windsor Court
- Anagram NoMad
- Madison House
- The Dylan
- 295 Fifth Avenue
- The Knox NYC
- The Murray Hill
- The Murray Park
- Laurence Towers
- Prism at Park Avenue South Apts.
- Biltmore Plaza

● Cultural Institutions

- The Morgan Library
- Scandinavia House
- Sniffen Court, Landmarked Mews
- Korean Culture Center
- Empire State Building
- Met Life Tower
- Chrysler Building
- Grand Central Station Clock
- New York Public Library

● Schools/Universities

- Baruch College
- New York School of Interior Design
- Baruch College Campus High School
- CUNY Graduate Center
- NYU Langone Health (Administrative/Clinical Campus)
- Success Academy High School for the Liberal Arts
- Manhattan Academy for Arts and Language
- Unity Center for Urban Technologies
- Murray Hill Academy

● Office Buildings / Main Tenants

- 1 Madison Avenue New York, NY 10010 (1.3M SF)
Coinbase, IBM, FanDuel, Alidoro, Charlie Bird, Sigma Computing, Harvey A.I.
- 350 5th Ave New York, NY 10118 (2.9M SF)
LinkedIn, Workday, Newcleo, Starbucks
- WeWork (multiple locations) (287K SF)
- 277 Fifth Avenue (13K SF)
- 261 Fifth Avenue (403K SF)
- 41 Madison (including Regus Nomad) (582K SF)
- 101 Park Avenue (including Convene) (1.2M SF)



Meet the Neighbors

F&B



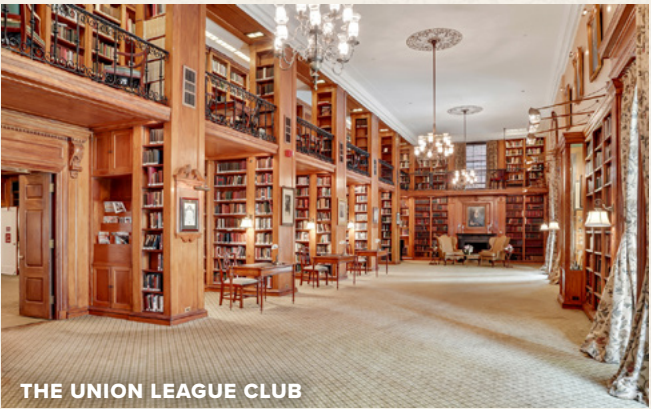
Lifestyle



F&B Neighbors



Lifestyle Neighbors



Hotel F&B Neighbors



▲ **THE SHELburnE SONESTA NEW YORK**
(325 Keys)
Take Care Restaurant (Three Meal Period)
Vintage Green Rooftop (Outdoor/Rooftop Lounge)



▲ **HOTEL PARK AVE NYC**
(189 Keys)
Park Rose (Three Meal Period)
Seed Library NYC (Cocktail Lounge/Bar)
Golden Child (Outdoor/Rooftop Lounge)

THE MARMARA PARK AVENUE
(126 Keys)
Tuti (Three Meal Period)
Balcon Rooftop Bar (Outdoor/Rooftop Lounge)
▼



▲ **POD 39**
(366 Keys)
Arthur & Sons (Dinner Service)
Artie's Backroom & Rooftop (Cocktail Lounge/Bar)



▲ **THE PRINCE KITANO NEW YORK**
(150 Keys)
Hillside Café (Breakfast + Lunch Service)
Roof At 66 Park (Outdoor/Rooftop Lounge)
Hakubai (Dinner Service)



▼ **THE RENWICK HOTEL**
(173 Keys)
Agency of Record
(Breakfast + Dinner Service/Cocktail Lounge)



▲ **PARK SOUTH HOTEL**
(131 Keys)
Rosehill Rooftop (Outdoor/Rooftop Lounge)
Brewr (All Day Café) / **Stone & Soil** (Cocktail Lounge/Bar)
Skewr (Dinner Service)



HOTEL 3232 ▶
(102 Keys)
The 86 (Cocktail Lounge/Bar)
Sushi Suite 1001 (Dinner Service)
Sushi By Bou NoMad (Lunch + Dinner Service)

▼ **ROYALTON PARK AVENUE**
(249 Keys)
The Ivy Room (Breakfast + Lunch Service/Cocktail Lounge)
Penthouse On Park (Lunch + Dinner Service/Rooftop Lounge)
Simona Sundek (Outdoor/Rooftop Lounge)

Murray Hill *by the Numbers*



26K

RESIDENTS
IN MURRAY HILL



\$117.6K

MEDIAN HOUSEHOLD INCOME



20K

STUDENTS
AT BARUCH COLLEGE
(1 BLOCK AWAY)



2.5M+

ANNUAL VISITORS
TO THE EMPIRE STATE BUILDING
(3 BLOCKS AWAY)



