



535 Fifth Avenue

MOINIAN

# 535 Fifth Avenue

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Occupying a full blockfront on Fifth Avenue, 535 Fifth Avenue is known for its striking pre-war architecture and unmatched location. 535 Fifth Avenue is home to many of the nation's most prominent corporations, financial institutions, law firms and service organizations. Having recently undergone significant capital improvements, 535 Fifth Avenue offers sophisticated office and retail space as well as premier access to transportation within Manhattan's high-traffic Fifth Avenue corridor.

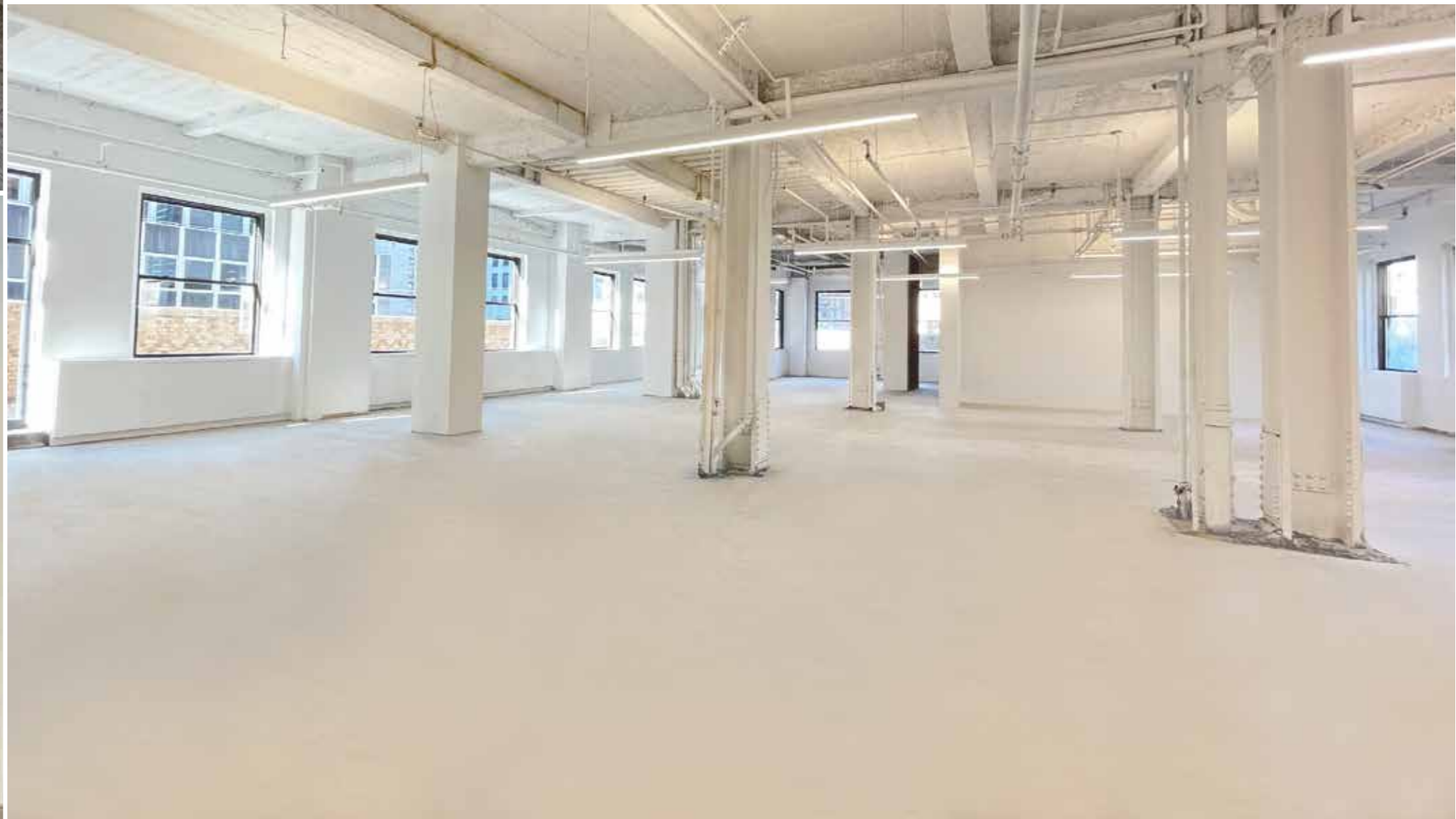


1  
☆L

