

An architectural rendering of a modern, multi-story retail building with a glass facade. The building is situated on a city street with other buildings visible in the background. The rendering shows the interior of the building, which is filled with people and various retail displays. The text 'THE PAXTON RETAIL' is overlaid on the image in a large, white, sans-serif font. The word 'THE' is in a smaller, gold-colored font. The word 'PAXTON' is in a large, white, sans-serif font. The word 'RETAIL' is in a smaller, gold-colored font. The building has a modern design with large glass windows and a flat roof. The rendering is a high-quality digital illustration that shows the building's exterior and interior in detail. The overall tone of the image is professional and modern.

THE PAXTON RETAIL

FLAGSHIP RETAIL AT THE GATEWAY
OF VIBRANT FULTON STREET



Significant Branding Potential

UP TO 33,000 SF • 92' FRONTAGE ON FULTON STREET

Prime Fulton Retail Opportunity

UP TO 33,000 SF WITH 92' FRONTAGE

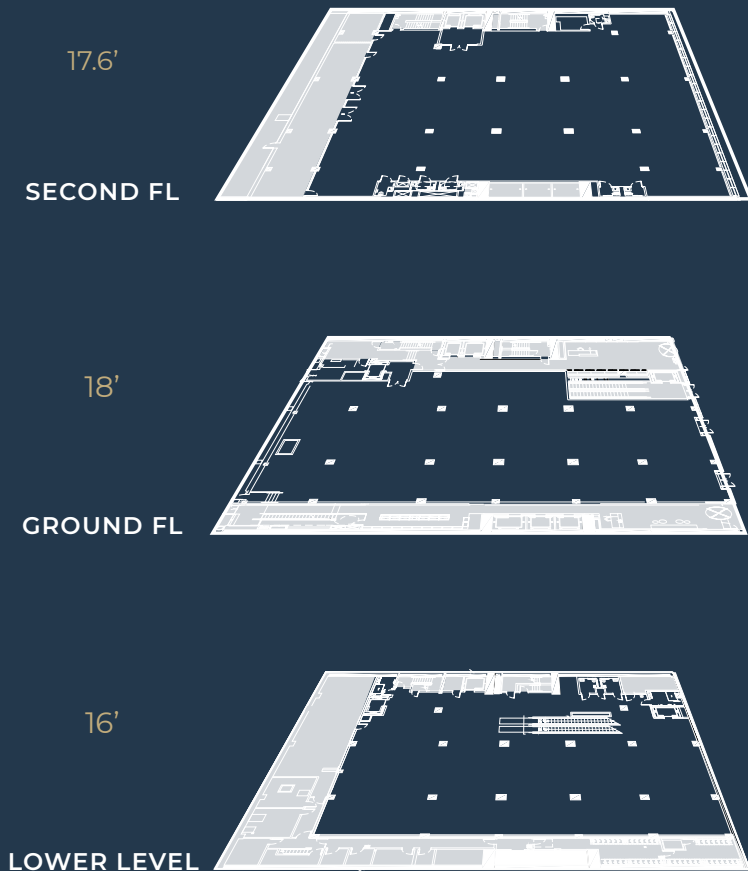
SIGNIFICANT VISIBILITY WITH BRANDING POTENTIAL

