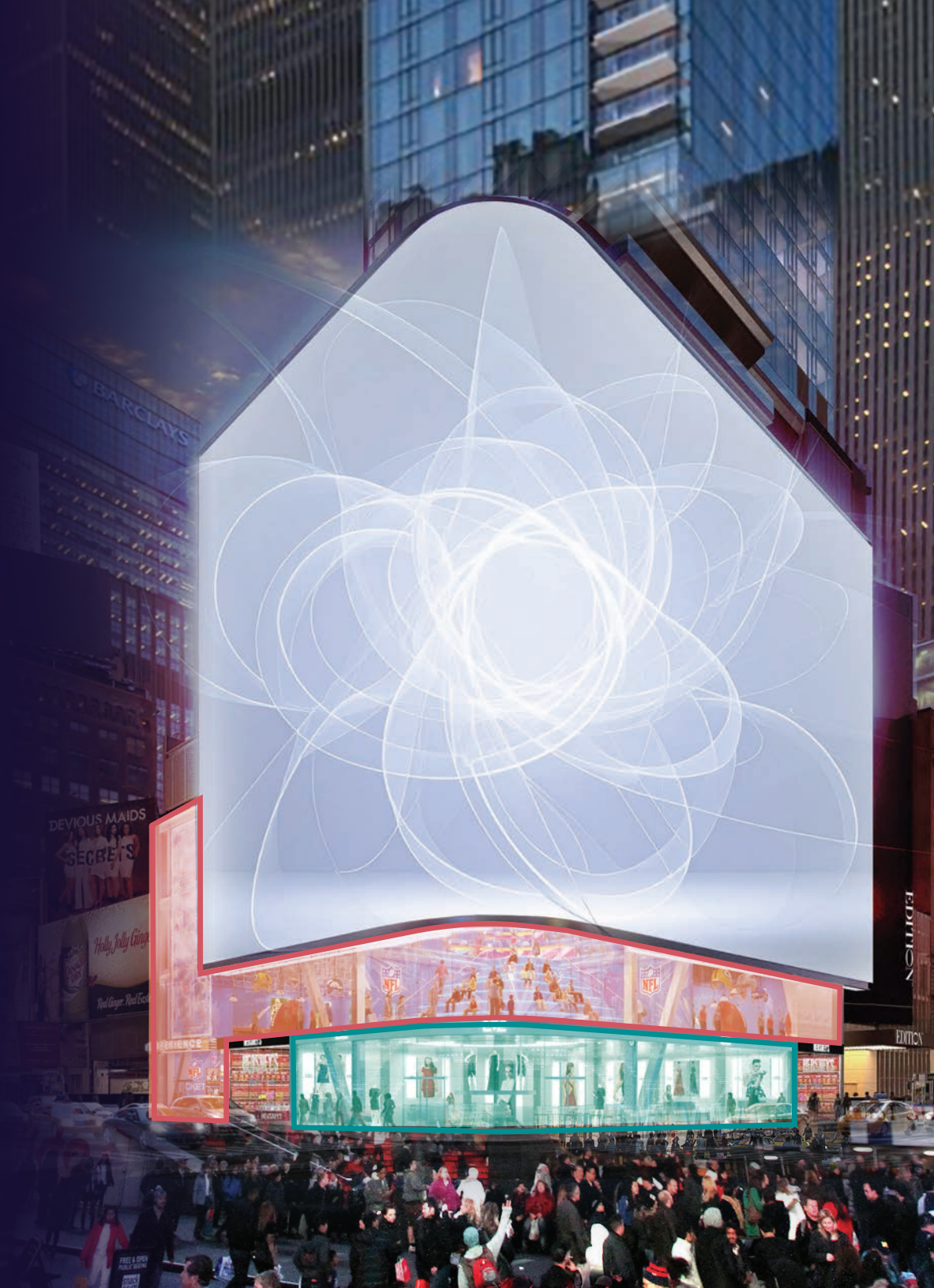


Retail Comes to Life.

20TSC

NORTHEAST CORNER OF WEST 47TH ST & SEVENTH AVE



20TSC

Flagship retail opportunities that bring brands to life

in the absolute epicenter of the busiest
pedestrian & tourist market, and the pulse
of New York City, Times Square.

