



WORLD-CLASS 5TH AVENUE BRANDING OPPORTUNITY WITH FLEXIBLE ZONING & USES



50' Wide, 9-Story, 45,350 RSF Commercial Building Delivered 100% Vacant





PROPERTY INFORMATION

Address:	5 East 59th Street, New York, NY 10022	
Location:	North side of East 59 th Street between Fifth and Madison Avenues	
Block / Lot:	1374 / 5	
Stories:	9	(Plus BSMT & Sub-BSMT)
Above Grade GSF:	39,115	(Per Client Record)
Above Grade RSF:	45,350	(Per Client Record)
Building Dimensions:	50' x 100.42' (Approx.)	
Lot Dimensions:	50' x 100.42' (Approx.)	
Lot Square Footage:	5,021	
Zoning:	C5-2.5 / MiD	
	Commercial	Residential
Max FAR:*	12.0	10.00
Max ZFA:*	60,252	50,210

*Light and air easement limits building height to 112'

Note: All square footage measurements are approximate

SQUARE FOOTAGE OVERVIEW*

Floor	Gross SF	Office NSF*	Retail NSF*	Rentable SF
PH	2,888	2,481	2,481	3,399
8	4,185	3,653	3,653	5,004
7	4,239	3,772	3,772	5,167
6	4,239	3,772	3,772	5,167
5	4,473	4,006	4,006	5,488
4	4,477	4,010	4,010	5,493
3	4,477	4,010	3,514	5,493
2	5,077	4,513	4,072	6,182
1	5,060	3,957	3,957	3,957
Total AG SF:	39,115	34,174	33,237	45,350
Basement	4,182	3,014	3,014	3,014
Total	43,297	37,188	36,251	48,364

*REBNY Office NSF measurements include the thickness of the building's exterior and corridor walls, while REBNY Retail NSF measurements only include carpetable area. The Retail NSF column above assumes retail net SF measurements on floors 1-3 with office net SF measurements on all floors above, while the Office NSF column assumes retail net SF measurements on the ground floor with office net SF measurements on all floors above.

PROPERTY HIGHLIGHTS



Senior Lender Foreclosure Auction - 1/17/24*

Last sale price was \$85M in 2015



Flexible Zoning, Uses and Configurations

C5-2.5 / MiD zoning that allows for a wide variety of retail, commercial, office, community facility and residential uses.



World-Class Upper 5th Avenue Branding Opportunity - The World's Most Famous Retail Corridor

Highly visible 9-story facade from the stretch of Upper 5th Avenue between East 58th and East 59th Streets



Premier Upper 5th Avenue Surrounding Retail Tenancy

Bergdorf Goodman, Dior, Balenciaga, Balmain, Celine, Moncler, Givenchy, Tod's & Canali flagships all within a 1-block radius



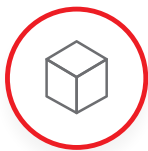
50' Wide, 9-Story, 45,350 RSF Commercial Building

Substantial frontage and square footage with a timeless Manhattan address



Focal Point of Several Top-Tier NYC Tourist Attractions

Steps off of the intersection of the Apple Fifth Avenue flagship (the "Cube"), Central Park/Grand Army Plaza and the Plaza Hotel



Delivered 100% Vacant

Vacant delivery allows an end user or investor to occupy all or a portion of the building for their own use and reconfigure the property as desired



Apple 5th Avenue (the "Cube") - One of the World's Most Profitable Stores

Directly visibility from Apple's most iconic global retail location, which is open 24/7 for 365 days of the year.

