

mona
EXCLUSIVE RETAIL LEASING AGENT



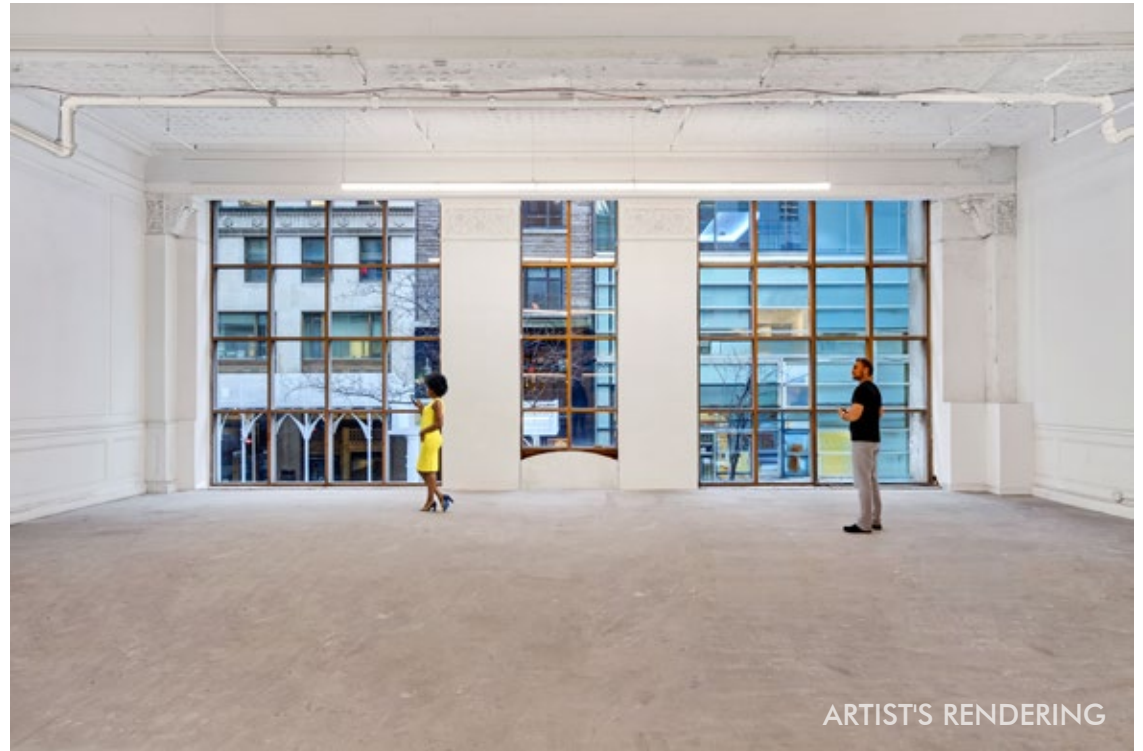
10 EAST 45TH STREET

Between Madison Avenue & Fifth Avenue
Midtown East, Manhattan

HIGHLIGHTS

10 EAST 45TH STREET

- Formerly Paul Stuart's flagship store.
- Floors can be leased separately.
- Decorative building façade and wall moldings.
- Up to 18 FT 8 IN ceilings and expansive windows on the Second Floor.
- Steps from Grand Central Station transit hub.
- Strong office and tourist foot traffic.
- Central location in the Grand Central neighborhood and steps from tourist attractions the SUMMIT at One Vanderbilt, Bryant Park and Rockefeller Center.
- All uses considered.
- Immediate possession.