Featuring A
17K SF,
26.7M Pixel
LED Mega-Spectacular
Sign - **One Of The**
Largest In The World

TSQ Visitation
Up To
400K Daily.
The Highest Since
Pre-Pandemic

At The Base Of
THE
TIMES SQUARE
EDITION[®]
Luxury Hotel
452 Rooms





Flagship Corner

Extraordinary corner opportunity in the heart of Times Square at the Northeast Corner of West 47th Street & Seventh Avenue

FLOOR	SIZE	CEILING
GROUND	2,989 SF	15' 9"
LOWER LEVEL	11,152 SF	13' 8"
TOTAL	14,141 SF	

POSSESSION	IMMEDIATE
ASKING RENT	UPON REQUEST
TERM LENGTH	NEGOTIABLE

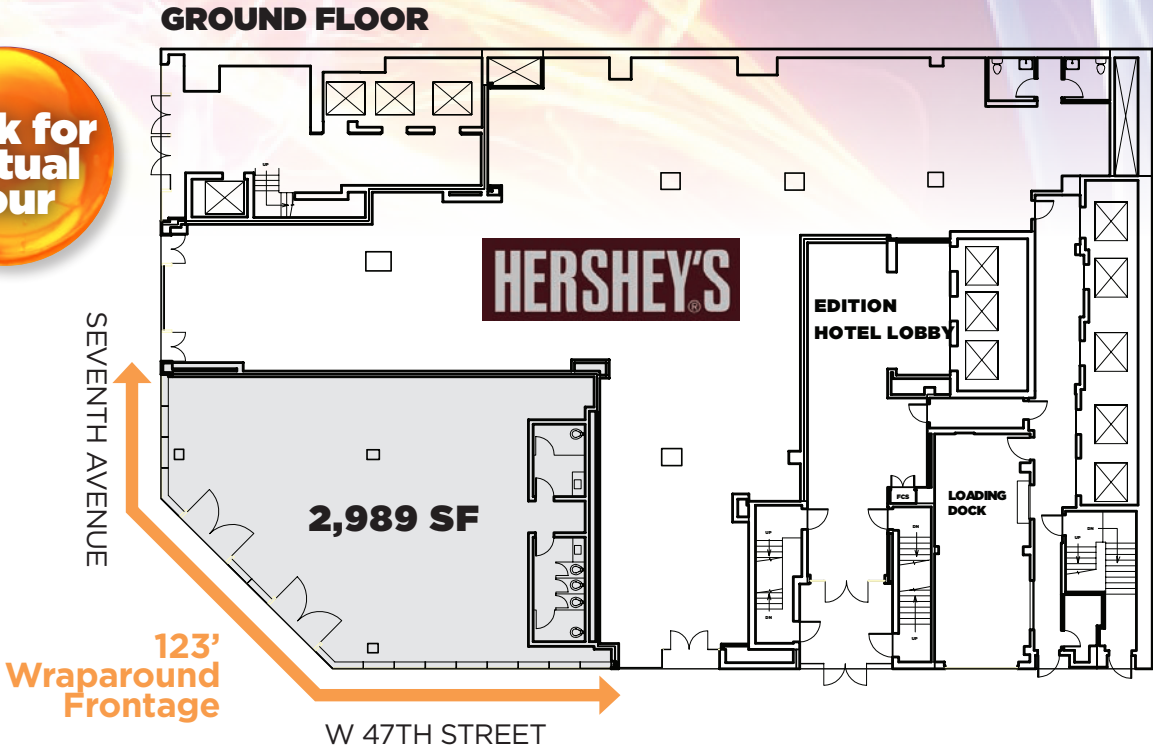
COMMENTS

All-glass storefront with two existing double-door entrances