4

PRIMARY/SECONDARY
EDUCATIONAL INSTITUTIONS
PROXIMATE TO OPPORTUNITY



700K+

DAILY EMPLOYEES
IN MIDTOWN MANHATTAN



10+

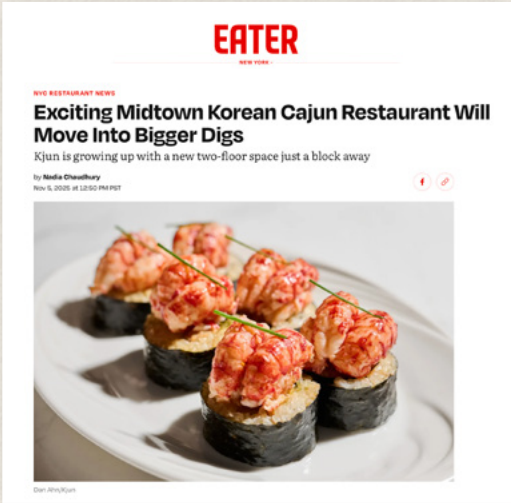
HOTELS
IN THE IMMEDIATE
TRADE AREA



150+

BUSINESS
ON KOREATOWN'S
32ND STREET
(1 BLOCK SOUTH)

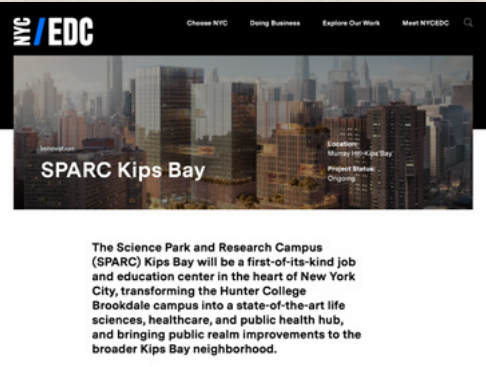
Murray Hill Heats Up



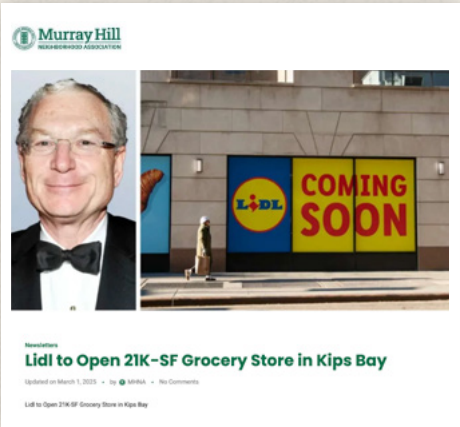
Kjun earns 8.5/10 from The Infatuation (highest-rated restaurant in Murray Hill) expands to bi-level space on Lexington Avenue (Jan-26)



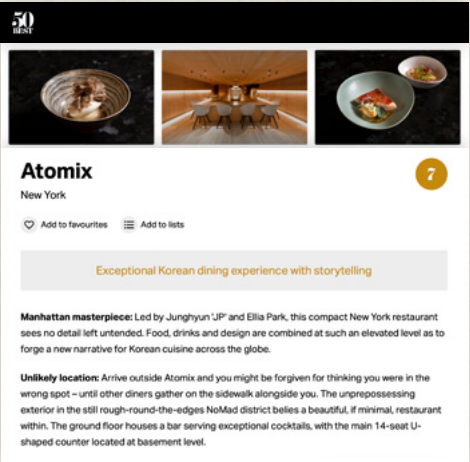
Hydrogen Fitness signs 15-year flagship lease (145 E 32nd St) — the premium brand locks in a 17,000 SF luxury gym space and is their first location in New York City (Apr-26)



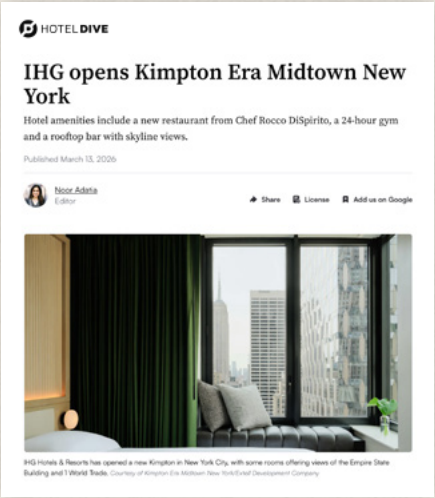
\$1.6 billion SPARC Kips Bay life sciences campus — 4,500 CUNY students and a new ambulatory care center coming to East 25th Street beginning Feb-26



Lidl signs 15-year lease at 155 East 31st Street (corner of 32nd & Third Avenue): the German grocery newest NYC location comes directly to Murray Hill



Atomix at 104 East 30th Street named #1 Restaurant in North America in 2025 and #7 in 2026



The 529-room Kimpton Era Midtown opens with four food and beverage concepts including Bar Rocco from celebrity chef Rocco DiSpirito (Mar-26)



218 Madison Avenue 2026 delivery of 25 new luxury condos at Madison and East 36th Street Developed by RYBAK Development

40 East 35th Street: 37 new condos topping out on a 180K SF 18-story building between Park and Madison Avenues completion in 2027 developed by Continuum Co.

