

489 FIFTH AVENUE

ENTIRE 33RD FLOOR	4,988 RSF
ENTIRE 15TH FLOOR	4,988 RSF
ENTIRE 14A FLOOR	4,251 RSF
ENTIRE 14TH FLOOR	4,988 RSF
TOTAL:	9,239 RSF
ENTIRE 12TH FLOOR	4,988 RSF
ENTIRE 4TH FLOOR	5,838 RSF

BOUTIQUE FULL FLOORS AVAILABLE



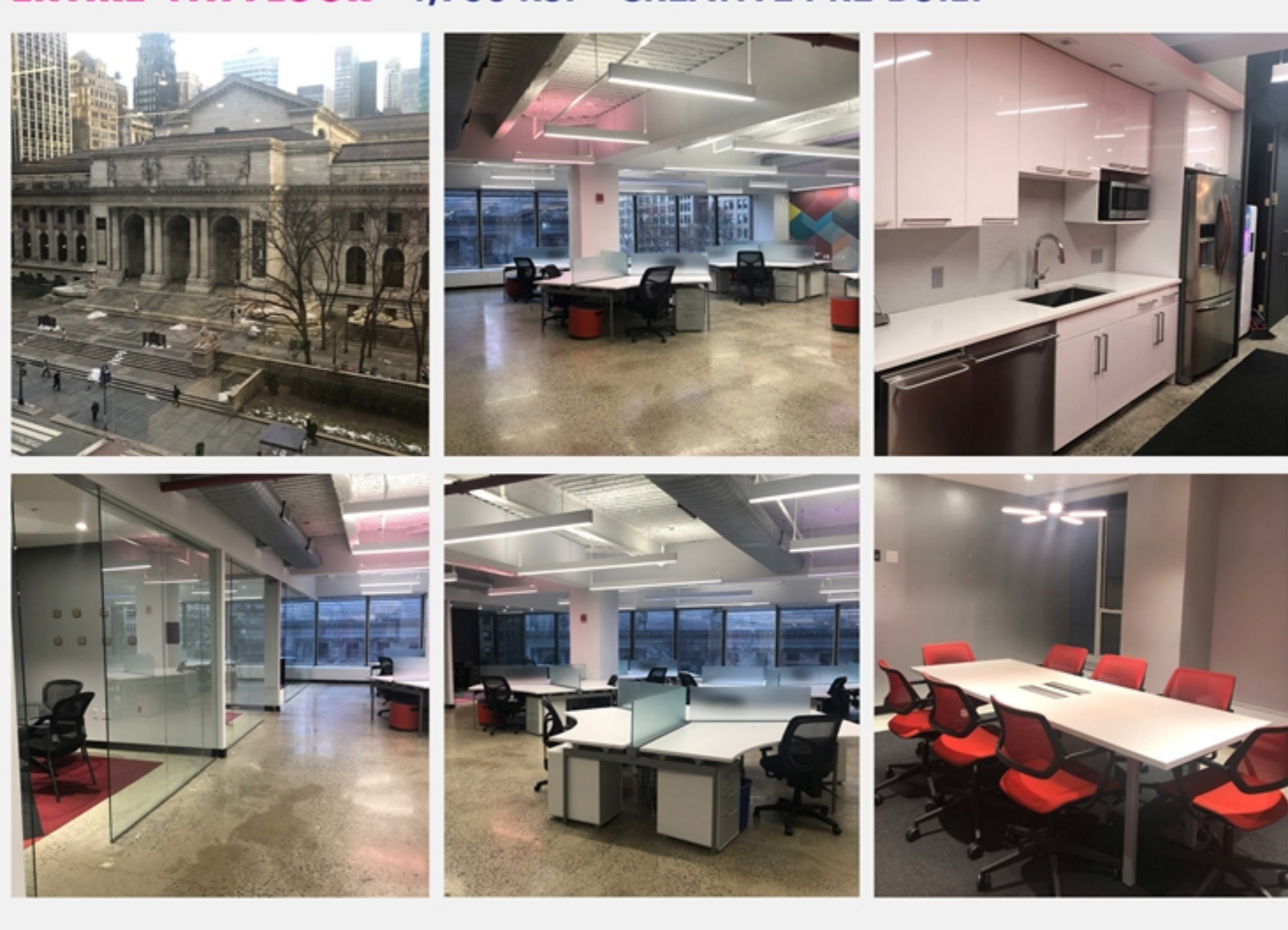
BUILDING STANDARD FINISHES



ENTIRE 12TH FLOOR - 4,988 RSF - CREATIVE PRE-BUILT



ENTIRE 4TH FLOOR - 4,988 RSF - CREATIVE PRE-BUILT



AVAILABLE FLOORS

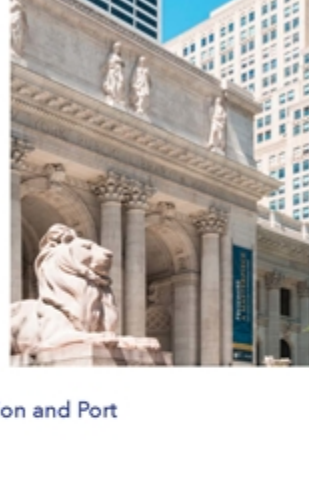
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TOTAL:	9,239 RSF