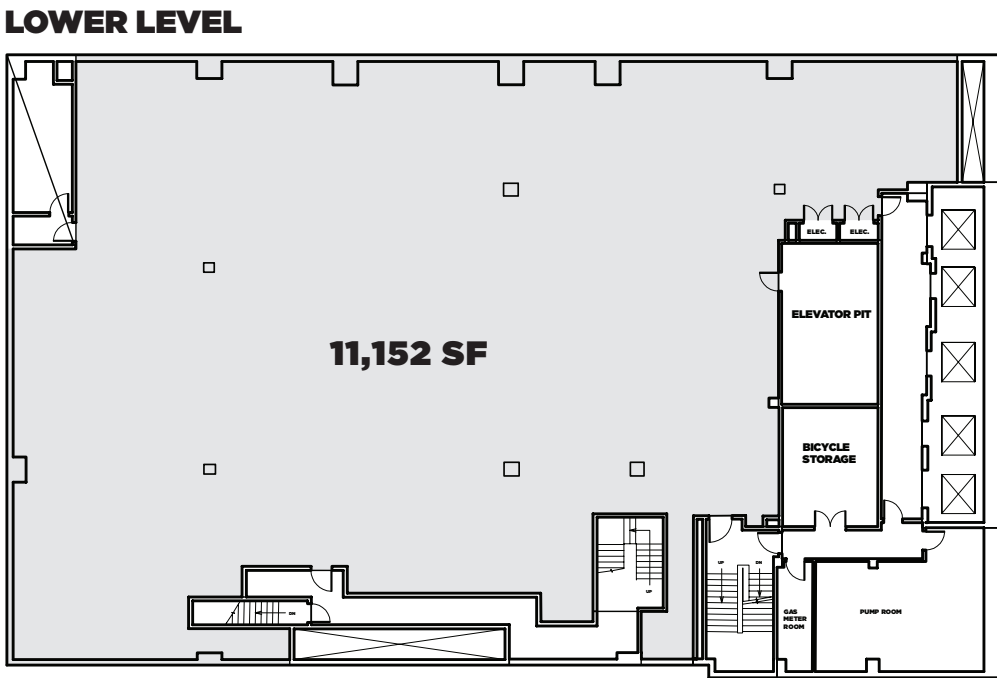
Ability to divide and connect to 11,152 SF on the selling Lower Level

Ideal for a variety of retail-based and entertainment users such as toys, technology, cosmetics, apparel and accessories, etc.

Click for Virtual Tour



Click for Virtual Tour





Divisible Corner & Lower Level

Extraordinary divisible corner opportunity in the heart of Times Square at the Northeast corner of West 47th Street & Seventh Avenue

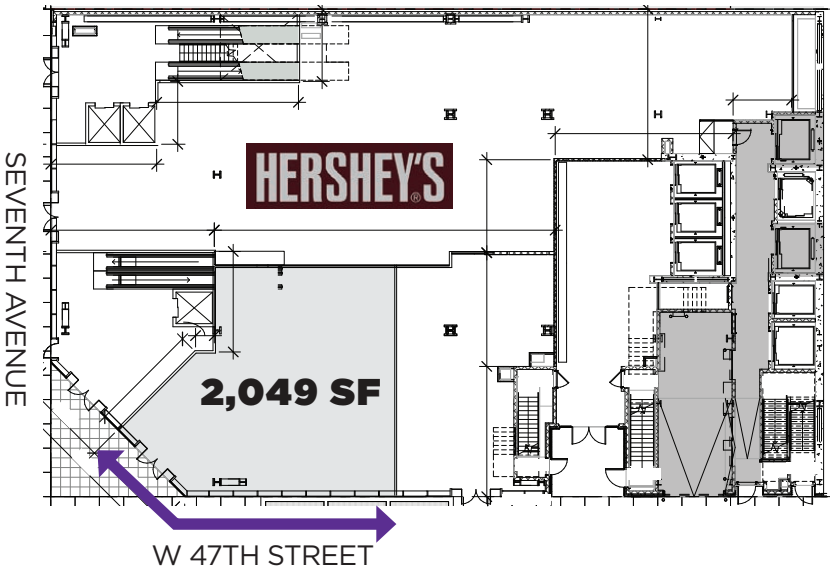
FLOOR	SIZE	CEILING
SPACE A		
GROUND CORNER	2,049 SF	15' 9"
SPACE B		
GROUND CORNER	940 SF	15' 9"
LOWER LEVEL	11,152 SF	13' 8"
TOTAL	13,032 SF	