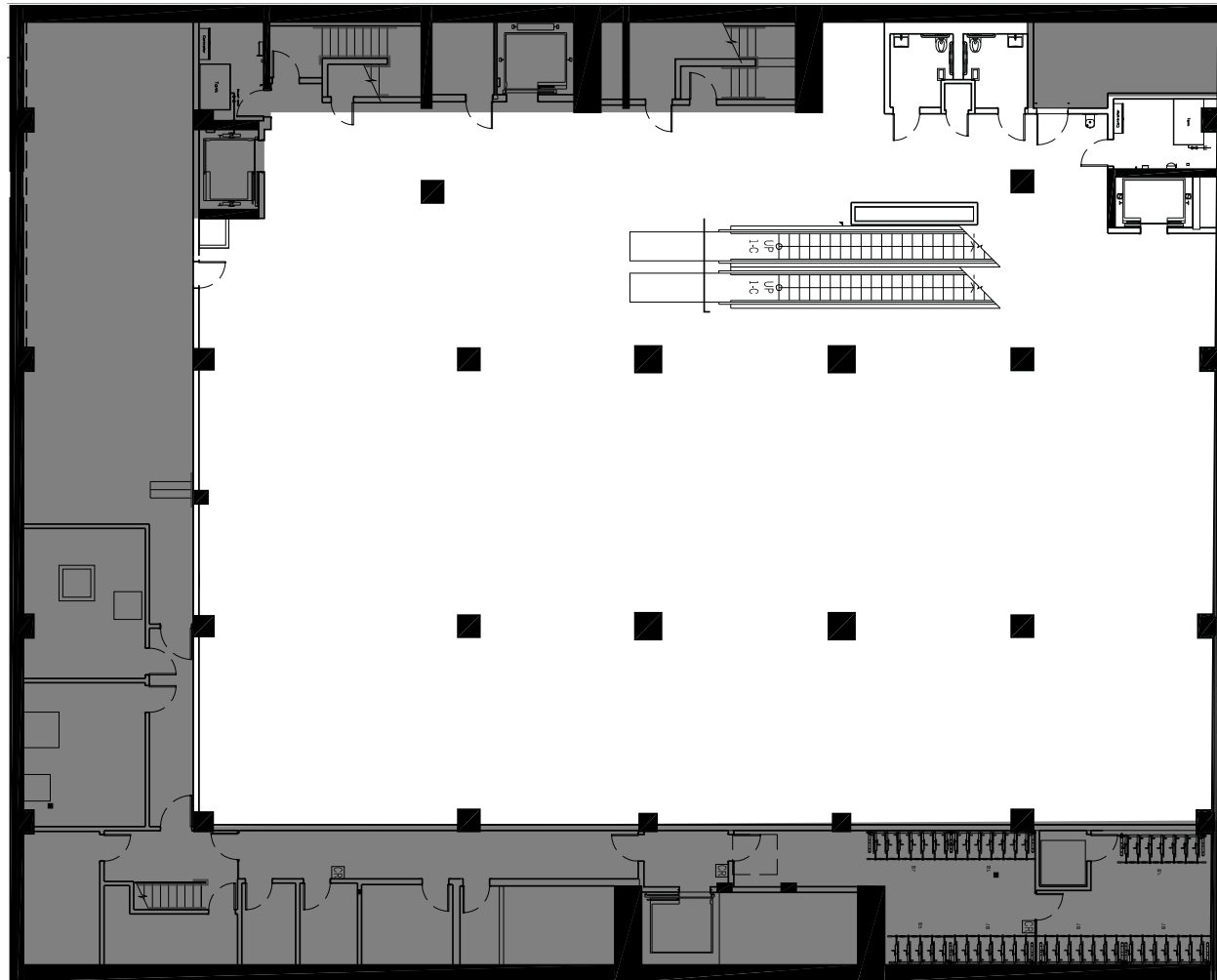
SELLING CONCOURSE LEVEL

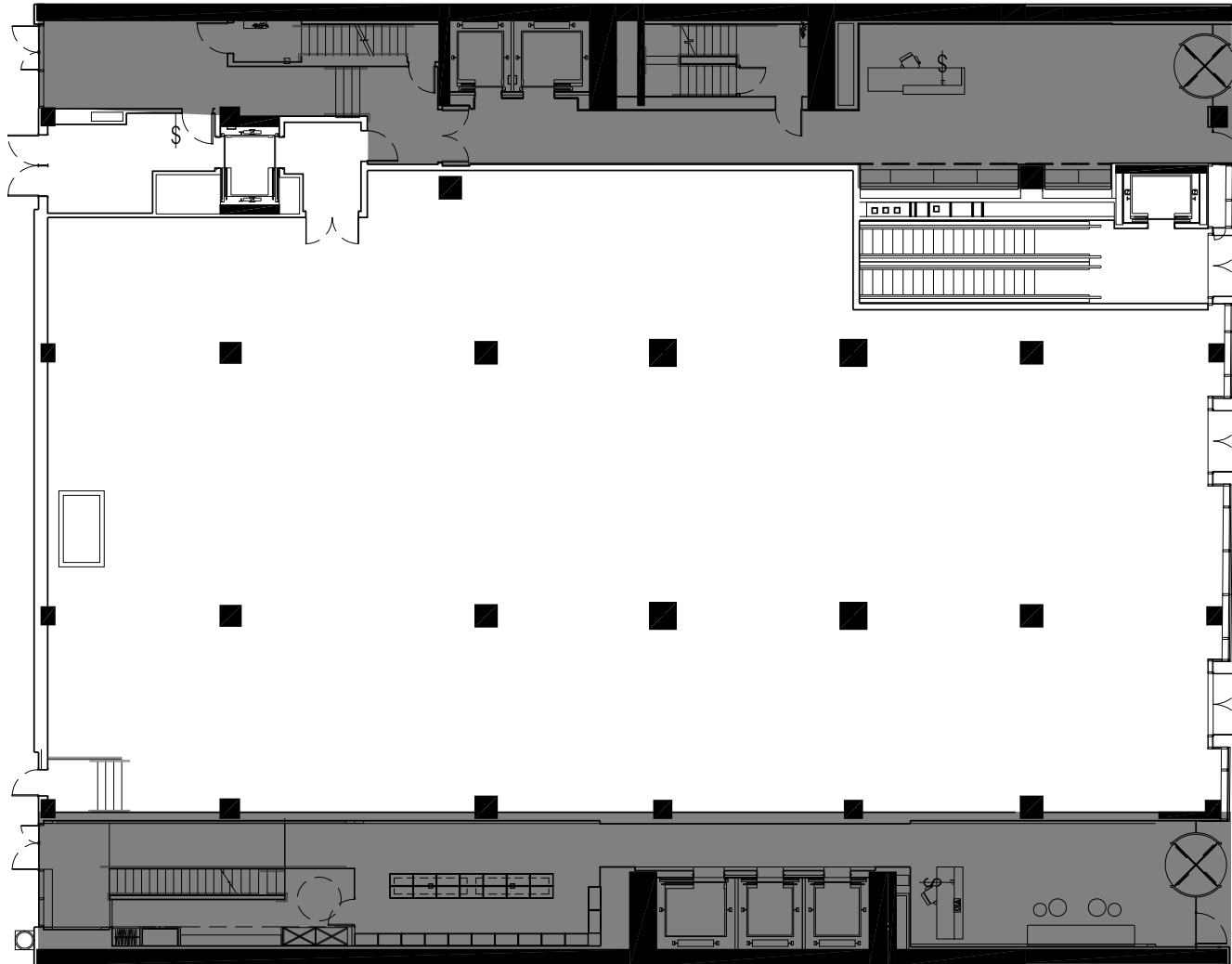
INTERIOR ESCALATOR POTENTIAL

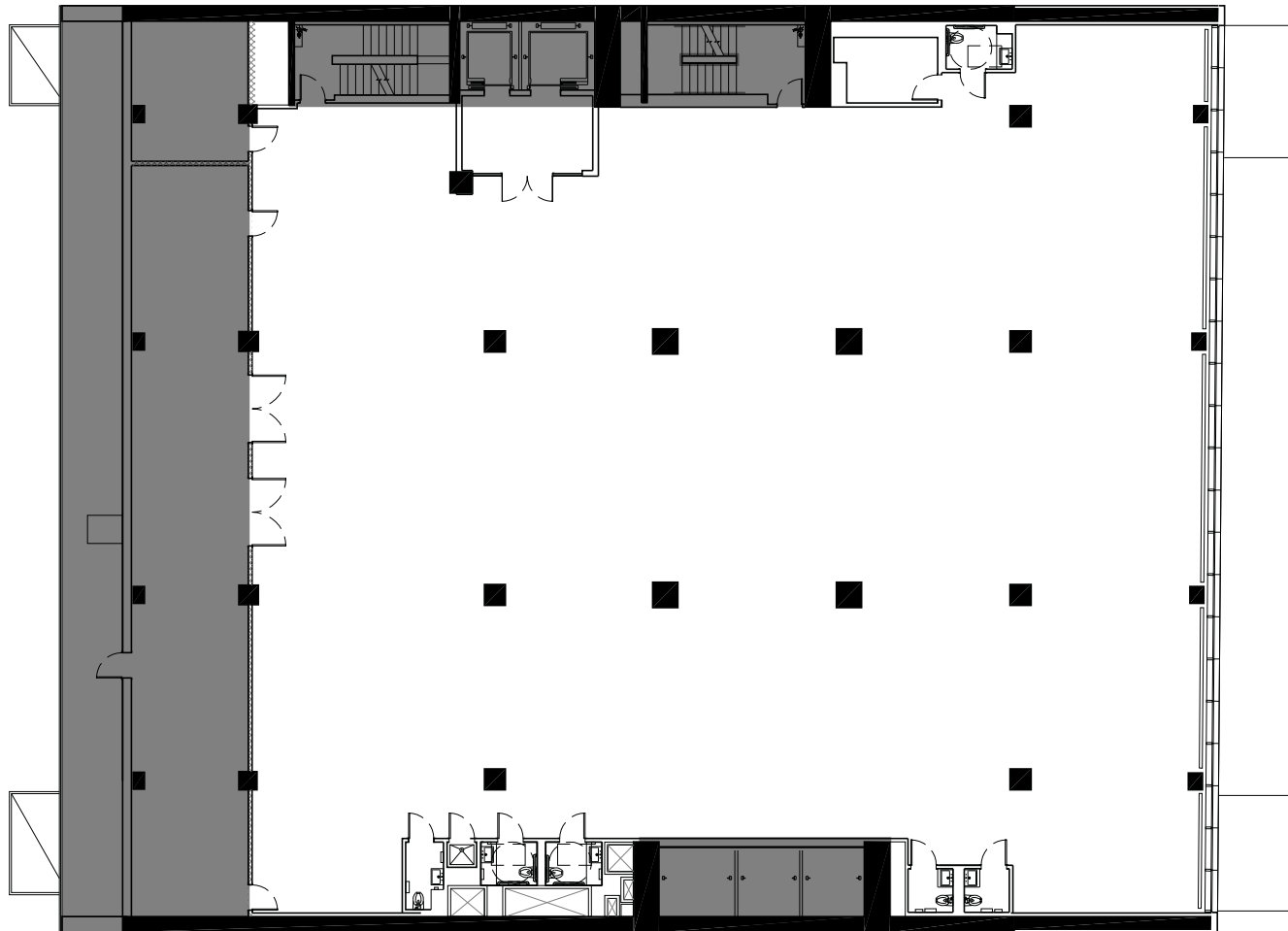
RETAIL AVAILABILITIES

Floor	Square Feet	Features
Second Floor	11,536 SF	17'6" ceilings, 110' of visibility on Fulton St, dry use only, divisible space
Ground Floor	10,794 SF	18' ceilings, 92' of frontage on Fulton St, signage & branding opportunity, divisible space, restaurant use possible, venting available
Lower Level	10,289 SF	16' ceilings, venting available