SECOND FLOOR

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BRANDON SINGER

BRANDON@RETAILBYMONA.COM
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SUZANNE BERNSTOCK

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SUNNY WOO

SUNNY@RETAILBYMONA.COM
646-295-0348

FLOOR PLAN

10 EAST 45TH STREET

GROUND FLOOR:

SIZE: 4,350 SF

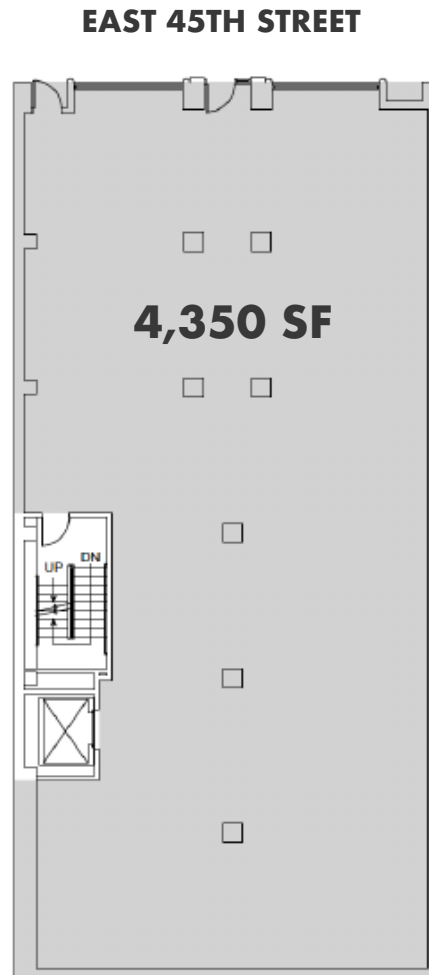
CEILING HEIGHT: 13 FT 1 IN

FRONTAGE: 45' ON EAST 45TH STREET

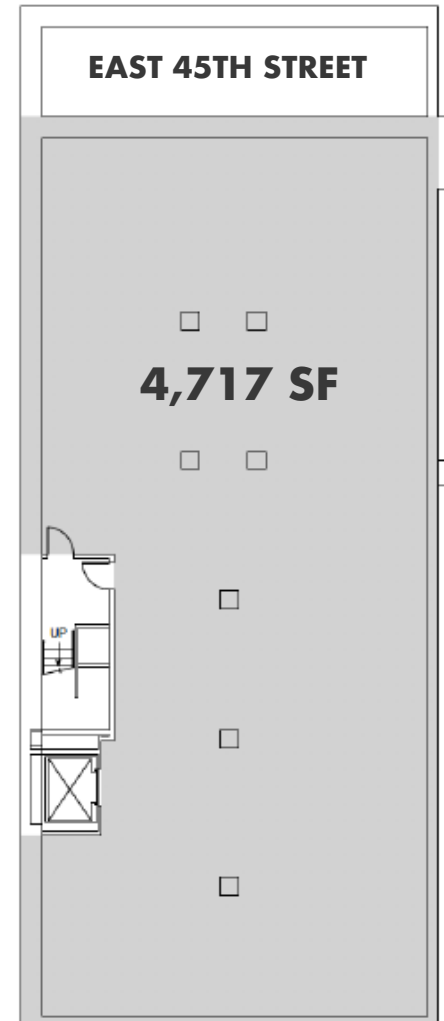
LOWER LEVEL:

SIZE: 4,717 SF

CEILING HEIGHT: 14' 5"



GROUND FLOOR



LOWER LEVEL

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SECOND FLOOR:

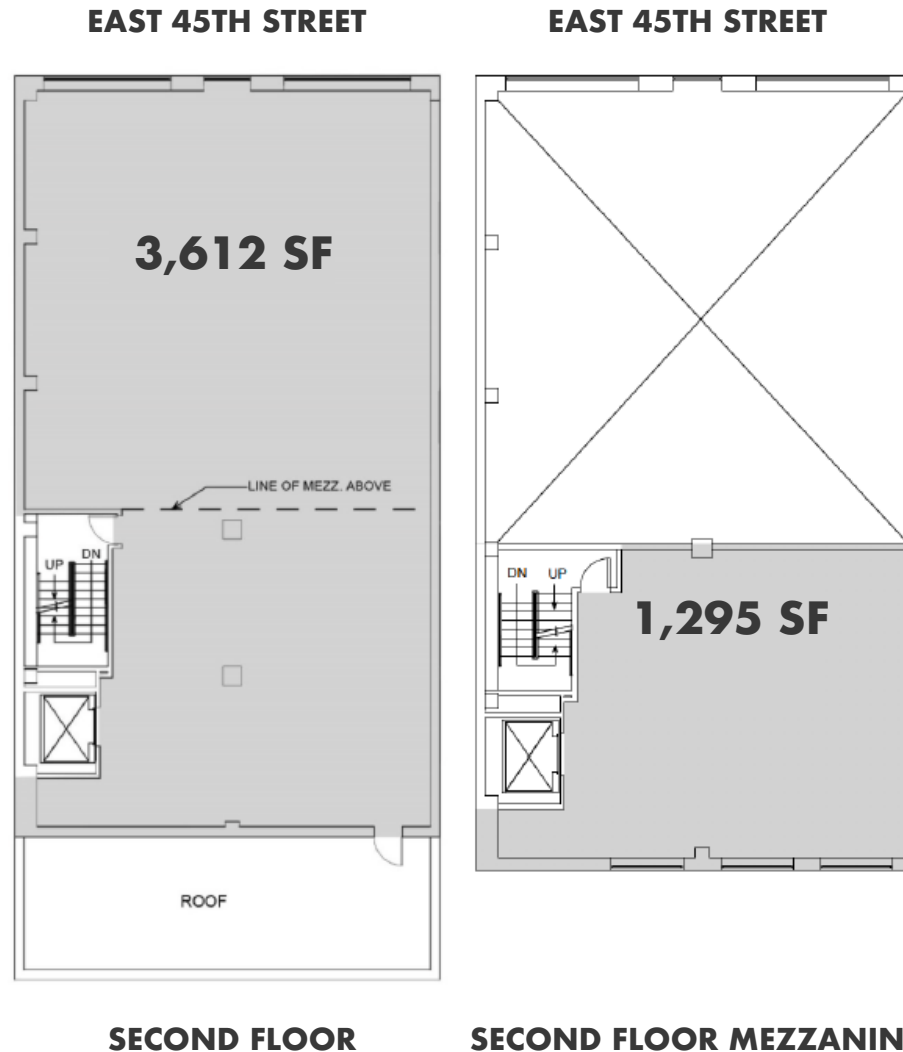
SIZE: 3,612 SF

CEILING HEIGHT: 9 FT 7 IN TO 18 FT 8 IN

SECOND FLOOR MEZZANINE:

SIZE: 1,295 SF

CEILING HEIGHT: 9 FT 1 IN



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FLOOR PLAN

10 EAST 45TH STREET

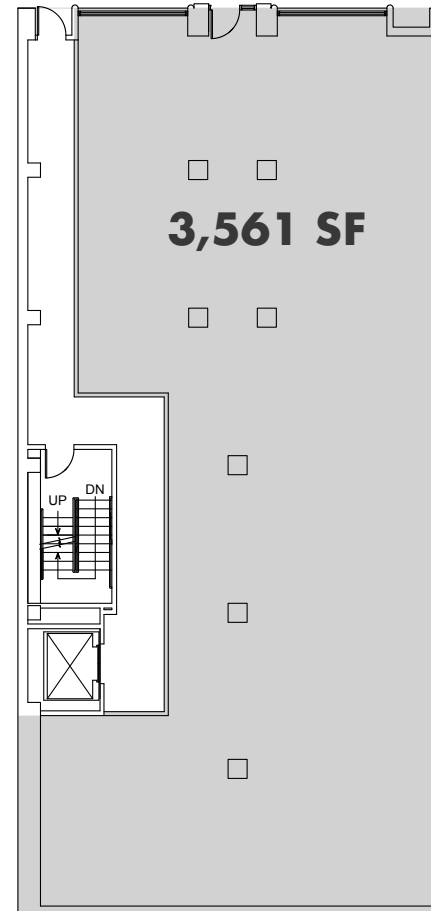
DIVIDED GROUND FLOOR:

SIZE: 3,561 SF

CEILING HEIGHT: 13 FT 1 IN

For multi-tenant options, this division plan factors in a corridor leading from East 45th Street to an elevator and stairwell.

