

730

THIRD
AVENUE

Available retail spaces ranging
from 1,200 to 5,860 square feet.

「AM
PS」





PROPERTY DETAILS

RETAIL A

Ground floor: 5,858 SF (Divisible)
Frontage: Approx. 125' wraparound

RETAIL B

Ground floor: 2,322 SF
Frontage: 23' 9"

RETAIL C

Ground floor: 1,806 SF
Frontage: 22'

LOCATION

Northwest Corner of Third Avenue and East 45th Street

POSSESSION

Immediate

NEIGHBORING TENANTS

- Just Salad
- Citibank
- Sparks Steakhouse
- Chipotle
- Little Collins
- BentOn
- Naya
- TD Bank
- Juice Bar Plus
- Starbucks

COMMENTS

- Prime retail spaces available ranging in size from 1,600 square feet to 5,858 square feet.
- At the base of Nuveen's Global Head Quarters, the building recently completed a \$120 million office and retail renovation.
- Close proximity to all major transportation including Grand Central Terminal and the 750,000 people per day that travel through it.
- All uses to be considered.

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FLOOR PLAN



EAST 45TH STREET

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RETAIL A



RETAIL B



RETAIL C

NEIGHBORHOOD

FOOD

- 1 CIPRIANI 42ND STREET
- 2 THE CAPITAL GRILLE
- 3 SUSHI YASUDA
- 4 LUKE'S LOBSTER MIDTOWN EAST
- 5 SHAKE SHACK
- 6 ARETSKY'S PATROON
- 7 THE PERFECT PINT
- 8 AVRA 48TH STREET
- 9 BIERHAUS NYC
- 10 THE SEA FIRE GRILL
- 11 SMITH AND WOLLENSKY
- 12 CAVA
- 13 PATSY'S PIZZERIA
- 14 OSTERIA LAGUNA
- 15 SINIGUAL
- 16 INDAY
- 17 DOCKS OYSTER BAR
- 18 DOS TOROS TAQUERIA
- 19 FRESH&CO
- 20 LE BOTANISTE
- 21 BLACKWELLS
- 22 PRET A MANGER
- 23 PICKLER & CO
- 24 POTBELLY SANDWICH SHOP
- 25 SCHNIPPERS
- 26 GRAND CENTRAL OYSTER BAR
- 27 URBAN SPACE
- 28 NAYA
- 29 SPARKS STEAK HOUSE
- 30 SEA FIRE GRILL
- 31 FASANO RESTAURANT NEW YORK
- 32 CINCO DE MAYO
- 33 PERSHING SQUARE

DRINKS

- 1 LILY'S BAR
- 2 BIERHAUS NYC
- 3 MULDOON'S IRISH PUB
- 4 THE CAMPBELL
- 5 ROSIE DUNN'S VICTORIAN PUB
- 6 SAKAGURA

COFFEE

- 1 GROUND CENTRAL COFFEE CO.
- 2 COCO FRESH TEA & JUICE
- 3 DR SMOOD
- 4 TEN THOUSAND COFFEE
- 5 JOE & THE JUICE
- 6 CAFE GRUMPY
- 7 IRVING FARM NEW YORK
- 8 MANHATTAN ESPRESSO CAFE
- 9 GREGORY'S COFFEE
- 10 OLE & STEEN
- 11 JOE & THE JUICE
- 12 BLUE BOTTLE COFFEE
- 13 LITTLE COLLINS
- 14 BLANK STREET COFFEE

FITNESS

- 1 BLINK FITNESS
- 2 NEW YORK SPORTS CLUBS
- 3 ORANGETHEORY FITNESS
- 4 EQUINOX EAST 44TH STREET
- 5 SOULCYCLE
- 6 YMCA
- 7 CRUNCH FITNESS - MIDTOWN EAST