*See data room for full terms of sale

View south down 5th Avenue from 59th Street



View from PH Floor Terrace





CENTRAL PARK SOUTH / GRAND ARMY PLAZA

60TH



AVRA



FIFTH AVENUE

SHERRY NETHERLAND HOTEL



DELVAUX



BALMAIN PARIS

CELINE

MADISON AVENUE

BYR
RAY
BAC
MOL
MO

59TH

DIOR



GM BUILDING



FLAGSHIP (THE "CUBE")



GIVE
ETO
FRA



BERGDORF GOODMAN

58TH

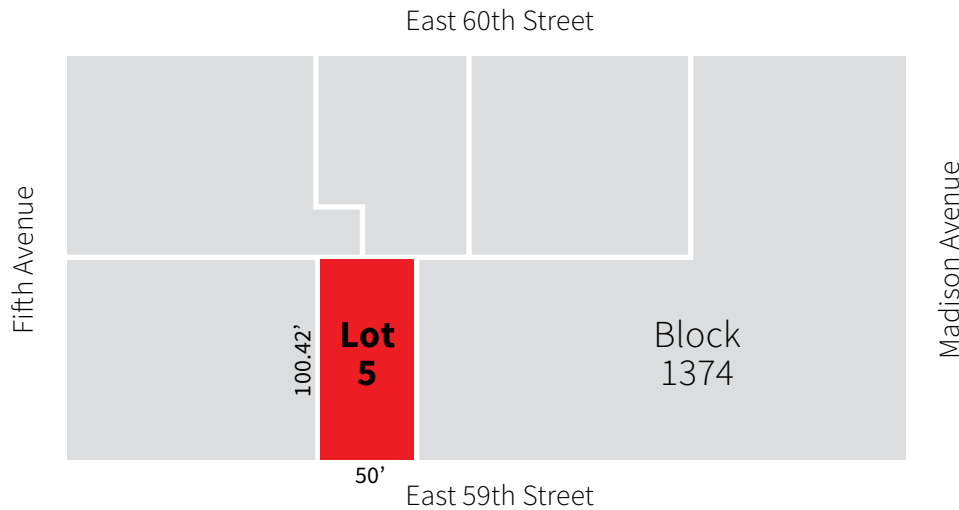
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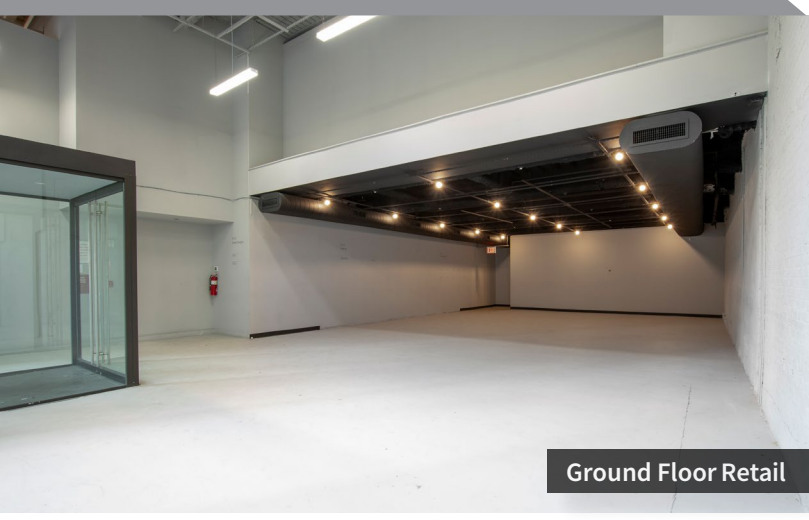
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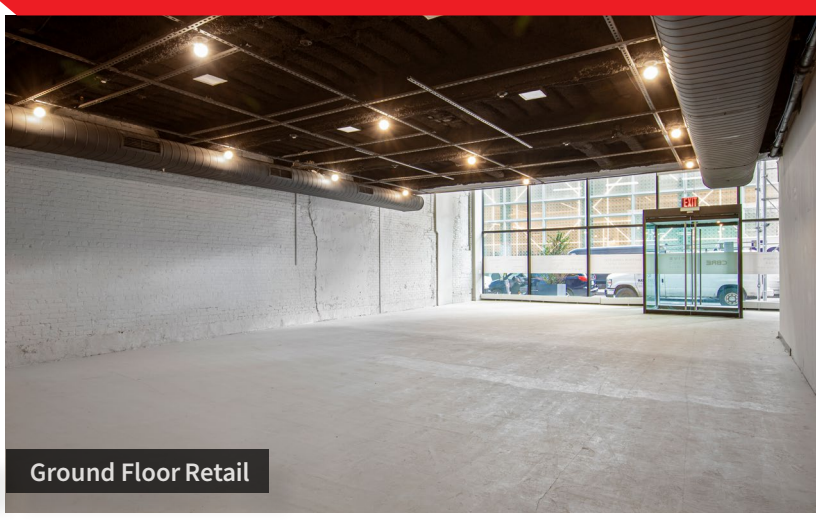
TAX MAP