EAST 45TH STREET



DIVIDED GROUND FLOOR

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MAP

10 EAST 45TH STREET

NEARBY PUBLIC TRANSIT:

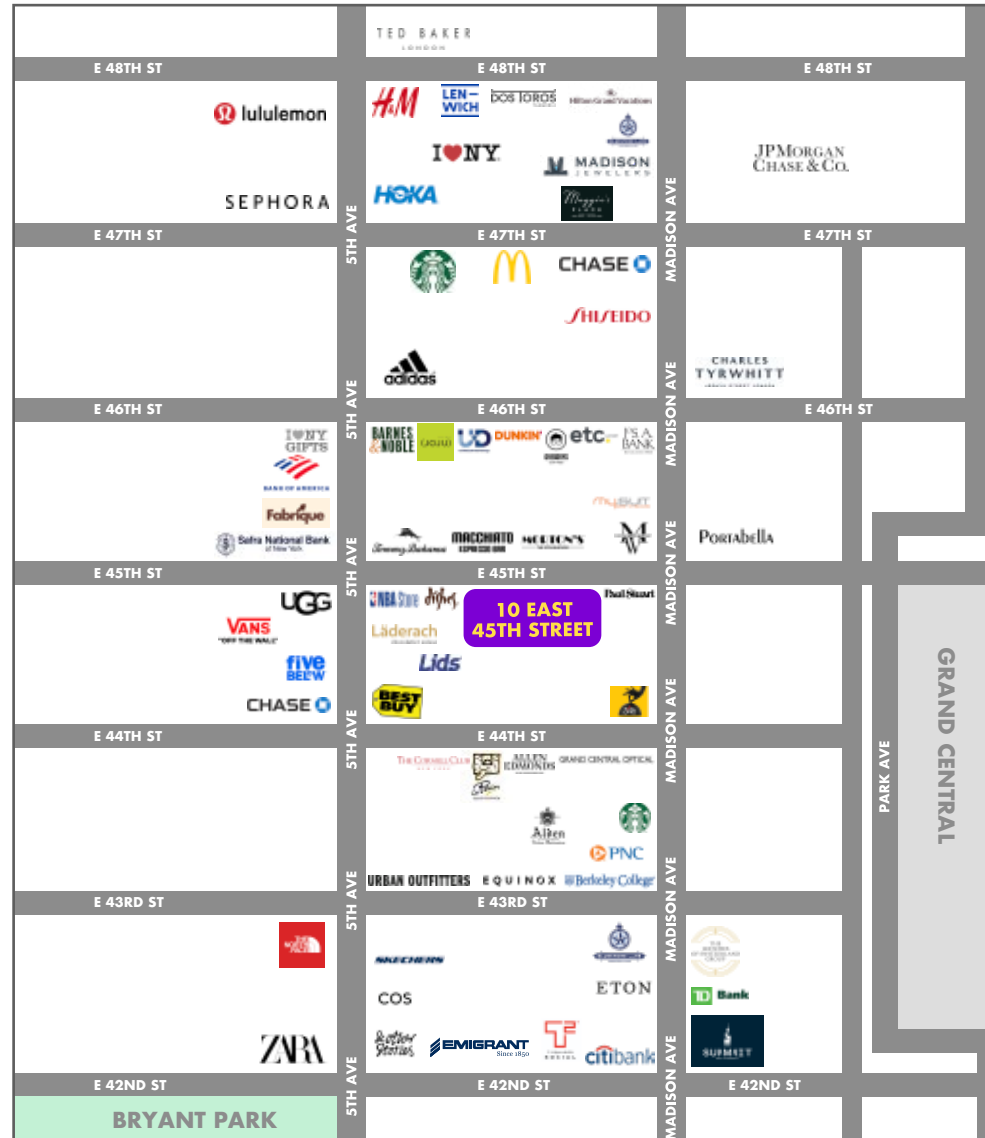
4 5 6 7 @ GRAND CENTRAL STATION
7 @ 5TH AVENUE

B, D, F, M @ 42ND STREET – BRYANT PARK

SELECT NEARBY RETAIL TENANTS:

- BEST BUY**
- LADERACH**
- NBA STORE**
- FIVE BELOW**
- VANS**
- UGG**
- TOMMY BAHAMA**
- ADIDAS**
- H&M**
- PAUL STUART**
- MEN'S WEARHOUSE**

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