



EXPERIENCE FIFTH AVENUE

445
FIFTH AVENUE

BRYANT PARK
NYC

EXTRAORDINARY OPPORTUNITY

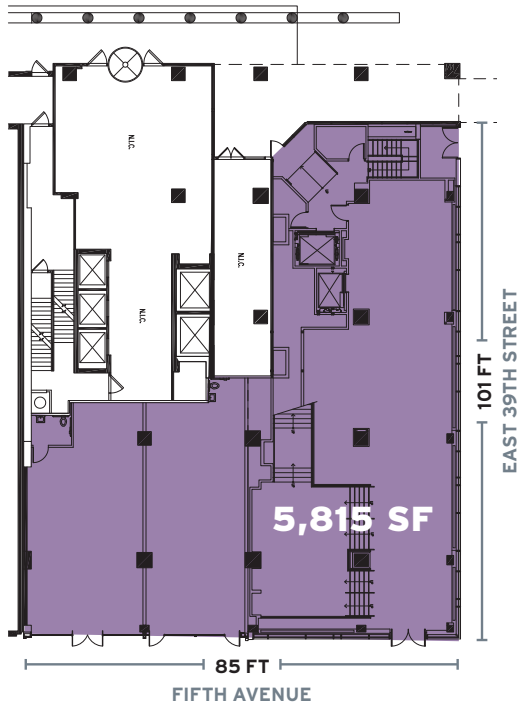
445 Fifth Avenue is a multi-level corner that boasts dramatic views inside and out with floor-to-ceiling glass and 185 feet of wraparound frontage. This magnetic space is surrounded by some of the most visited tourist attractions in the world.

From Herald Square and Times Square to Grand Central Terminal and Bryant Park, there are millions of customers annually visiting, shopping, dining and being entertained right here. And with several major corporations and hotels in the neighborhood, 445 Fifth Avenue is one of the busiest corners in New York City.