Lobby



Tower Floor Views

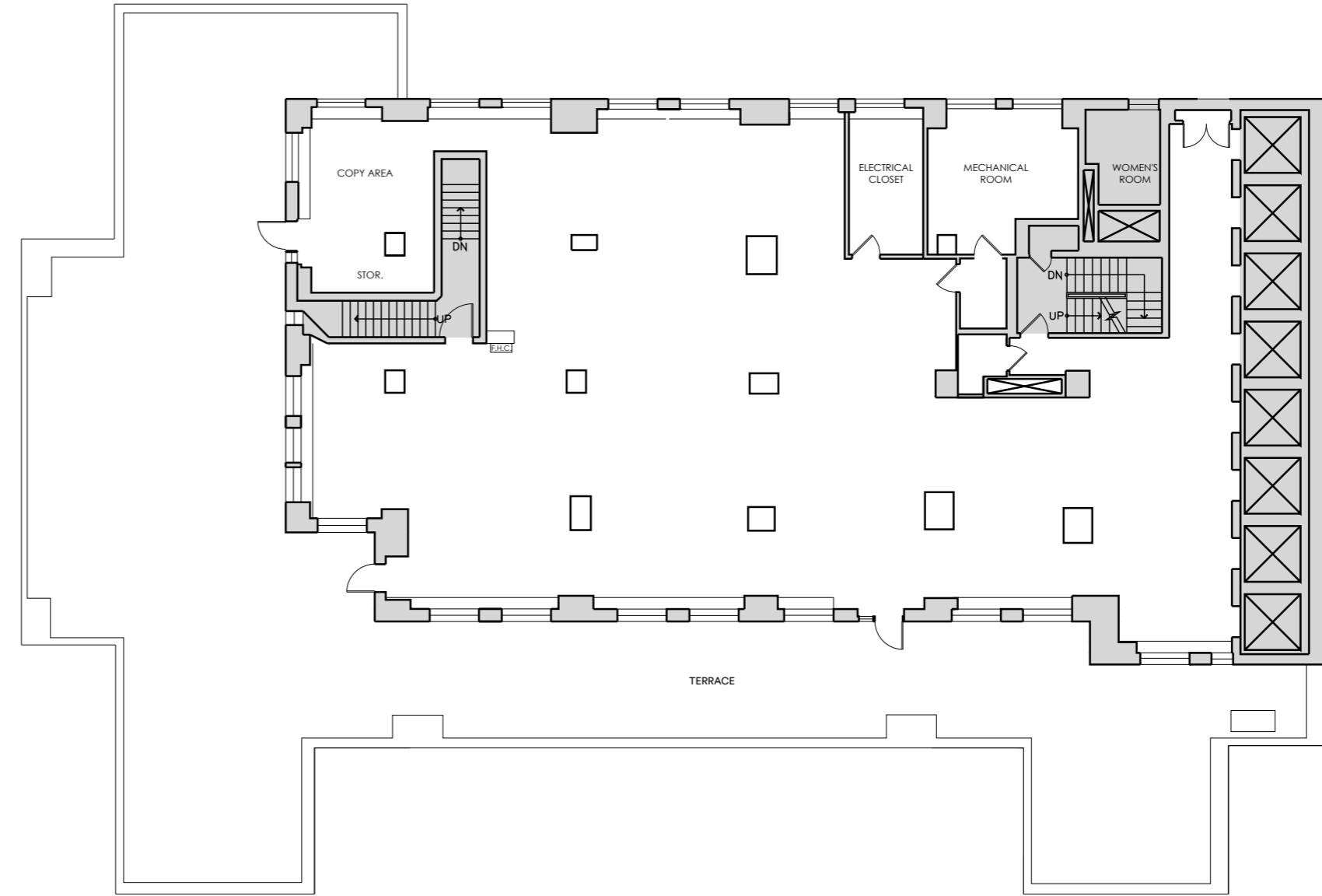


Building Standard Pantry

Size: 7,174 RSF



FIFTH AVENUE



EAST 44TH STREET

Floor 13:  
Core & Shell

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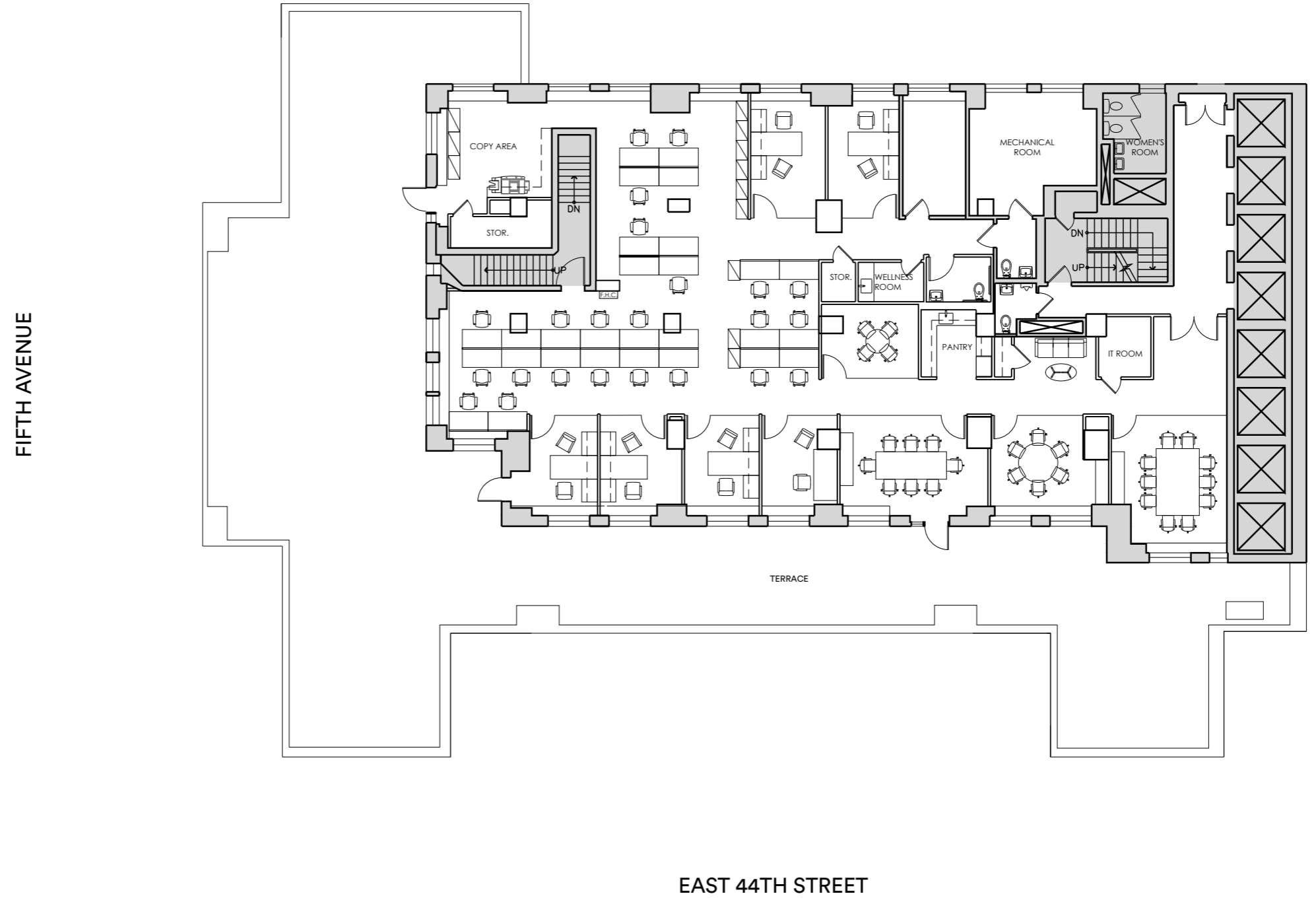
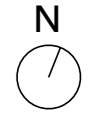
Size: 7,174 RSF