The Dian, 162 East 36th Street: 160 new boutique rental units in a 22-story Art Deco building completion Spring 2026 developed by Gilar

Transportation / Accessibility



3

SUBWAY LINES
SERVING 33RD STREET
STATION

4 6 6
Express



6.16K

ANNUAL RIDERS
THROUGH 33RD STREET
STATION (2024)
37TH OF 423 STATIONS CITYWIDE



28K

DAILY BUS COMMUTERS
ON 34TH STREET



600K+

DAILY PASSENGERS
THROUGH PENN STATION
(10 MINUTE WALK)



750K

DAILY RIDERS
THROUGH GRAND CENTRAL TERMINAL
(10 MINUTE WALK)



5

EXPRESS BUS ROUTES
SERVING 33RD/34TH STREET



1

NYC FERRY PIER
AT EAST 34TH STREET
(2 MINUTE WALK)



3

CITI BIKE STATIONS
WITHIN 3 BLOCKS
OF PARK AVENUE
E 33rd / Park Ave
E 32nd / Park Ave
E 31st / 3rd Ave

The 34th Street Busway

NYC is converting 34th Street into a dedicated busway from Third to Ninth Avenue.

WHAT IT MEANS FOR 3 PARK

A faster, more reliable M34 means more people moving through the 34th Street corridor every day.

3 Park Avenue sits steps from the 33rd Street 6 train entrance and has direct frontage on 34th Street. Tenants here are positioned to capture a more active, more accessible corridor right at their doorstep.

28K
DAILY M34 RIDERS

6AM-10PM
RESTRICTION HOURS DAILY

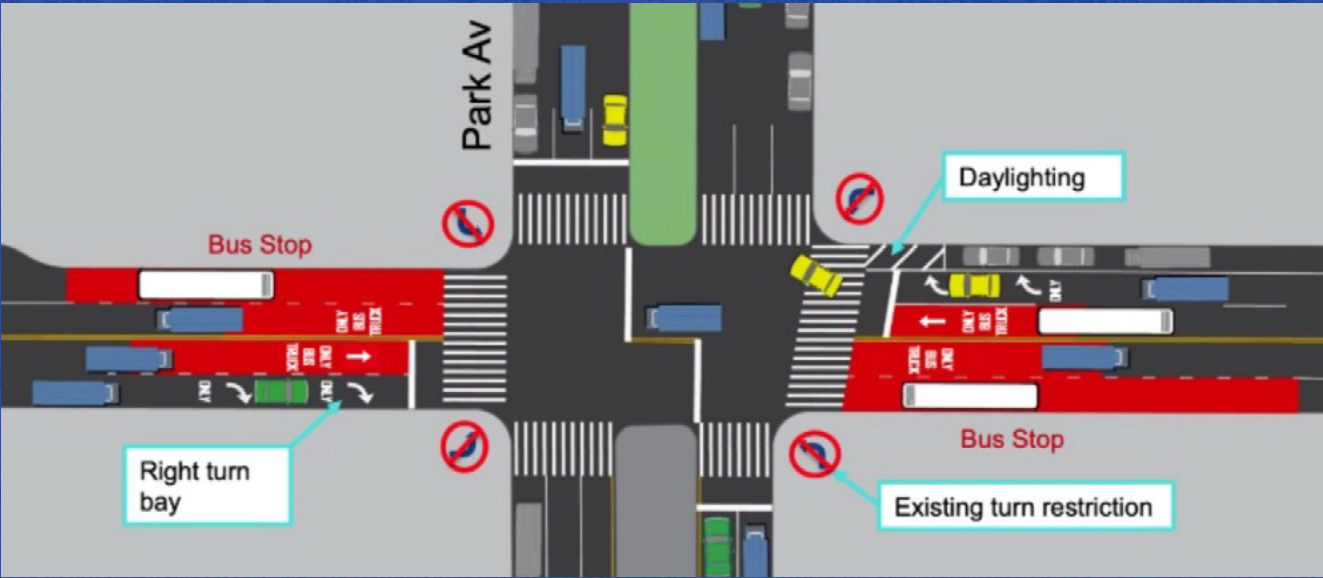
Fall 2026
TARGET COMPLETION

WHAT A BUSWAY DELIVERS

24% FASTER BUS SPEEDS ON THE CORRIDOR

42% FEWER CRASHES SINCE 2019 LAUNCH

~60% FEWER INJURIES ALONG THE ROUTE



Source: New York Times (Jan 26)

THREE PARK AVENUE



290 Fifth Avenue, Floor 6 New York, NY 10001

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