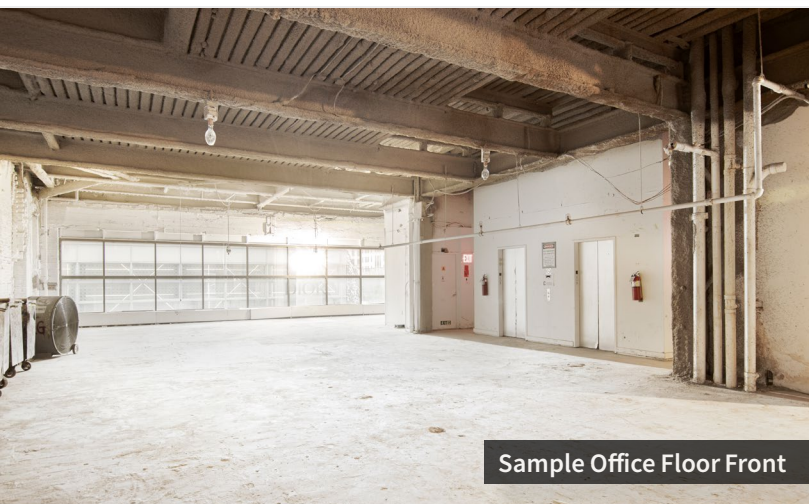
INTERIOR PHOTOS



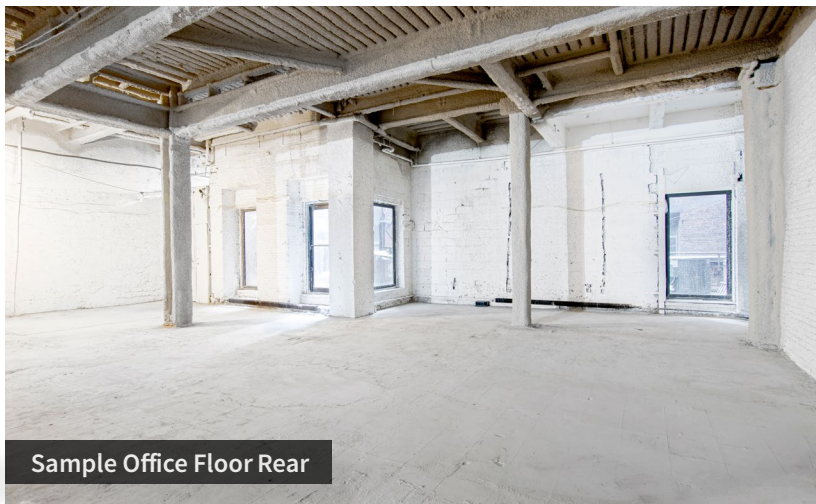
Ground Floor Retail



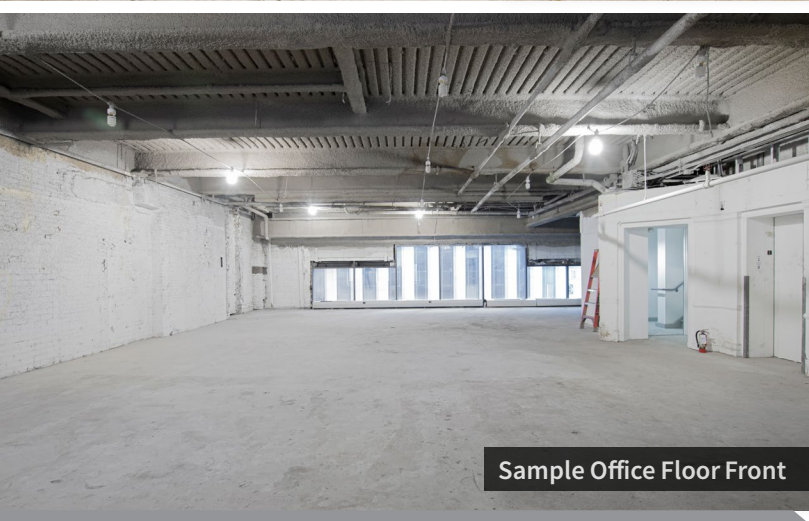