POSSESSION	IMMEDIATE
ASKING RENT	UPON REQUEST
TERM LENGTH	NEGOTIABLE

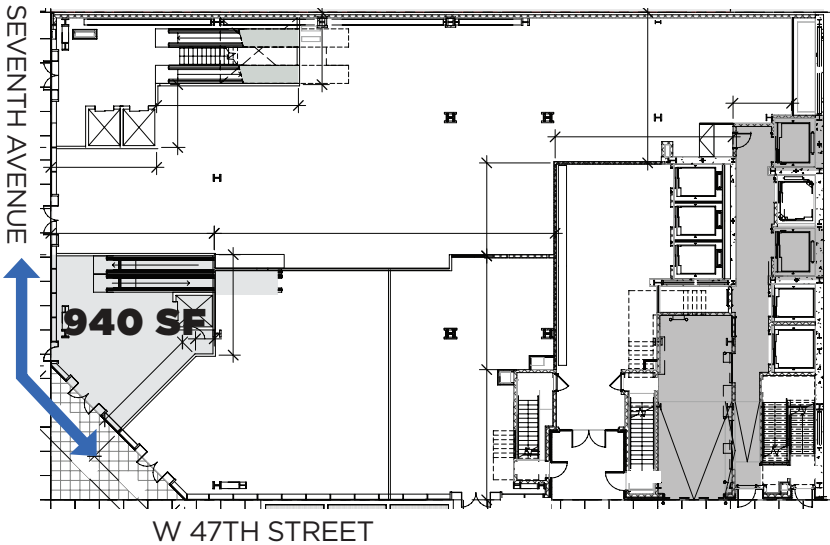
COMMENTS

- All-glass storefront with two existing double-door entrances
- Ability to divide and connect to 11,152 SF on the selling Lower Level
- All logical division scenarios will be considered

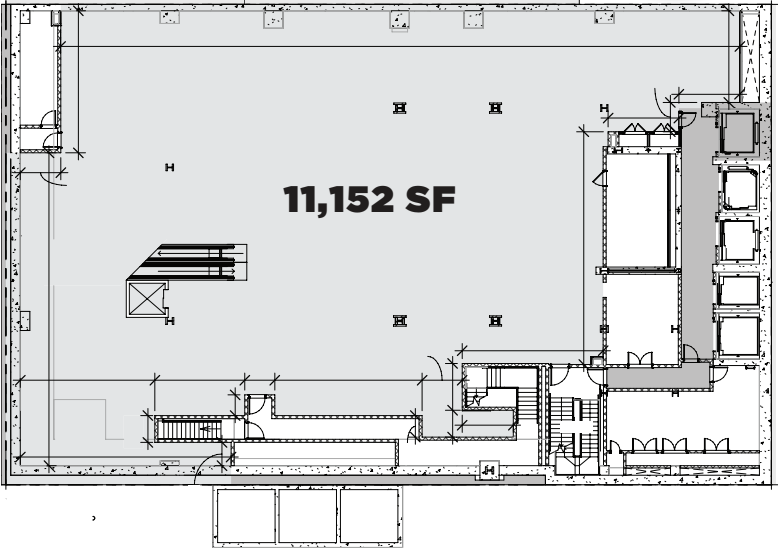
SPACE A - GROUND FLOOR CORNER
76' 6" FRONTAGE - Seventh Avenue & West 47th Street



SPACE B - GROUND FLOOR CORNER
46' 6" FRONTAGE - Seventh Avenue & West 47th Street



SPACE B - LOWER LEVEL





Large Format Entertainment/Experiential

Outstanding second-generation entertainment space on Seventh Avenue

FLOOR	SIZE	CEILING
GROUND	1,753 SF	15' 9"
SECOND	12,410 SF	13' 3"-14' 3"
THIRD	11,427 SF	15' 3"
FOURTH	10,990 SF	THEATER - UP TO 32' 6" NON THEATER - 17' 3"
TOTAL	35,689 SF	