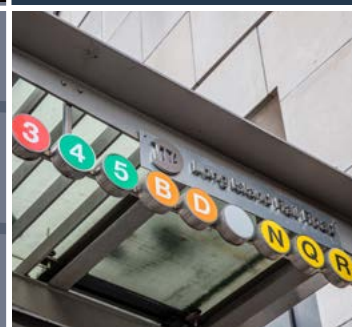
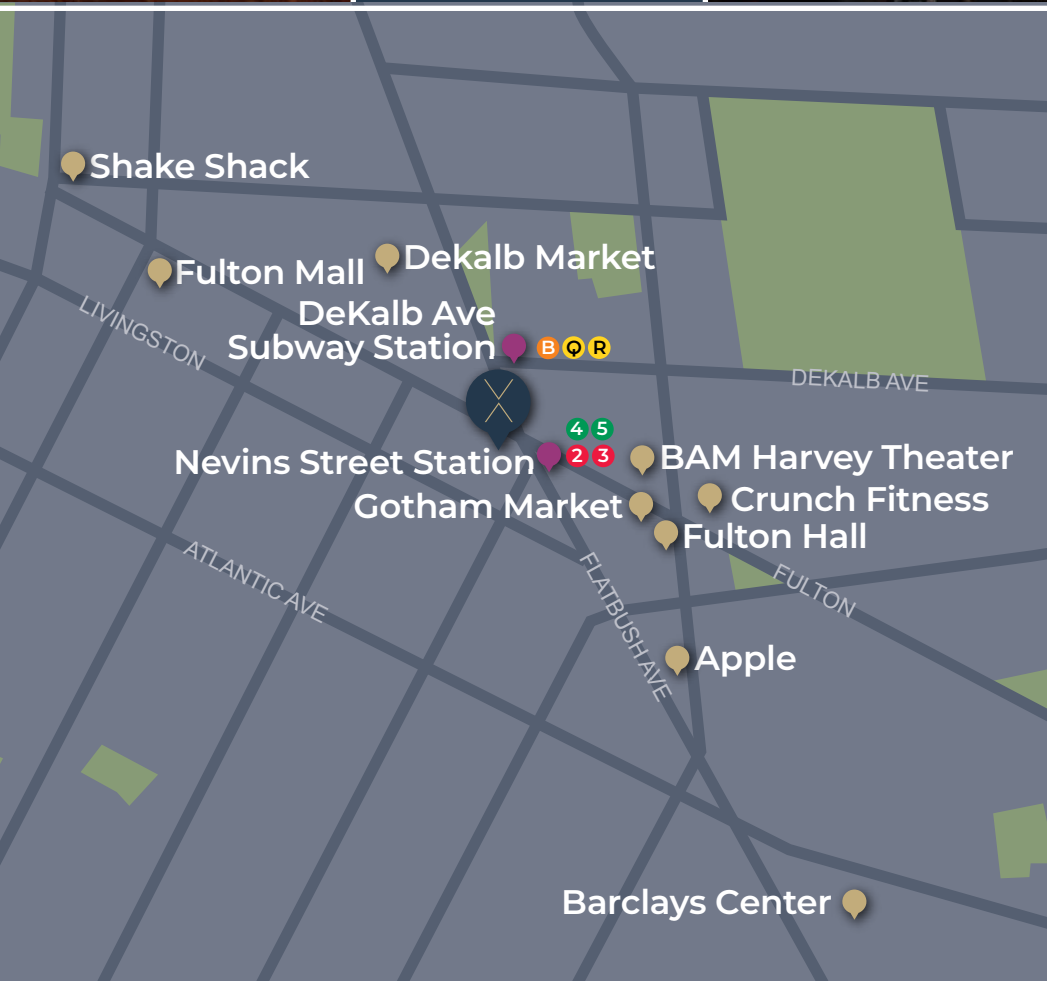