Test Fit Key

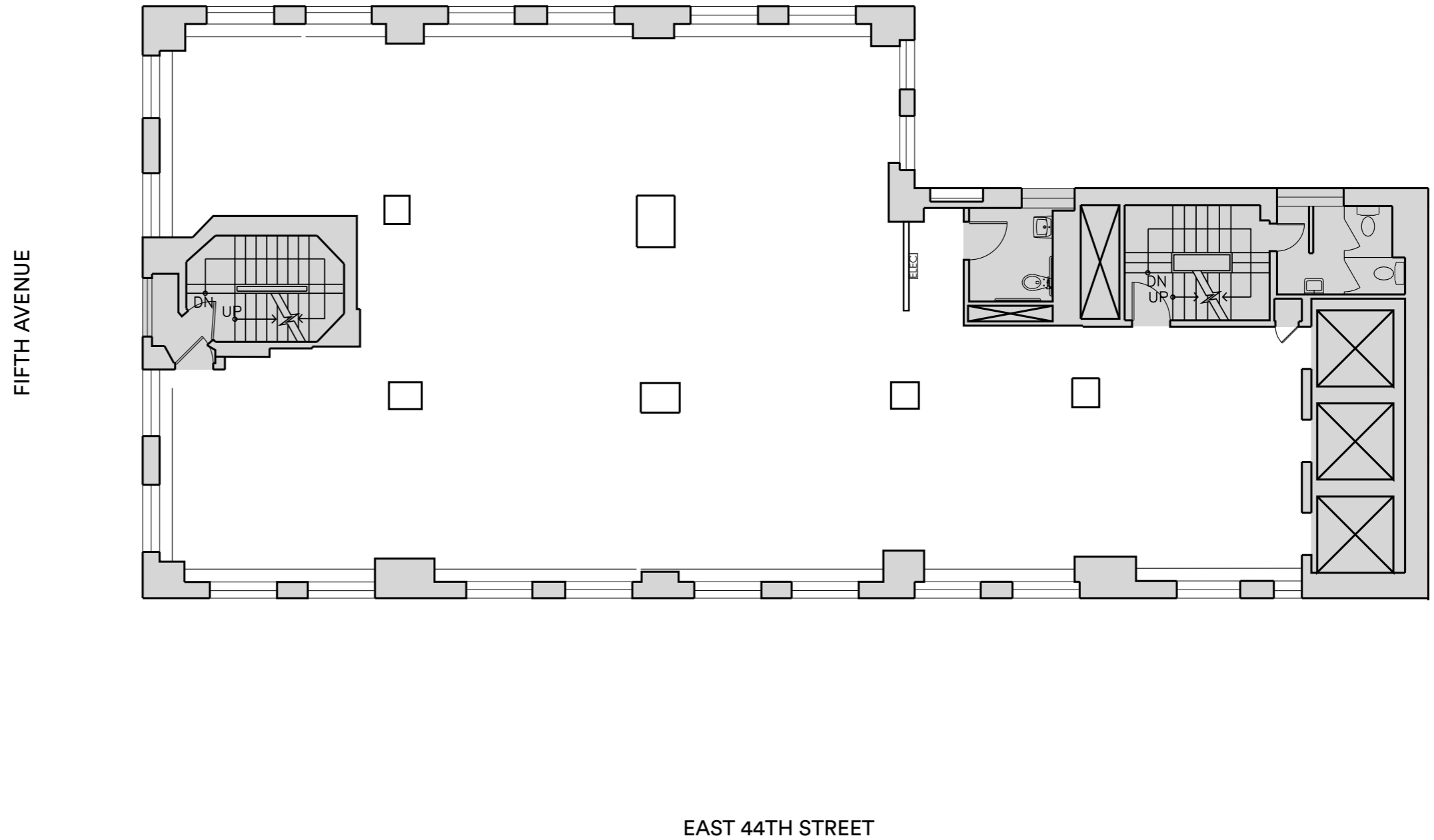
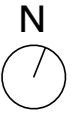
IT Room	1
Conference Rooms	4
Pantry	1
Copy/Print	1
Offices	6
Wellness Room	1
Coat Closet	3
Breakout Room	1
Workstations	25
Total	43

