



535 FIFTH AVENUE

BRAND NEW FURNISHED TOWER FLOOR AVAILABILITY

Entire 22nd Floor - 4,647 RSF

POSSESSION: **IMMEDIATE**

TERM: **FLEXIBLE**

FEATURES:

- High end prebuilt ready for occupancy
- Large windows with excellent light and 3 sides of unobstructed views
- Furniture available
- Consists of 4 offices, 2 conference rooms & 2 breakout rooms
- 24/7 upgraded lobby with keypad access
- Convenient location in close proximity 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
- Exposed ceilings

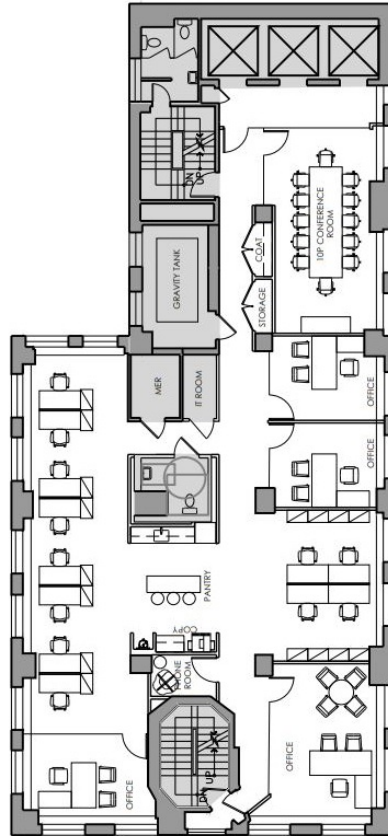


GRAND CENTRAL

THE PORT AUTHORITY
OF NEW YORK & NEW JERSEY

535 FIFTH AVENUE

ENTIRE 22ND FLOOR - 4,647 RSF



- PREBUILT

Neighborhood

Dining

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

Grab & Go

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

Clubs

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

Hotels

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

Coffee

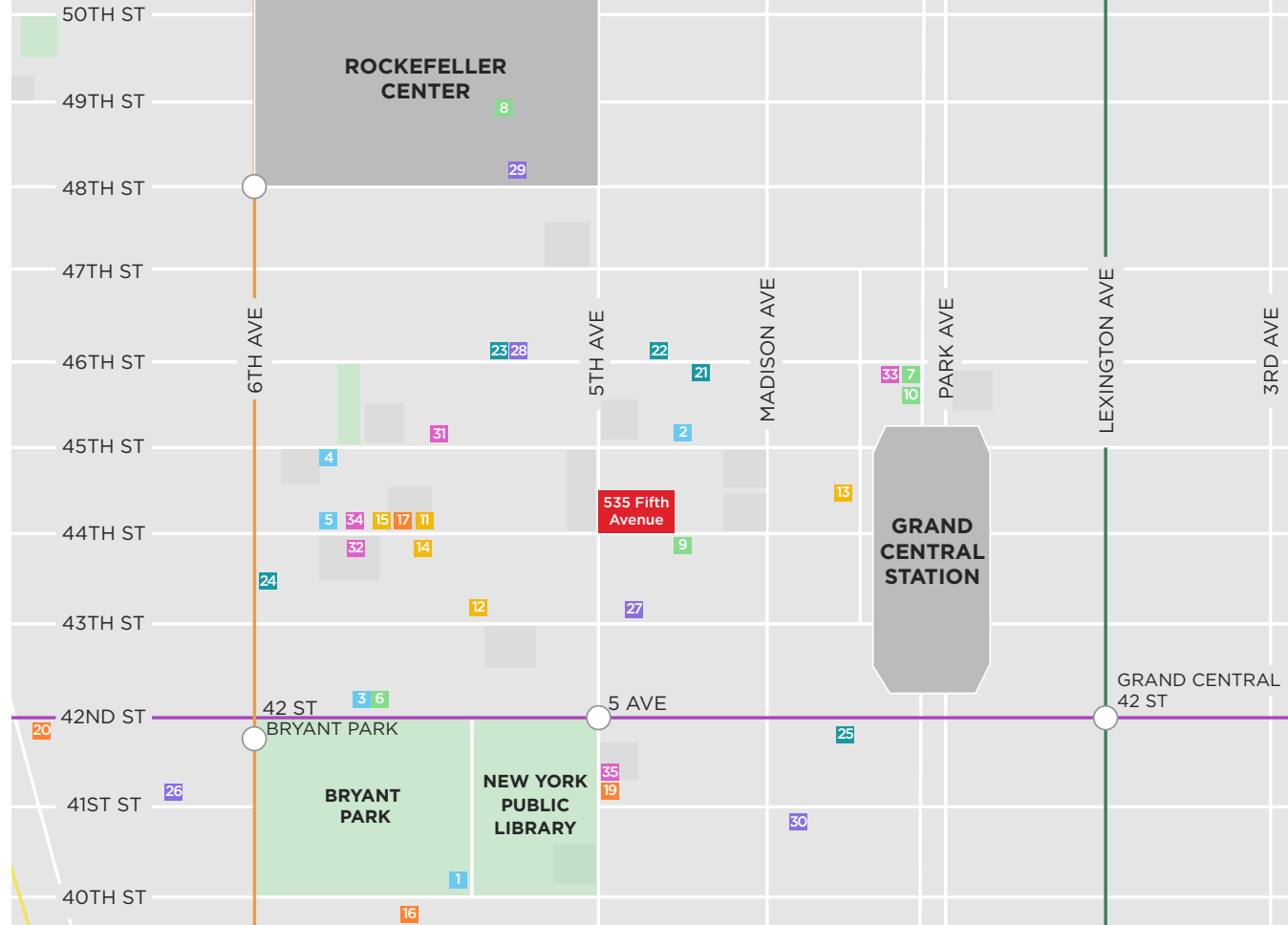
21. Gregory's Coffee
22. Macchiatto Espresso Bar
23. Gotan Midtown
24. Bluestone Lane
25. Blue Bottle

Wellness

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

Cocktails

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



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CONTACT INFO

WILL YEATMAN

212 841 7681
will.yeatman@cushwake.com

JAMES CASSIDY

217 633 8116
james@dhcres.com

PETER KERANS

212 841 7662
peter.kerans@cushwake.com

MITCHELL ARKIN

212 841 7522
mitchell.arkin@cushwake.com



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