POSSESSION	IMMEDIATE
ASKING RENT	UPON REQUEST
TERM LENGTH	NEGOTIABLE

COMMENTS

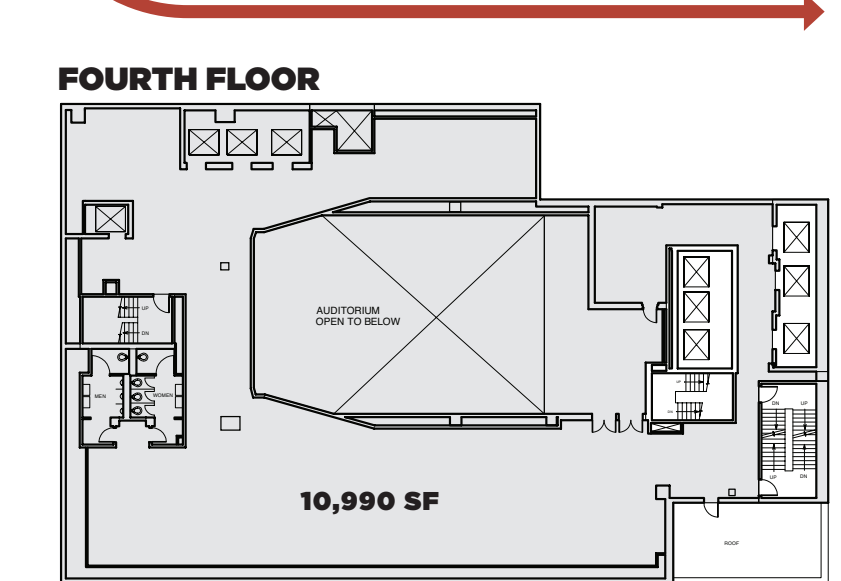
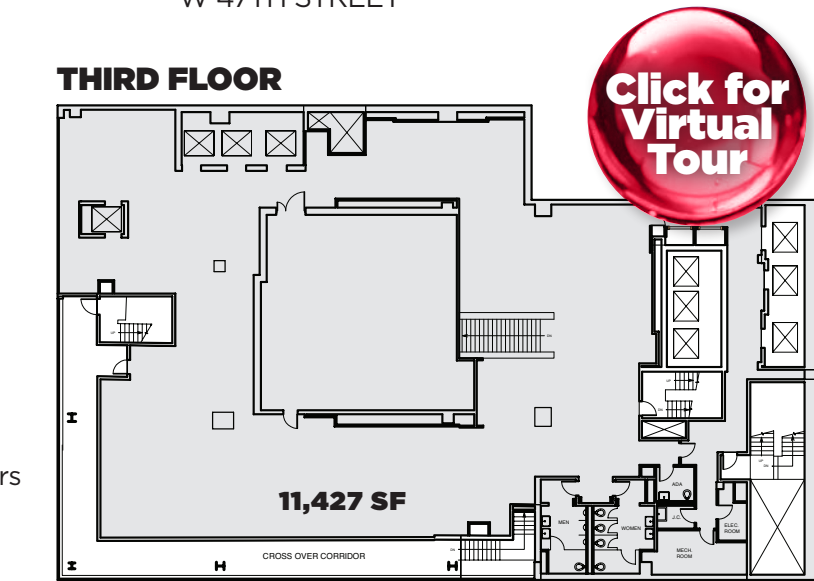