Floor 13:  
Test Fit

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Size: 4,825 RSF



Typical Tower:  
Core & Shell

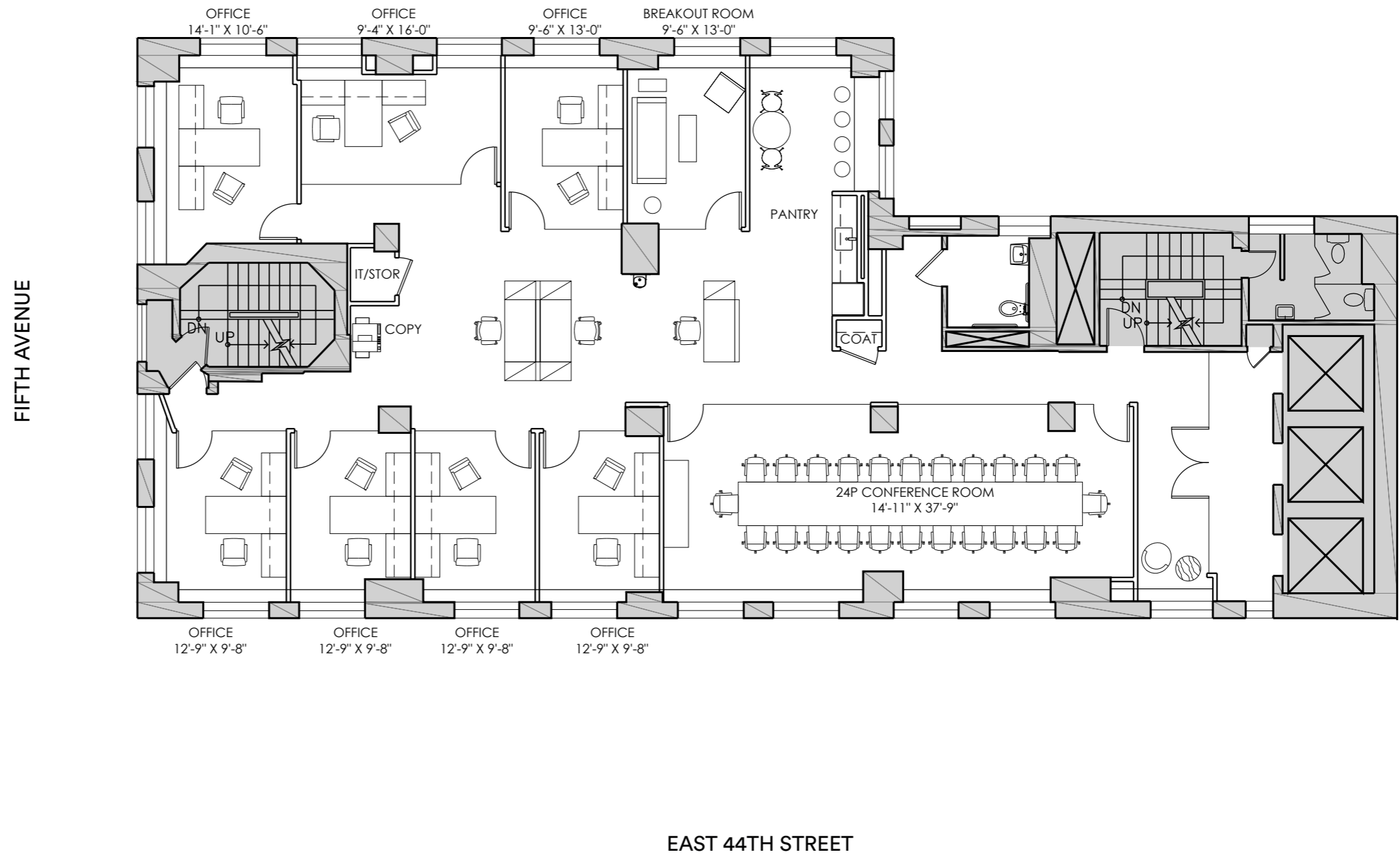
Size: 4,825 RSF

Test Fit Key

Workstations	4
Conference Rooms	1
Pantry	1
Copy/Print	1
Offices	7
Coat Closet	2
Breakout Room	1
<b>Total</b>	<b>17</b>

Typical Tower:  
Test Fit

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**Dining**

- 1. Bryant Park Grill
- 2. Morton's
- 3. STK Midtown
- 4. Butter Midtown
- 5. Db Bistro Moderne

**Coffee**

- 21. Gregory's Coffee
- 22. Macchiatto Espresso Bar
- 23. Gotan Midtown
- 24. Bluestone Lane
- 25. Blue Bottle

**Grab & Go**

- 6. Joe & the Juice
- 7. Sweetgreen
- 8. by CHLOE
- 9. Le Pain Quotidien
- 10. Urbanspace

**Wellness**

- 26. Soul Cycle
- 27. Equinox East
- 28. Swerve Fitness
- 29. Corepower Yoga
- 30. Everybody Fights

**Clubs**

- 11. Harvard Club
- 12. Princeton Club
- 13. Yale Club
- 14. Penn Club
- 15. Yacht Club

**Cocktails**

- 31. Valerie
- 32. Bar 44
- 33. Lea Wine Bar
- 34. Lantern's Keep
- 35. The Bar Downstairs & Kitchen

**Hotels**

- 16. Bryant Park Hotel
- 17. Sofitel
- 18. Gotham Hotel
- 19. Andaz Hotel
- 20. Knickerbocker Hotel