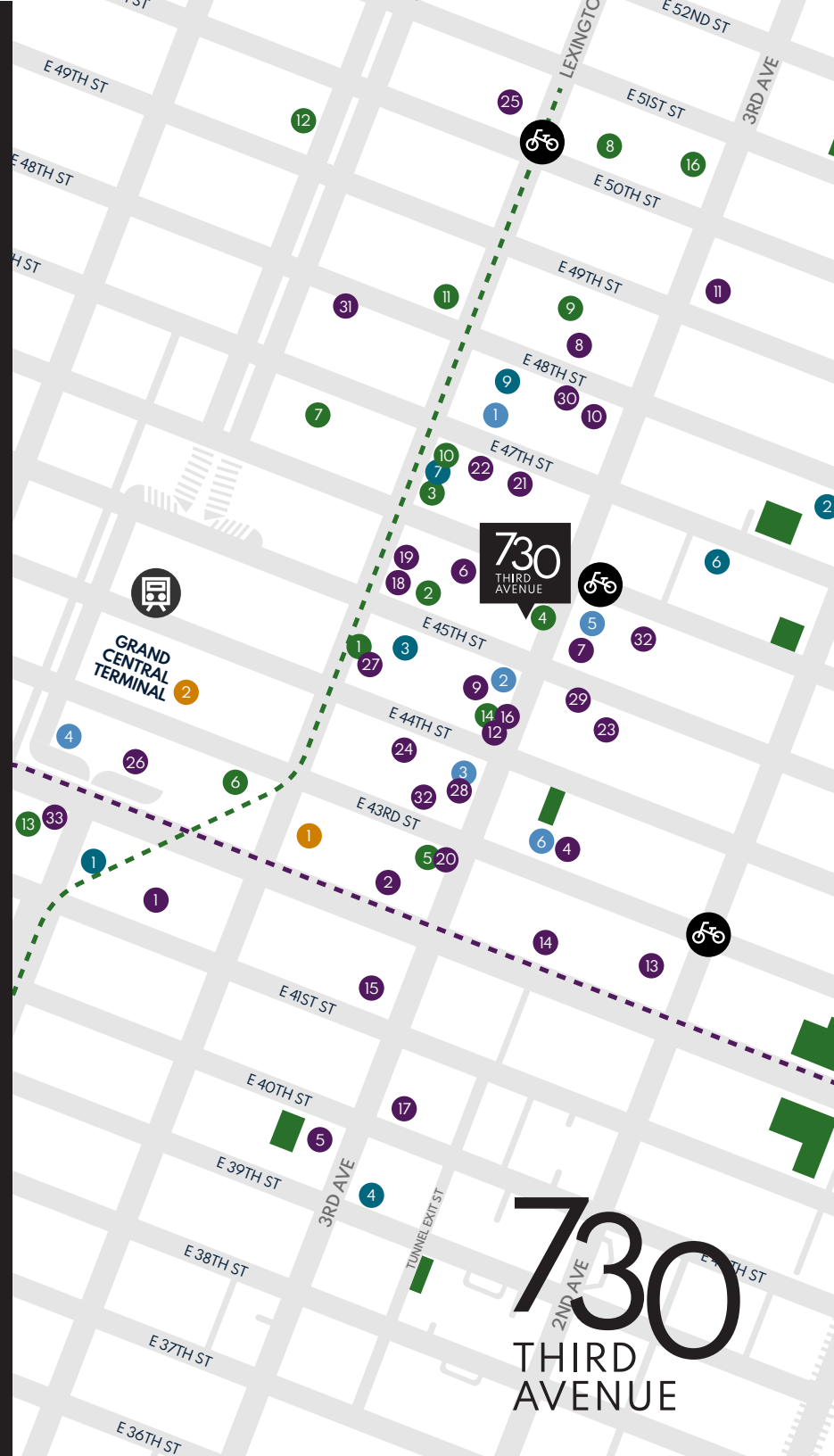
LANDMARKS

- 1 CHRYSLER BUILDING
- 2 GRAND CENTRAL STATION

SUBWAY

- 1 GRAND CENTRAL STATION
- 2 LEXINGTON AVENUE - 53RD ST

CITIBIKE



OWNERSHIP

nuveen

REAL ESTATE

Nuveen, the investment manager of TIAA, offers a comprehensive range of outcome-focused investment solutions designed to secure the long-term financial goals of institutional and individual investors. Nuveen has more than \$1 trillion in assets under management as of 30 June 2019 and operations in 23 countries. Its affiliates offer deep expertise across a comprehensive range of traditional and alternative investments through a wide array of vehicles and customized strategies.

Nuveen Real Estate is one of the largest investment managers in the world with \$130 billion of assets under management. Managing a suite of funds and mandates, across both public and private investments, and spanning both debt and equity across diverse geographies and investment styles, we provide access to every aspect of real estate investing. With over 80 years of real estate investing experience and more than 600 employees* located across over 25 cities throughout the United States, Europe

For more information, visit nuveen.com

*Includes 314 real estate investment professionals, supported by a further 290+ Nuveen employees.

DEVELOPMENT ADVISOR

TACONIC

PARTNERS

Taconic is a fully integrated owner, operator, and developer of commercial and residential real estate. From adaptive reuse and urban revitalization to luxury office and residential development, our team leverages proven expertise, a diverse set of capabilities, and a visionary approach to maximize our investment returns. We invest in high-quality assets that offer significant value-add potential, targeting both ground-up development and repositioning opportunities.

For more information, visit taconicpartners.com

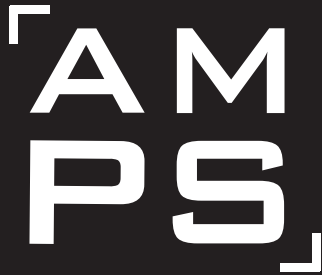
ARCHITECT

Gensler

Gensler is a global architecture, design, and planning firm with 46 locations and more than 6,000 professionals networked across Asia, Europe, Australia, the Middle East, and the Americas. Gensler New York is the firm's largest office with over 650 design professionals operating at 1700 Broadway. Founded in 1979, Gensler New York has been recognized as a leading source for architectural design and strategy. As part of a firm with an exemplary history of design excellence, the New York office upholds this reputation through its commitment to community, sustainability, and innovation.

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