

# 121

AVENUE OF THE AMERICAS



RETAIL OPPORTUNITY ON WEST 48TH STREET

**CBRE**

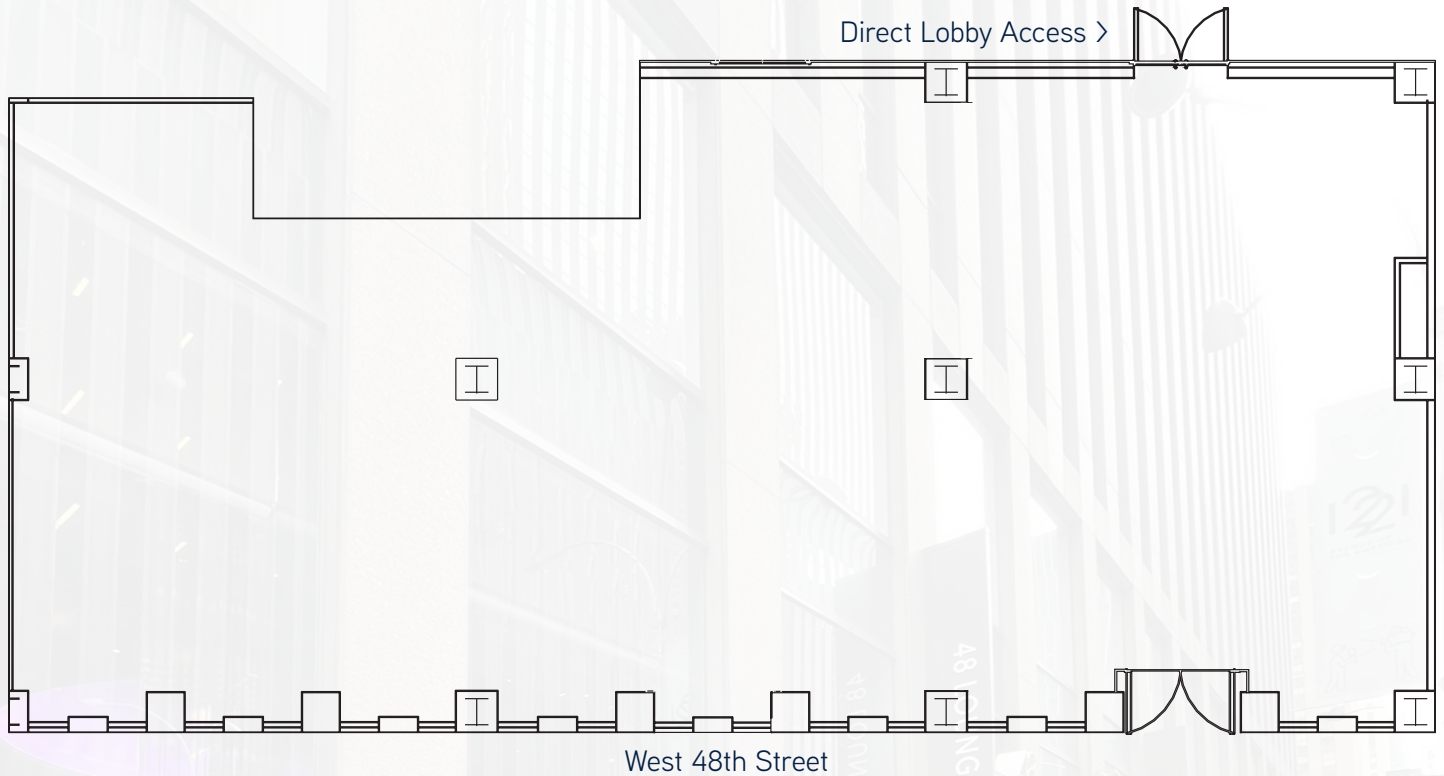
# Ground Floor - 3,432 SF

**Possession:**  
Immediate

**Ceiling Height:**  
20 Feet Slab to Slab

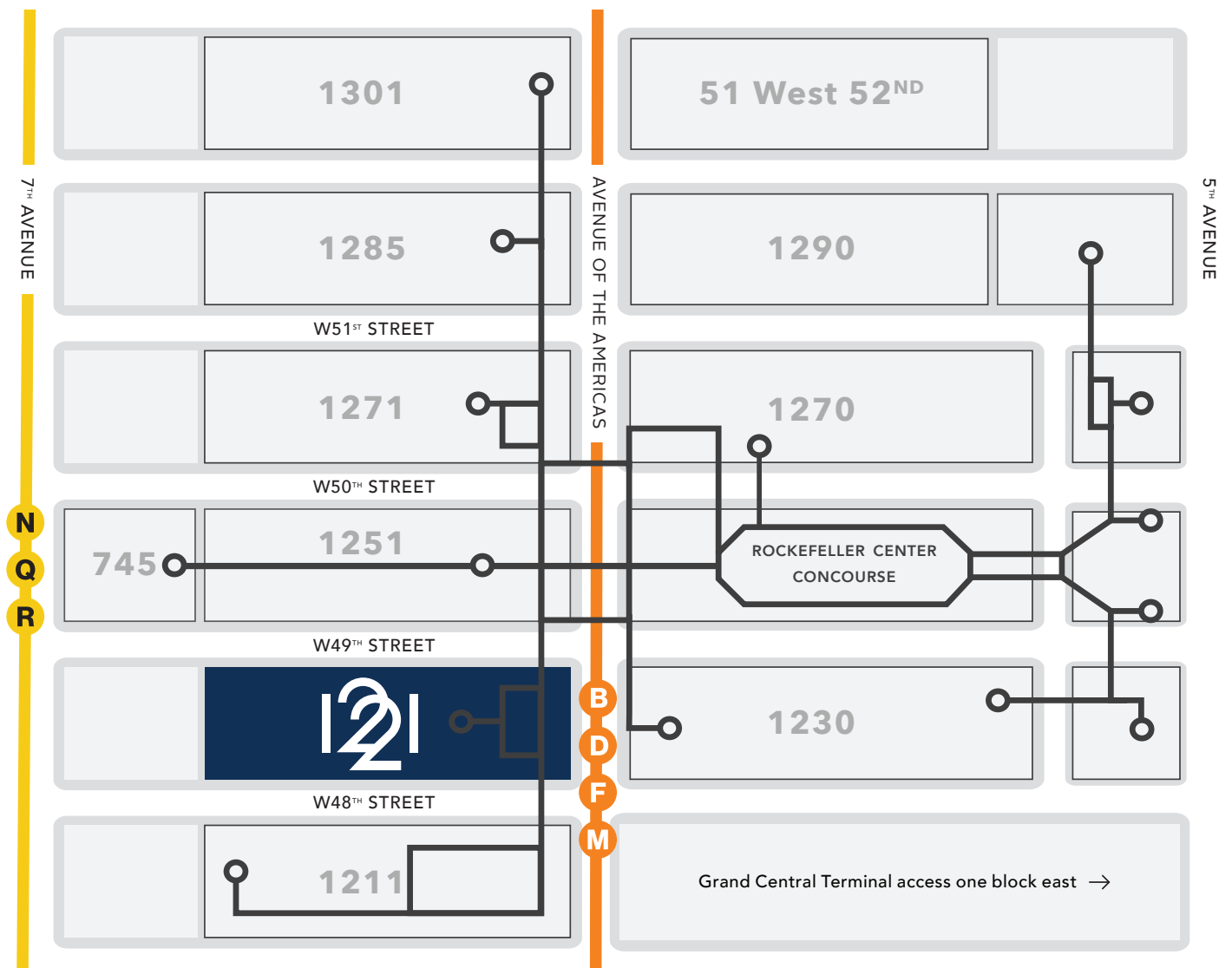
**Frontage:**  
90 Feet

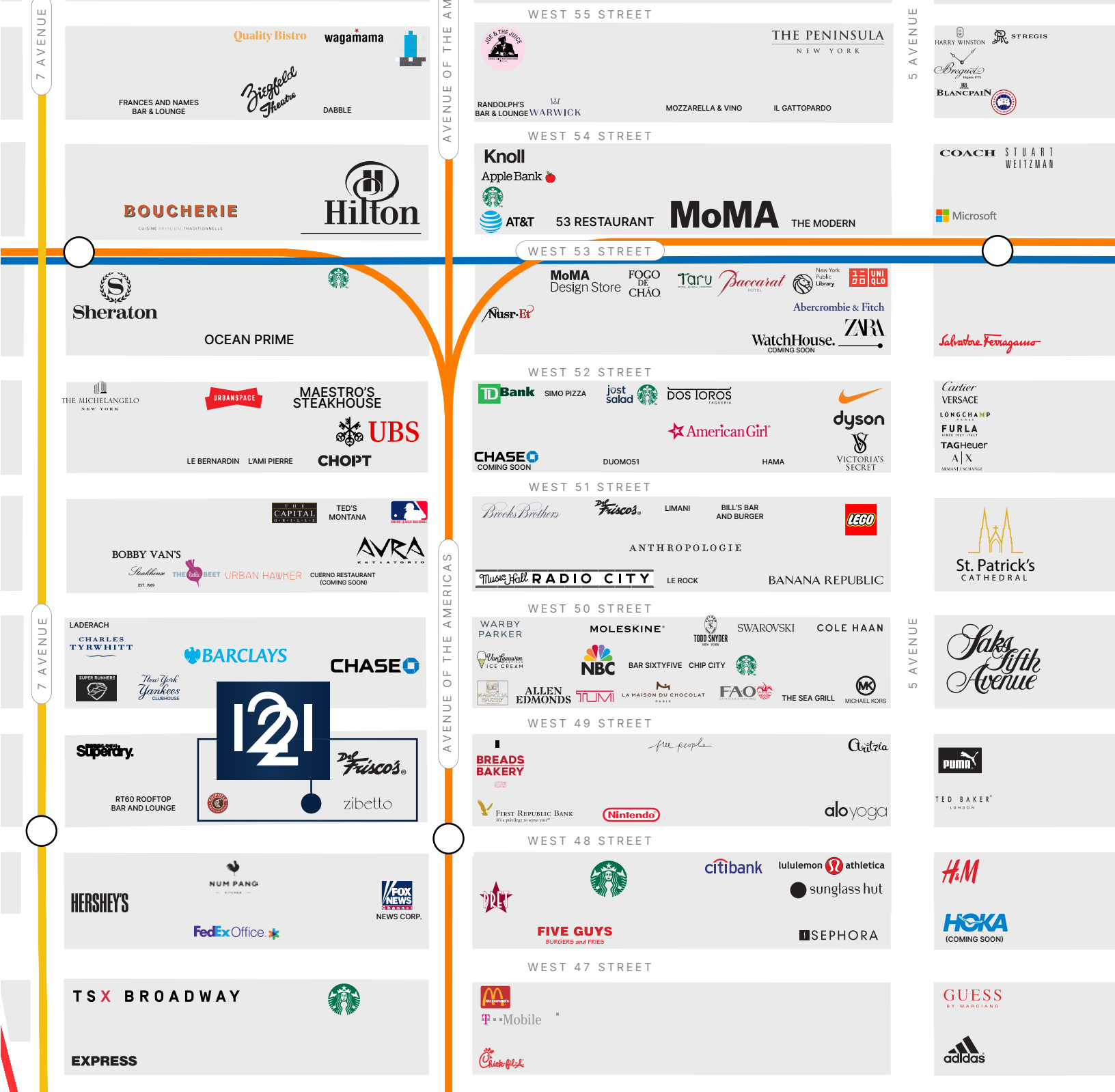
Direct Lobby Access >



# Location

- At the base of a 2.6M SF Class A office building owned by Rockefeller Group
- Premise is currently a fully built second generation cocktail lounge located on one of the most heavily trafficked side streets in Midtown
- Direct lobby access from the premise is possible.
- Easy accessibility to the **B D F M** subway lines directly beneath the building and just a two minute walk to the **N R W** and **1** subway lines in Times Square
- Major office tenants at 1221 Avenue of the Americas include: White & Case, NBC Universal, Sirius XM, and Deloitte





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