Ground Floor Retail



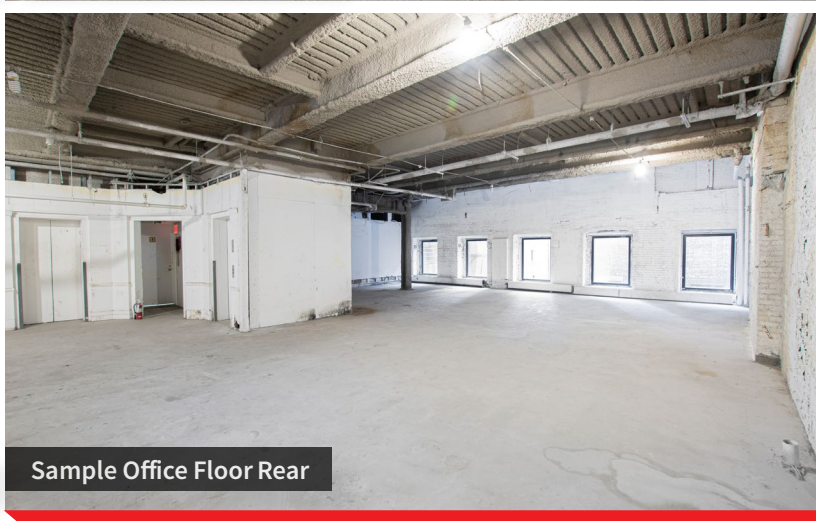
Sample Office Floor Front



Sample Office Floor Rear



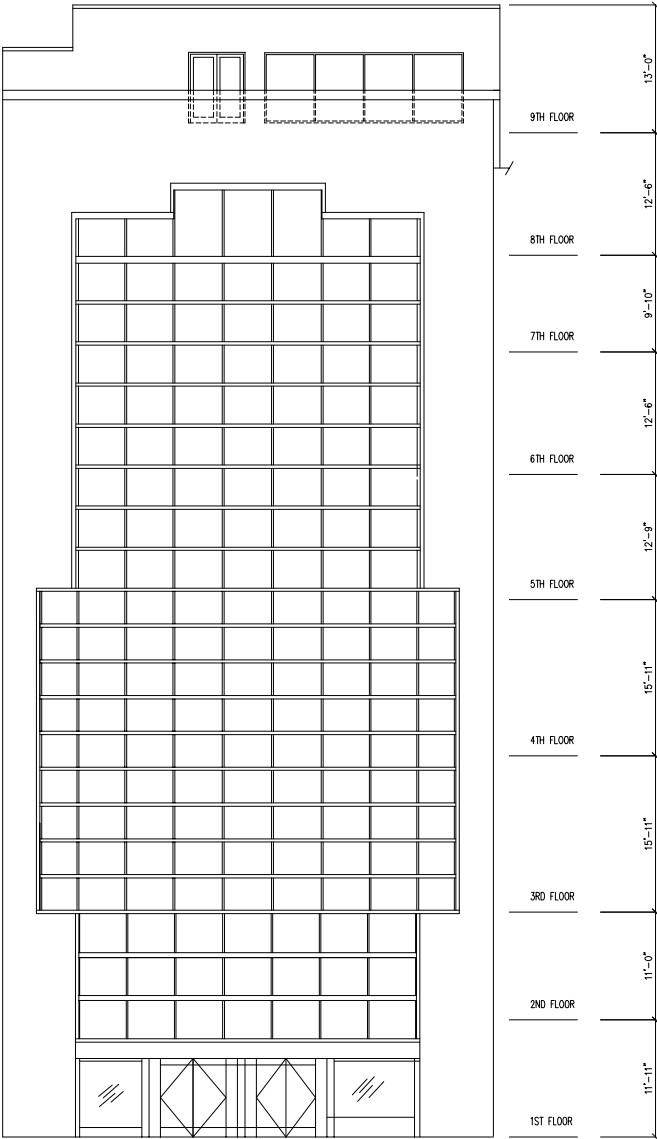
