

COMPS - BROADWAY

WEST HOUSTON - CANAL STREETS

H&M

H&M
591 Broadway | Q1 2023
G: 9,622 SF LL: 8,736 SF
Total: 18,358
Rent: \$1.9M P/A or \$197 PSF
Other: 10 year term
9 months free, \$500k TI

Madswell

Madswell
565 Broadway | Q3 2023
G: 3,668 SF LL: 2,919 SF
Total: 6,587 SF
Rent: \$2.75 MP/A or \$750 PSF
Other: 10 year term
5 months free \$2M

Abercrombie & Fitch

Abercrombie & Fitch
547 Broadway | Q3 2024
G: 3,420 SF 2nd: 3,420 SF
3rd: 3,420 SF LL: 4,081 SF
Total: 14,341 SF
Rent: \$4M P/A or \$935 PSF
Other: 10 year term
9 months free, \$2M TI

MANIERE DE VOIR

Maniere De Voir
521 Broadway | Q1 2025
G: 2,800 SF LL: 2,600 SF
Total: 5,400 SF
Rent: \$1.575 M P/A
or \$563 PSF
Other: 10 year Term
4 months free

Brandy Melville

Brandy Melville
519 Broadway | Q3 2023
G: 7,263 SF LL: 7,470 SF
SLL: 7,470 SF
Total: 22,203 SF
Rent: \$ 2M P/A or \$275 PSF
Other: 5 year term



THE VINTAGE TWIN

Vintage Twin
597 Broadway | Q2 2023
G: 2,500 SF LL: 2,500 SF
SLL: 1,500 SF
Total: 6,500 SF
Rent: \$510,000 P/A
or \$204 PSF
Other: 5 Year Term
2.5 months free

SCHUTZ

Schutz
540 Broadway | Q2 2023
G: 4,500 SF LL: 3,500 SF
Total: 8,000 SF
Rent: \$1,5M P/A or \$333 PSF
Other: 10 year term
6 months free, \$240k TI

PRINCESS POLLY

Princess Polly
514-516 Broadway | Q2 2024
G: 3,851 SF Mezz: 1,000 SF
LL: 4,330 SF
Total: 9,181 SF
Rent:
\$1,4M P/A or \$364 PSF
Other: 7Year term
7 months free

SAVE THE DUCK

Save the Duck
496 Broadway | Q1 2023
G: 2,250 SF LL: 1,850 SF
Total: 4,100 SF
Rent: \$685,000 P/A
or \$304 PSF
Other: 4 months free

MINISO

Miniso
490 Broadway | Q3 2022
G: 4,769 SF LL: 3,205 SF
Total: 7,974 SF
Rent: \$2,5M P/A or \$524 PSF
Other: 10 year term

COMPS - 5th AVENUE

14th - 23rd STREETS

BUCK MASON

Buck Mason
 170 Fifth Ave | Q2 2023
 G: 2,736 SF LL: 1,000 SF
 Total: 3,736 SF
 Rent: \$820,800 P/A or \$300 PSF



ON Running
 162 Fifth Ave | Q1 2024
 G: 6,444 SF LL: 3,847 SF
 Total: 10,291 SF
 Rent: \$2 M P/A or \$310 PSF



Madewell
 156 Fifth Avenue | Q2 2023
 G: 4,000 SF LL: 5,000 SF
 Total: 9,000 SF
 Rent: \$1.56 M P/A or \$390 PSF
 Other: 10 Year Term,
 5 months free, \$200,000 PSF TI.

COLE HAAN

Cole Haan
 142 Fifth Ave | Q3 2024
 G: 2,347 SF LL: 2,005 SF
 Total: 4,352 SF
 Rent: \$1M P/A or \$426 PSF

VUORI

Vuori
 120 Fifth Ave | Q1 2024
 G: 4,500 SF
 Total: 4,500 SF
 Rent: \$1.525 M P/A or \$339
 Other: 10 Year term



ANN TAYLOR

Ann Taylor
 141 Fifth Ave | Q1 2025
 G: 3,327 SF LL: 1,578 SF
 Total: 4,905 SF
 Rent: \$1.3 M P/A or \$400 PSF
 Other: 10 % escalations
 every 5 years

RODD & GUNN

Q1 2025
Rodd + Gunn
 125 Fifth Ave
 G: 2,156 SF LL: 1,900 SF
 Total: 4,056 SF
 Rent: \$480,000 P/A or \$223 PSF
 Other: 2 months free



Zara
 101 Fifth Ave | Q1 2024
 G: 5,000 SF LL: 4,000 SF
 2nd: 5,000 SF 3rd: 5,000 SF
 Total: 19,000 SF
 Rent: \$2.6 M P/A or \$520 PSF
 Other: Renewed short term
 for 2 years



The North Face
 95 Fifth Ave | Q1 2025
 G: 1,900 SF
 2nd: 2,500 SF
 LL: 2,500 SF
 Rent: \$900,000 P/A or \$474 PSF
 Other: 4 months free, \$300,00 TI



Nespresso
 125 Fifth Ave | Q3 2024
 G: 6,441 SF LL: 6,651 SF
 Total: 13,092 SF
 Rent: \$2.8M P/A or \$434 PSF
 Other: \$2.8M with 3% increases.
 14 months concessions

COMPS - 5th AVENUE

42nd - 59th STREETS

K. MINAMOTO

Minamoto Kitchen
604 Fifth Avenue
Q2 2023
G: 1,529 SF
LL: 1,585 SF
Total: 3,114 SF
Rent: \$1MP/A
or \$654 PSF