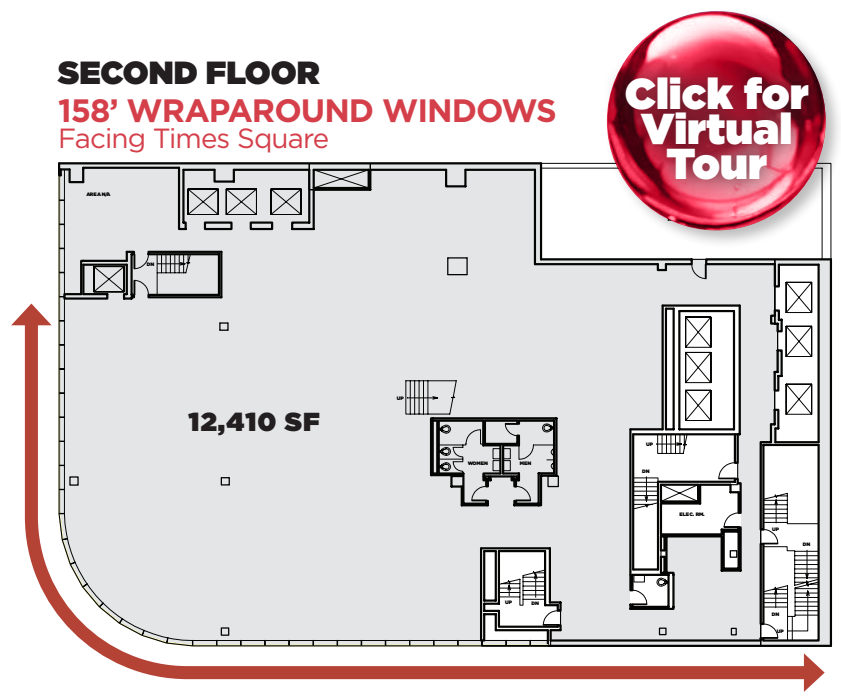
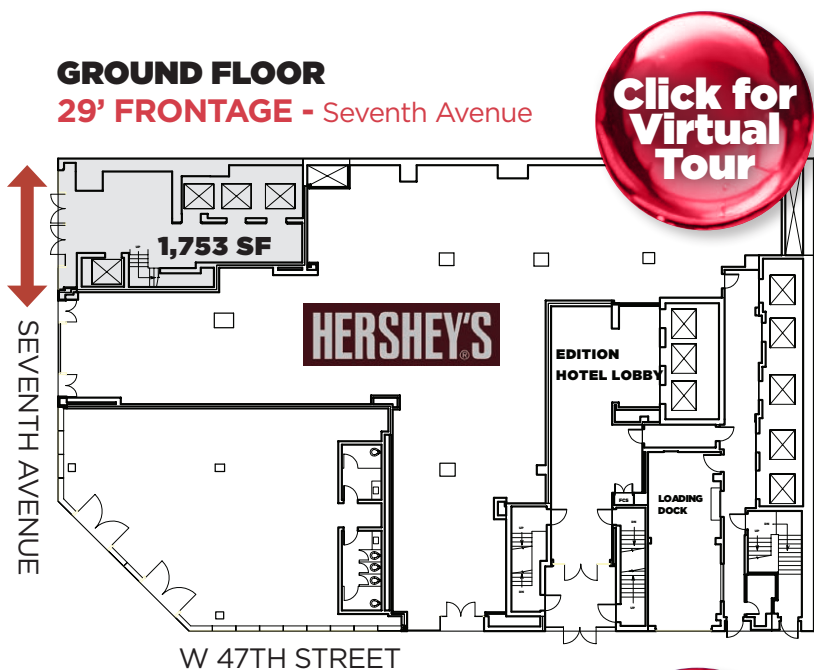
Nearly 160 FT of Second Floor frontage facing out on Father Duffy Square, at the nexus of activity in the Bowtie

