

522 FIFTH AVENUE



NYC CORNER
RETAIL OPPORTUNITY
Fifth Avenue at 44th Street





INTRODUCING THE NEW AND IMPROVED RETAIL AT 522 FIFTH AVENUE

A prominent flagship opportunity at the base of a premier 600,000-square-foot, 23-story Class-A office tower currently being redeveloped by Amazon.

522 Fifth is situated on the southwest corner of 44th Street - steps from Bryant Park, The New York Public Library, Rockefeller Center, and Grand Central Terminal. A true 24/7 market and premier destination for locals and visitors alike.

Surrounded by New York City's finest global flagship stores, highest-density office population, premier hotels, and acclaimed restaurants. Adjacent to the new mixed-use 520 Fifth Avenue, featuring 25 floors of office space, 100 luxury residences, and private members' club Moss.

522
FIFTH
AVENUE

ONE OF A KIND RETAIL OPPORTUNITY

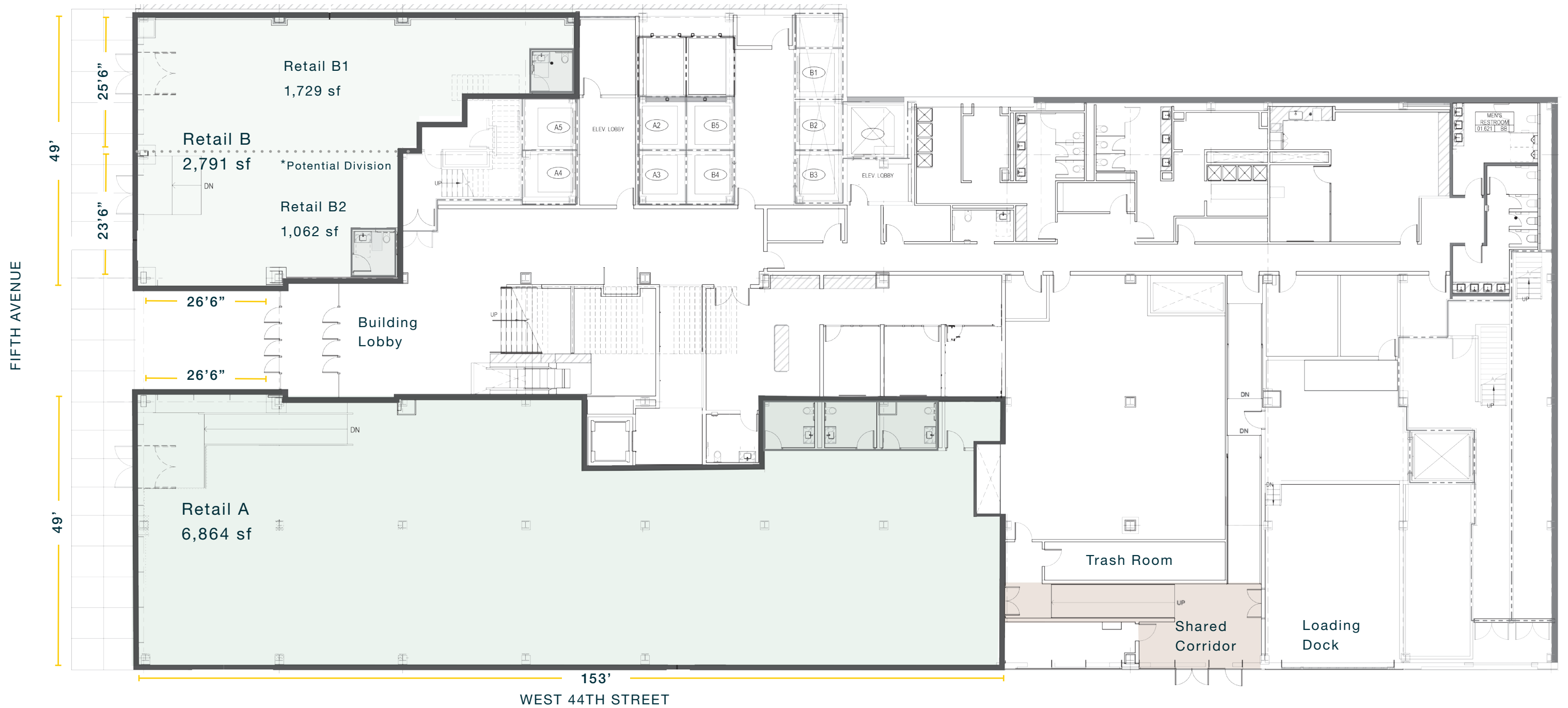
FEATURES:

- Dramatic 20-foot-high all-glass storefront delivering exceptional street-level visibility and brand exposure.
- 20-foot ceilings throughout with back access to building's loading dock for deliveries.
- Tenant possession slated for Q2 2027.



FLOOR PLAN

GROUND FLOOR
Up to 20' ceiling height



Note: Floor plan not to scale

FIFTH AVENUE & 44TH STREET: SOUTHWEST CORNER



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