ARC'TERYX

ArcTeryx
600 Fifth Avenue
Q4 2024
G: 6000 SF
LL: 6000 SF
Total: 12,000 SF
Rent: \$4 MP/A
or \$666 PSF
TI: \$1,500,000
Other: 10 Year Term
6 months free rent

HOKA

HOKA
579 Fifth Avenue
Q3 2023
G: 4,335 SF
LL: 4,335 SF
Total: 8,670 SF
Rent: \$1.9 P/A
or \$385 PSF
TI: \$1,000,000
Other: 10 Year Term
9 months free

BARNES & NOBLE

Barnes & Noble
555 Fifth Avenue
Q1 2023
G: 7,452 SF
LL: 12,396 SF
2F: 14,688 SF
Total: 34,536 SF
Rent: \$3.4 MP/A
or \$456 PSF
Other: 5 Year Term



CITIZEN

Citizen Watch
605 Fifth Avenue
Q1 2023
G: 2,300 SF
LL: 2,300 SF
2F: 2,300SF
Total: 6,900 SF
Rent: \$1.482 MP/A
or \$595 PSF
Other: 10 Year Term,
7 months free ren

The Travel Agency

The Travel Agency
587 Fifth Avenue
Q3 2023
G: 2,998 SF
LL: 1,760 SF
Total: 4,758 SF
Mezz: 1,003 SF
Rent: \$2 MP/A
or \$667 PSF
Other: 10 year term

BURBERRY

Burberry
7-9 East 57th
Q1 2023
G: 4,022
LL: 2,893
2F: 3,528
3F: 4,318
Total: 14,761 SF
Rent: \$5.5 M
or \$1,367 PSF
Other:
20 months term

SKIMS

Skims Body
647 Fifth Avenue
Q4 2023
G: 3,374 SF
LL: 1,761 SF
Sub LL: 1,526 SF
Mezz: 1,449 SF
2F: 3,680 SF
3F: 3,865 SF
4F: 3,890 SF
Total: 19,545 SF
Rent: \$4.5 MP/A
or \$1,367 PSF
Other:
Percent rent deal



NEIGHBORHOOD: MIDTOWN

COMPS - SPRING STREET

WEST BROADWAY- LAFAYETTE STREETS

AMOUAGE

Amouage
 150 Spring St | Q2 2025
 G: 1,285 SF
 Rent: \$625,000 P/A
 or \$486 PSF
 Other: 10 Year Term
 6 month free

maje

Maje
 114 Spring St | Q3 2023
 G: 1,800SF LL: 1,800 SF
 Total: 3,600 SF
 Rent: \$1 M P/A or \$550 PSF
 Other: 10 Year Term

OAK + FORT

Oak + Fort
 68 Spring St | Q1 2023
 G: 2,036 SF
 LL: 2,280 SF
 Rent: \$795,000 P/A
 or \$390 PSF
 Other: 10 Years
 (kick-out after 5 years)
 One 5-year option
 4 months free

mûre+grand

Mure & Grand
 155 Spring St | Q2 2023
 G: 693 SF LL: 432 SF
 Total: 1,125 SF
 Rent: \$264,000 P/A
 or \$240 PSF
 Other: 10 Year Term
 5 months free

PIOMBO

Piombo
 149 Spring St | Q1 2023
 G: 2,254 SF LL: 1,556 SF
 Total: 3,810 SF
 Rent: \$540,000 P/A
 or \$240 PSF
 Other: 10 Year Term
 5 months free

adidas

Adidas
 135 Spring St | Q1 2025
 G: 4,424 SF LL: 4,294 SF
 Total: 8,718 SF
 Rent: \$3.1 M P/A
 or \$701 PSF
 Other: 10 Year Term
 5 months free

ATM

ATM Collection
 107 Spring St | Q1 2025
 G: 960 SF LL: 540 SF
 Total: 1,500 SF
 Rent: \$415,680 P/A
 or \$433 PSF
 Other: 7 Year Term
 2 months free



COMPS - PRINCE STREET

WEST BROADWAY- LAFAYETTE STREETS

RING CONCIERGE

Ring Concierge
138 Prince Street
Q2 2023
G: 6,200 SF
Rent: \$1.4 M P/A
or \$226 PSF
Other: 10 Year Term

fusalp

Fusalp
116 Prince St
Q3 2024
G: 1,255 SF
LL: 1,000 SF
Total: 2,255 SF
Rent: \$1.08 P/A
or \$861 PSF
Other: 10 Year Term
5 months free

OMEGA

Omega
92 Prince Street
Q1 2023
G: 2,900 SF
LL: 2,300 SF
Total: 5,200 SF
Rent: \$1.9 M P/A
or \$655 PSF
Other: 6 months free

Ray-Ban

RayBan
62 Prince St
Q1 2025
G: 2,140 SF
LL: 1,800 SF
Rent: \$1.125 M P/A
or \$625 PSF
Other: 11 Year Term
10 months free



ba&sh

Ba&sh
121 Prince Street
Q3 2023
G: 2,600 SF
LL: 2,000 SF
Total: 4,600 SF
Rent: \$949,000 P/A
or \$365 PSF
Other: 5 Year Term +
5 Year option
4 months free

FARM RIO

Farm Rio
113 Prince Street
Q1 2023
G: 6,200 SF
Rent: \$1.4 M P/A
or \$226 PSF
Other: 10 Year Term
Three (3) months free in Y1
Three (3) months free in Y4