ENTIRE 12TH:	4,988 RSF
ENTIRE 4TH:	5,838 RSF

POSSESSION

4/1/2022
IMMEDIATE
IMMEDIATE
IMMEDIATE
IMMEDIATE
IMMEDIATE

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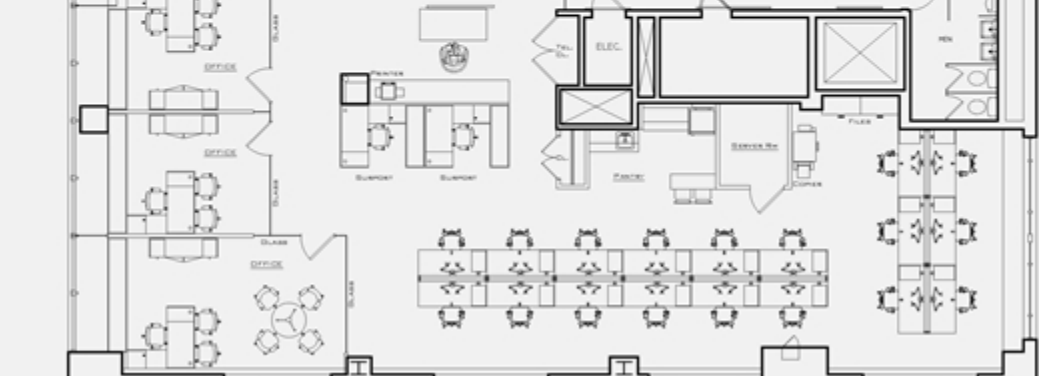
BUILDING FEATURES:

- Spectacular light and views overlooking Bryant Park and New York Public Library
- Recently upgraded lobby and elevators
- Steps from Bryant Park, New York Public Library, boutique hotels, high-end restaurants, shopping and fitness clubs
- Walking distance to Grand Central, Penn Station and Port Authority
- Multiple Citi Bike docks in close proximity
- Walking distance to subways **A B C D E F G H I J K L M N P Q R S**

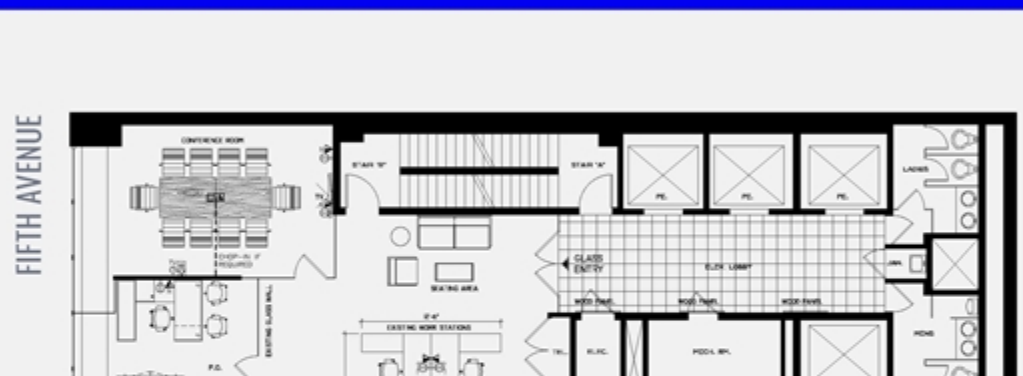
SPACE FEATURES:

- 33rd Floor - Landlord to turnkey using pre-built standard finishes.
- 15th Floor - High-end installation built with 5 glass offices, 1 glass conference room and large open area.
- 14A and 14th Floors - Must be leased together as duplex. Currently in raw condition with internal staircase. Landlord to turnkey for tenant using high-end pre-built standard finishes.
- 12th Floor - High-end creative installation built with 5 glass offices, 1 glass conference room, large open area, open collaborative pantry, polished concrete floors, and exposed ceilings.
- 4th Floor - Fully furnished, high-end creative installation built with 4 glass offices, 1 glass conference room, large open area, open collaborative pantry, polished concrete floors, and exposed ceilings.

ENTIRE 33RD FLOOR - 4,988 RSF PROPOSED PLAN



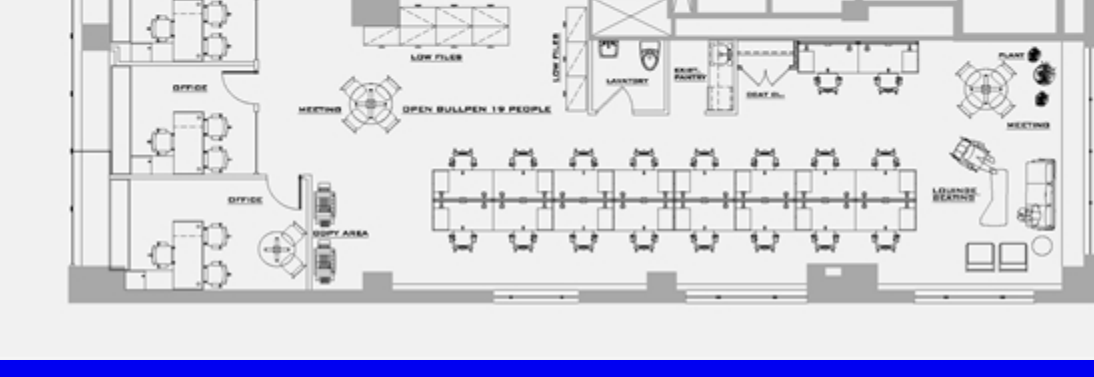
ENTIRE 15TH FLOOR - 4,988 RSF EXISTING CONDITIONS



ENTIRE 14A FLOOR - 4,251 RSF PROPOSED PLAN



ENTIRE 14TH FLOOR - 4,988 RSF PROPOSED PLAN



ENTIRE 12TH FLOOR - 4,988 RSF EXISTING CONDITIONS



ENTIRE 4TH FLOOR - 5,838 RSF EXISTING CONDITIONS



489 FIFTH AVENUE

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NEWMARK

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