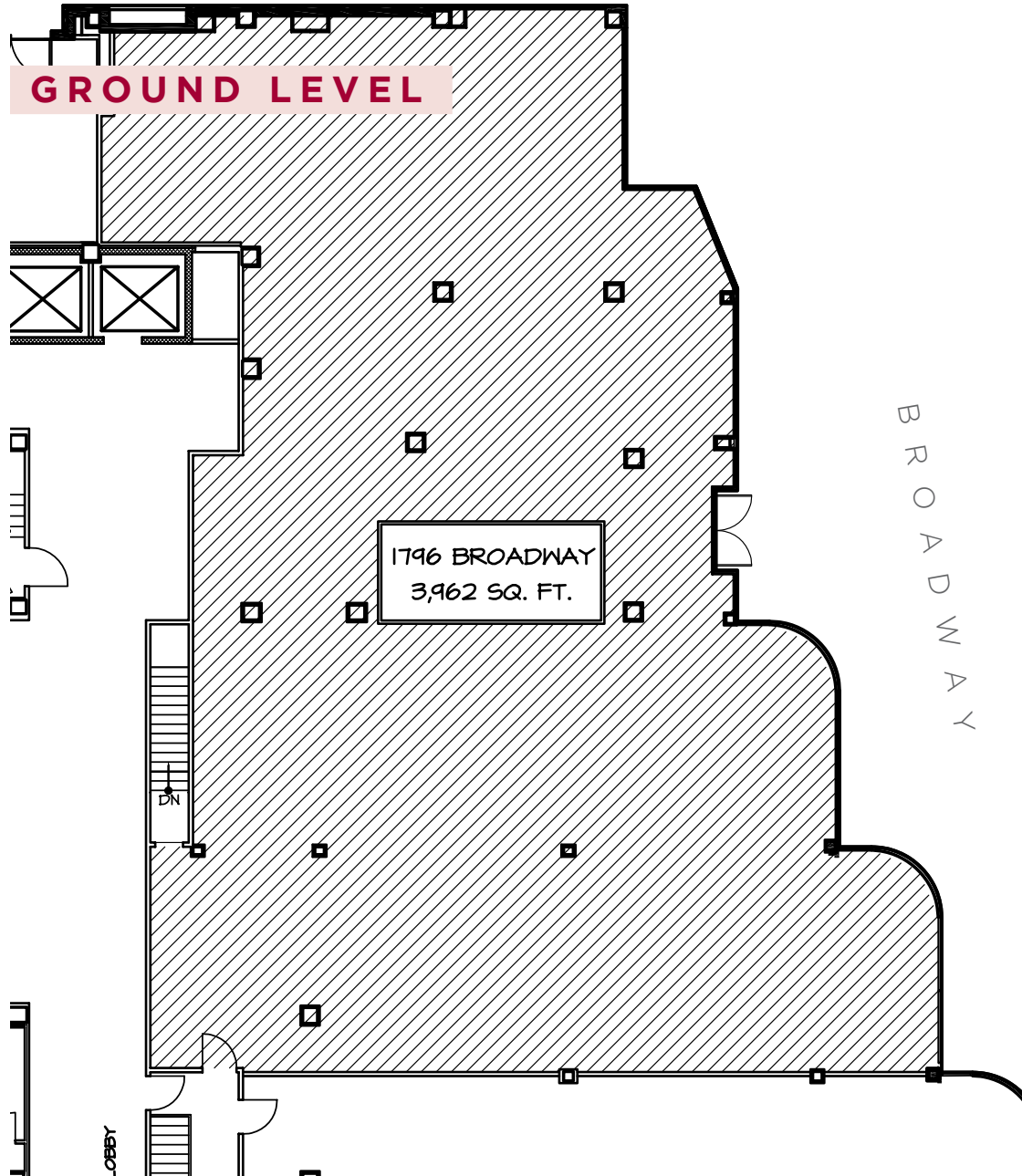


1796 BROADWAY

NORTHEAST CORNER 58TH STREET

TIME WARNER CENTER
COLUMBUS CIRCLE CORRIDOR

58TH STREET



PREVIOUSLY: C&A BLUES

DESCRIPTION: GROUND LEVEL — APPROX. 3,962 SF
BASEMENT LEVEL — APPROX. 3,000 SF

FRONTAGE: APPROX. 83 FT

DIVISIBLE

EXCLUSIVE AGENTS:

FAITH HOPE CONSOLO

CHAIRMAN, THE RETAIL GROUP fconsole@elliman.com

JOSEPH AQUINO

EXECUTIVE VICE PRESIDENT jaquino@elliman.com



Prudential

**CRES Commercial
Real Estate**

575 MADISON AVENUE
3RD FLOOR

TEL. 212. 418. 2020

FAX. 212. 418. 2005

WWW.ELLIMAN.COM

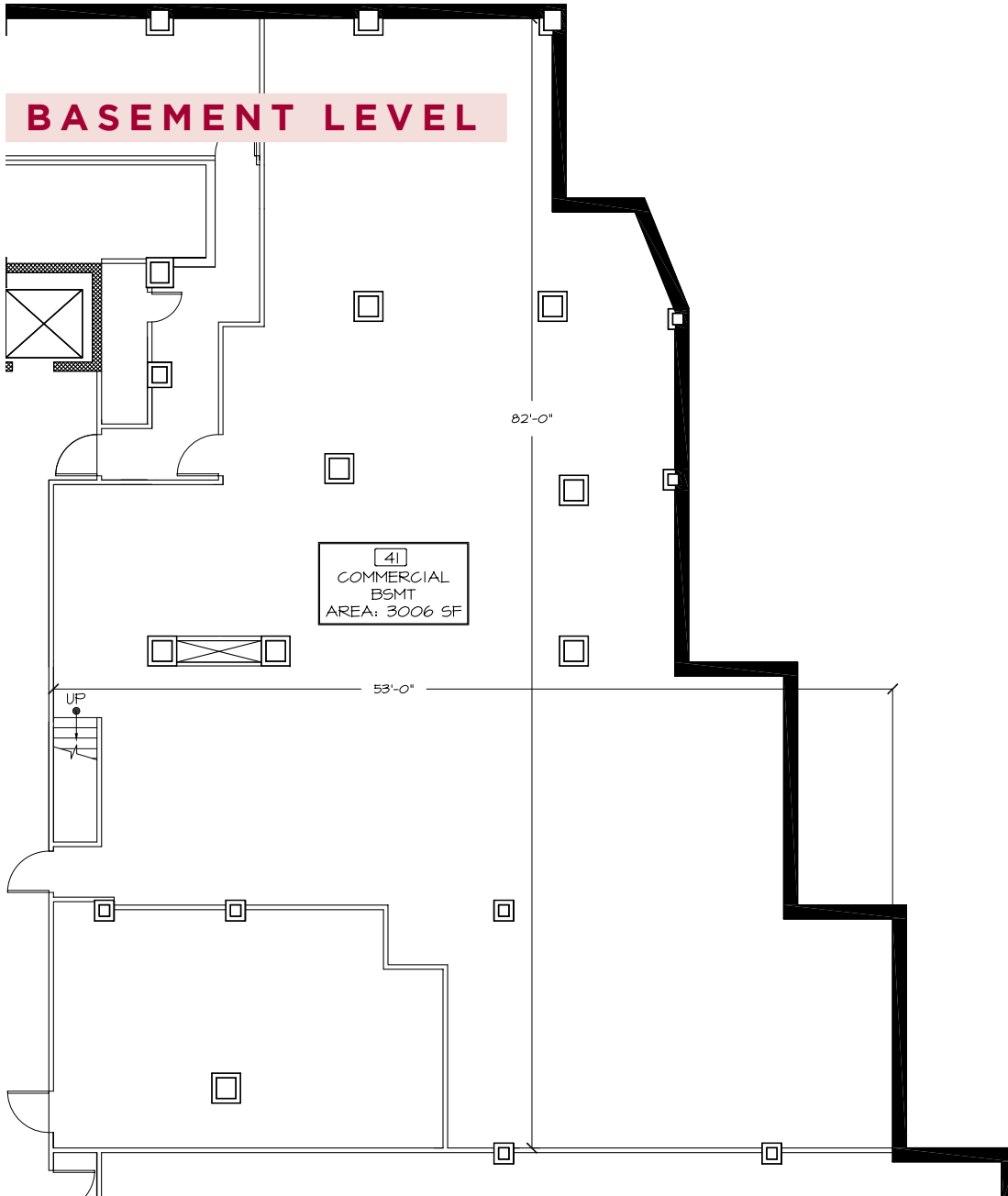
WWW.FAITH-CONSOLO.COM

© 2007, PRUDENTIAL FINANCIAL. PRUDENTIAL REAL ESTATE BROKERAGE SERVICES ARE OFFERED THROUGH THE INDEPENDENTLY OWNED AND OPERATED NETWORK OF BROKER MEMBER FRANCHISEES OF THE PRUDENTIAL REAL ESTATE AFFILIATES, INC., A PRUDENTIAL FINANCIAL COMPANY. PRUDENTIAL IS A REGISTERED TRADEMARK OF THE PRUDENTIAL INSURANCE COMPANY OF AMERICA. THE INFORMATION ABOVE HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS, OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.

1796 BROADWAY

NORTHEAST CORNER 58TH STREET

TIME WARNER CENTER
COLUMBUS CIRCLE CORRIDOR



PREVIOUSLY: C&A BLUES

DESCRIPTION: GROUND LEVEL — APPROX. 3,962 SF
BASEMENT LEVEL — APPROX. 3,000 SF

FRONTAGE: APPROX. 83 FT

DIVISIBLE

EXCLUSIVE AGENTS:

FAITH HOPE CONSOLO

CHAIRMAN, THE RETAIL GROUP fconsole@elliman.com

JOSEPH AQUINO

EXECUTIVE VICE PRESIDENT jaquino@elliman.com



Prudential

**CRES Commercial
Real Estate**

575 MADISON AVENUE
3RD FLOOR

TEL. 212. 418. 2020

FAX. 212. 418. 2005

WWW.ELLIMAN.COM

WWW.FAITH-CONSOLO.COM

© 2007, PRUDENTIAL FINANCIAL. PRUDENTIAL REAL ESTATE BROKERAGE SERVICES ARE OFFERED THROUGH THE INDEPENDENTLY OWNED AND OPERATED NETWORK OF BROKER MEMBER FRANCHISEES OF THE PRUDENTIAL REAL ESTATE AFFILIATES, INC., A PRUDENTIAL FINANCIAL COMPANY. PRUDENTIAL IS A REGISTERED TRADEMARK OF THE PRUDENTIAL INSURANCE COMPANY OF AMERICA. THE INFORMATION ABOVE HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS, OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.