



Consolo, Aquino of Pru. Douglas Elliman agent for Cohen Bros.

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The leasing team of Faith Hope Consolo, chairman, and Joseph Aquino, executive vice president of Prudential Douglas Elliman's Retail Leasing and Sales Division, are exclusively marketing a 4,000 s/f ground level retail space with 2,700 s/f mezzanine at Three Park Ave. at the corner of East 34th St.

The store features 70 ft. wide and triple height windowed frontage along Park Ave., positioned at an angle that also renders it visible from 34th and 33rd Sts.

"Nowhere else in the city will you find such prominent storefront space bordering both Park Ave. residences and high-density midtown commerce." said Consolo. "There is a constant flow of pedestrian traffic here, night and day."

"With this magnificent presence, which can be seen from three different streets and three different standpoints, the opportunities for the right retailer are endless," said Aquino. "In addition, Park Ave. is the most northbound street with vehicular traffic. Everyone knows this billboard of a window, giving the merchant endless marketing opportunities."

The 41-story, class A office tower was built at an unprecedented 45-degree angle on the Manhattan street grid, rendering it visible blocks away. Built in 1975, Three Park Ave. is a 24/7 building.

The exclusive agency is part of a portfolio of retail spaces in six class A properties awarded to Consolo and Aquino by Cohen Brothers Realty Corp.

Manhattan-based Cohen Brothers Realty Corp. is a multi-faceted real estate development company that owns and manages over 12 million s/f of prime Manhattan, West Side Los Angeles, Florida and Houston commercial space. The firm has been active for over 40 years in real estate investment, ownership, management and development.

Prudential Douglas Elliman's Retail Leasing and Sales Division specializes in providing comprehensive counsel to an array of tenants and landlords, locally, nationally and internationally. With expertise in markets across the country, the group locates retail space coast to coast. It is also renowned for its track record in identifying and securing the best locations for prominent international retailers' U.S. operations; representing many of the country's most top landlords in finding high-profile retailers for their spaces. â€The group's experienced team of professionals also provides strategic planning and consulting services. In New York, the division's presence spans all five boroughs, with satellite offices continuing to open in new neighborhoods.

The Retail Leasing and Sales Division of Prudential Douglas Elliman oversees retail operations for the 50 Prudential CRES Commercial Real Estate offices (retail services divisions) nationwide. It is part of a preeminent real estate organization with more than 4,000 agents, residential and commercial, and a network of national and international affiliates. Ranked in the top five real estate

brokerages nationally, Prudential Douglas Elliman Real Estate is an independently owned and operated member of the Prudential Real Estate Affiliates and an equal housing opportunity company.

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