Sample Office Floor Front



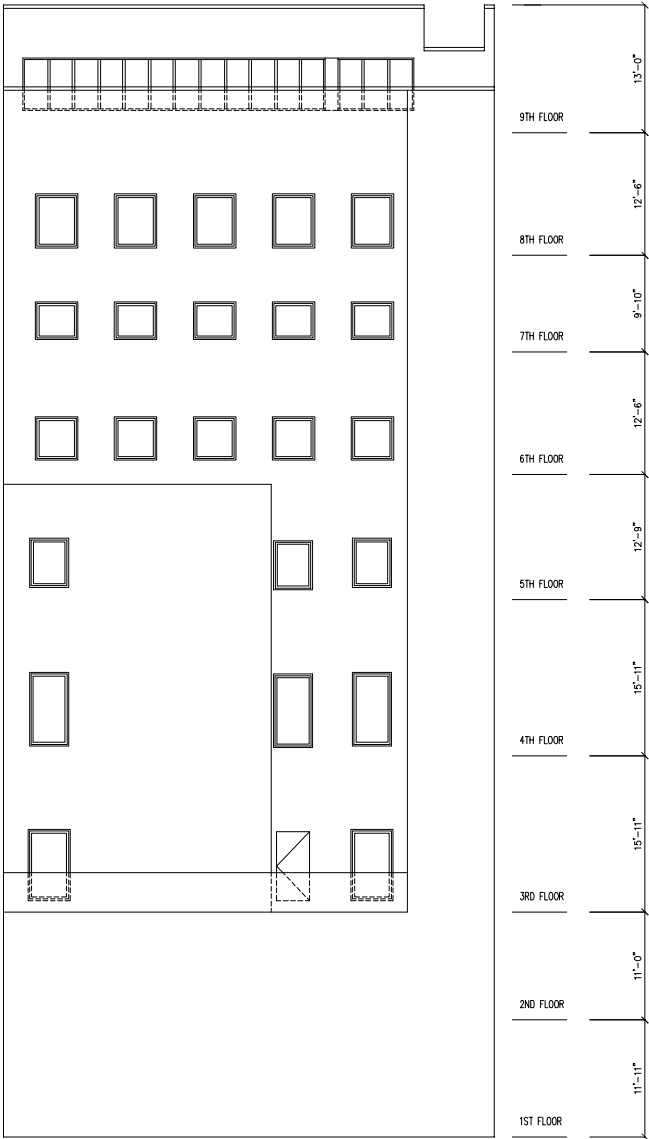
Sample Office Floor Rear

ELEVATIONS

Front



Rear





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