# Neighborhood

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## Ownership

The Moinian Group

## Building Size

Total RSF: 342,583 RSF, 36 Floors  
Full Floor RSF: 1,527 - 18,742 RSF

## Lobby

Recently renovated with marble floors,  
granite walls and central security desk

## Electrical Service

6 Watts PRSF. Floors supplied  
by cable and conduit risers.  
Sub-metered electric to tenants

## Floor Load

60 lbs. PSF

## Elevators

Eight Passenger Elevators  
& Two Freight Elevators

## Telecommunications

Providers include: Cogent, Verizon Fios,  
Spectrum, Windowstream Enterprise,  
Altice, Crown Castle Fiber and Pilot Fiber.  
Wired Score Certified Gold

## Windows

Aluminum frame encased  
in concrete

## Access

Attended Lobby  
24 Hours a day  
7 Days a week  
Keypad Access

## HVAC

Heating: Perimeter Steam Radiators  
Cooling: Tenant controlled air cooled  
package units on full floors.  
Condenser water available.

## Ceiling Height

Up to 13'-3"

## Transportation

Convenient to Port Authority  
and Grand Central Terminal  
Subway Lines: B, D, F, M, 4, 5, 6, & 7  
Bus Lines: M1, M2, M3, M4 and M104

## Leasing Contact

MOINIAN

EXCLUSIVE LEASING AGENT:



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