Ideal for experiential users, gaming, theatres, production studios, museums, etc.

Four tenant-dedicated elevators

Fully operational, 188-seat theater in place on Third/Fourth Floors

Access to freight elevator off West 47th Street for loading to the Lower Level



Signage Opportunities.

* Signage combinations vary depending on space configurations and divisions

3

DIGITAL WRAPAROUND BILLBOARD SIGNAGE

- At an additional cost via a third-party signage operator, tenants to have the right to purchase time for signage and advertisements on the digital billboard at 20 TSQ
- Live Screen Area Dimensions: Approx. 100' (H) x 20' (W) across 19,100+ SF
- Video or photos acceptable for a variety of length times
- Opportunity to broadcast on a multi-level scale to all of Times Square

2

SEVENTH AVENUE + SECOND FLOOR WINDOWS

- Triple-height digital billboard signage along Seventh Avenue at the storefront entrance
- 29 FT of dedicated frontage for interior and exterior signage along Seventh Avenue at-grade
- 158 FT of wraparound windows along the Second Floor overlooking the Bowtie with opportunities for additional outward facing activations and signage

1

GROUND FLOOR CORNER

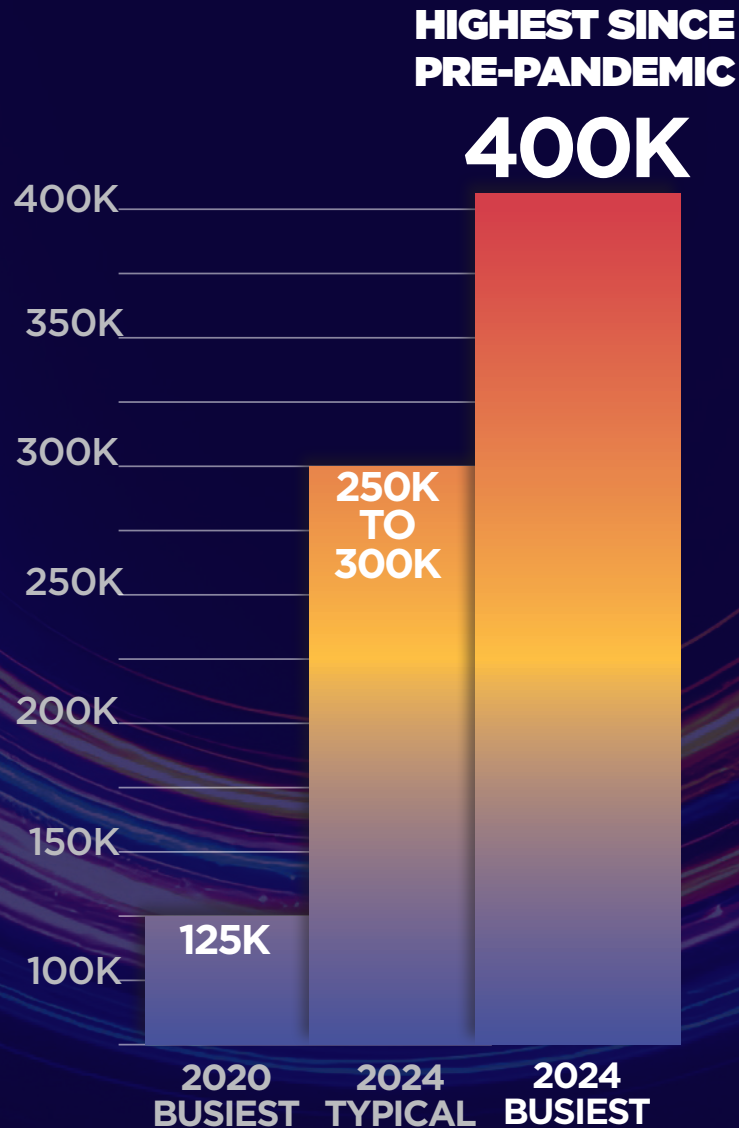
- Up to 123 SF of wraparound all-glass storefront with opportunity for interior and exterior signage on the Ground Floor
- Divisible retail space – ability for small Ground Floor entrance user connecting to the Lower Level to have a prominent Times Square-Bowtie-facing entrance
- Pedestrian and traffic-level visibility





Times Square Comes Back to Life.

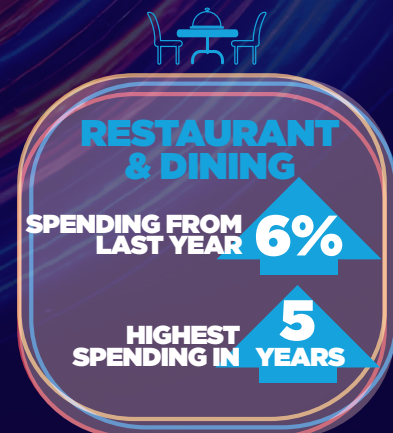
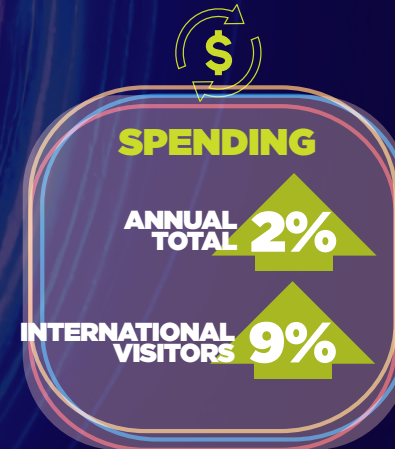
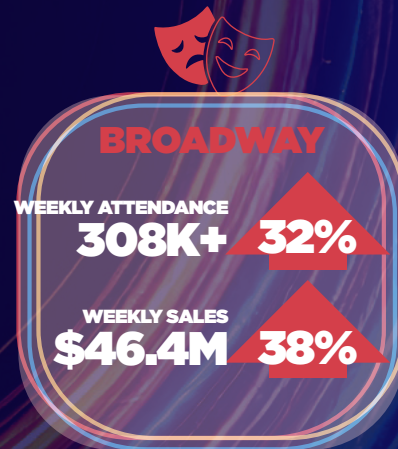
DAILY TIMES SQUARE VISITATION



MARKET INDICATORS

ENTERTAINMENT
SPENDING PEAKS
\$40M
UP 49% FROM 2019

4TH CONSECUTIVE
QUARTER TO
SURPASS
PRE-PANDEMIC
SPENDING



2025 TSC

Alan Schmerzler	Alan.Schmerzler@cushwake.com
Steven Soutendijk	Steven.Soutendijk@cushwake.com
Sean Moran	Sean.Moran@cushwake.com
Patrick O'Rourke	Patrick.ORourke@cushwake.com
Catherine Merck	Catherine.Merck@cushwake.com
Fritz Kemerling	Fritz@ReshapeRetail.co



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