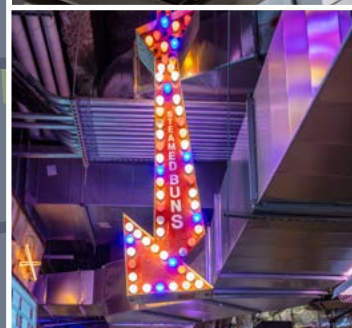
74,000
EMPLOYEES



3M SF OF CLASS A
OFFICE SPACE IN
DEVELOPMENT



\$3.9B ANNUAL
RETAIL & DINING
SALES



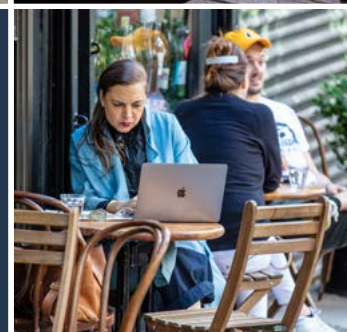
140+ EVENTS &
FESTIVALS
ANNUALLY



17M SF OF EXISTING
COMMERCIAL
SPACE



26% JOB
GROWTH

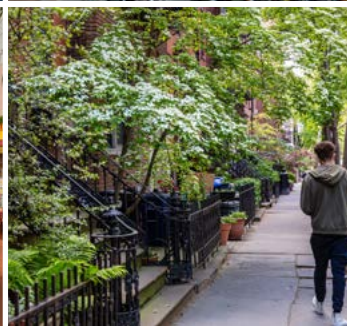




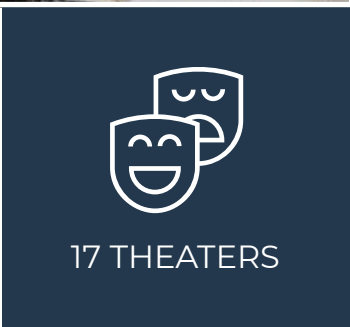
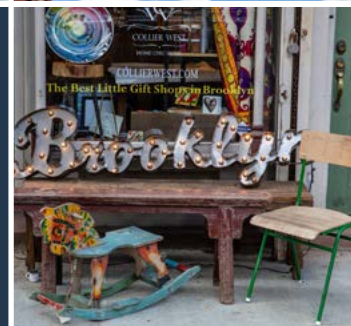
2,500
HOTEL ROOMS



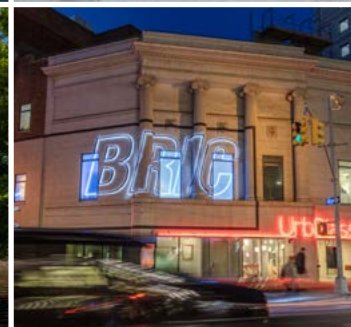
AVG RESIDENT
AGE: 34.2



15M+ VISITORS
ANNUALLY



17 THEATERS



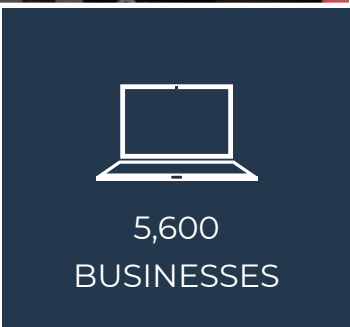
100+ ARTS
& CULTURAL
INSTITUTIONS



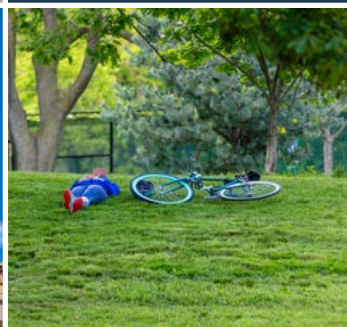
45,000+
STUDENTS



3RD LARGEST
CENTRAL BUSINESS
DISTRICT IN NYC



5,600
BUSINESSES



14,000+
APARTMENTS
Added Since 2004



About the Owner

Jenel Management Corp. is a private real estate investment and management organization based in New York City. Jenel owns and manages over 90 properties totaling more than 3 million square feet consisting of primarily retail space. Jenel acquires well-located properties primarily in urban high density areas. For over 35 years the team has been known for its proven track record of turning around underperforming property through extensive renovation, innovative promotion and aggressive lease-up. Jenel is a team of seasoned & experienced professionals with an expertise in acquisitions, finance, construction development & leasing.

JENEL
REAL ESTATE