EXPANSIVE SPACES

GROUND FLOOR

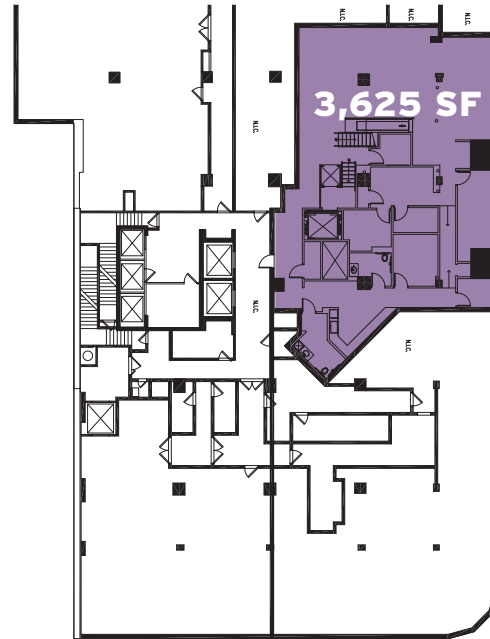


APPROXIMATE SIZE

Ground Floor	5,815 SF*
Basement	3,625 SF
Second Floor	8,931 SF*
Total	18,371 SF*

*Divisible

BASEMENT



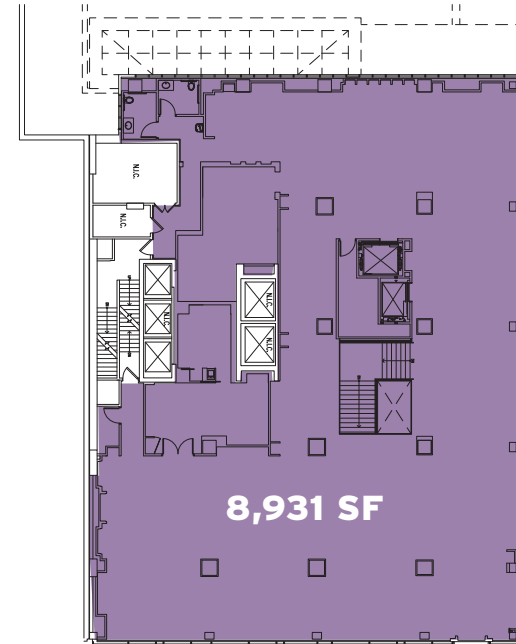
CEILING HEIGHT

Ground Floor	16 FT
Basement	10 FT
Second Floor	11 FT

FRONTAGE

85 FT on Fifth Avenue
101 FT on East 39th Street

SECOND FLOOR



SITE STATUS

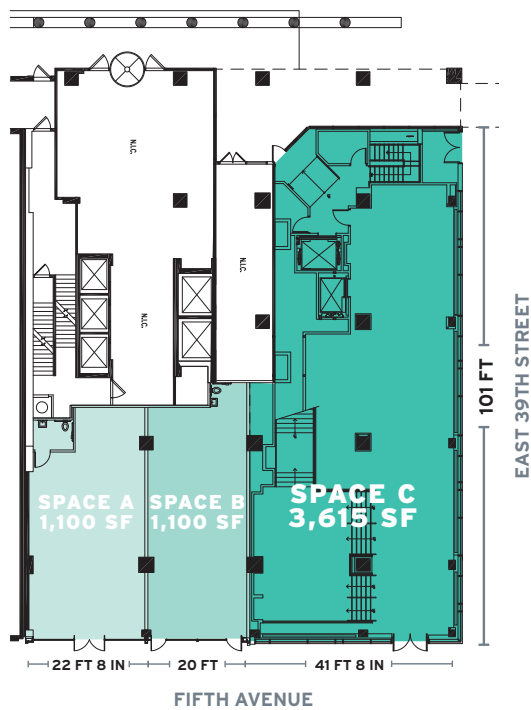
Formerly Charming Charlie, Skin Supreme NYC, Le Sak Paris and a souvenir shop

COMMENTS

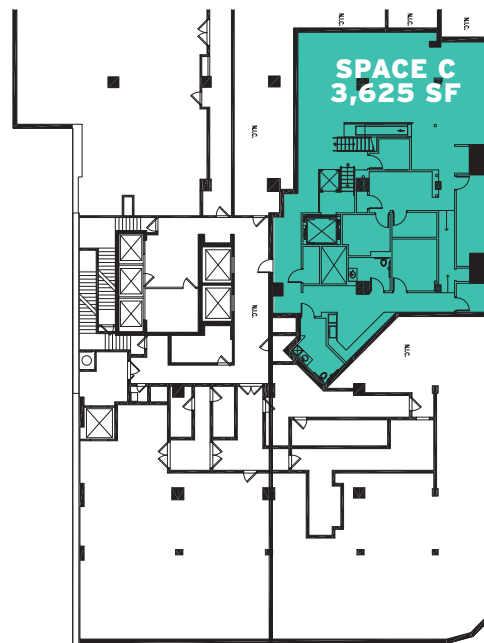
Dedicated loading on East 39th Street

PROPOSED DIVISIONS SCENARIO 1

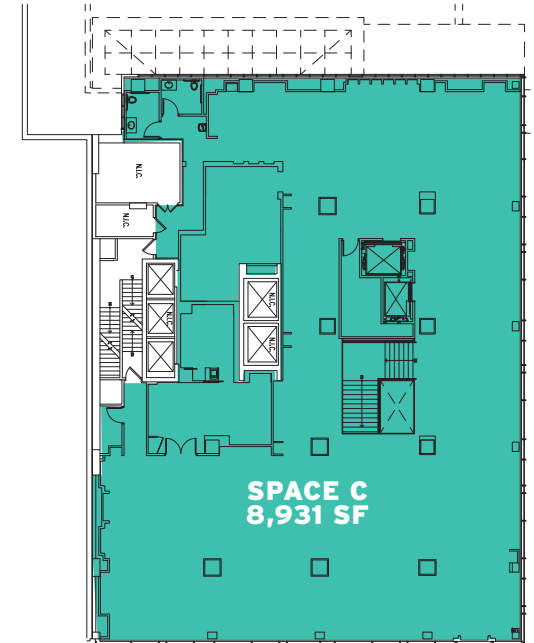
GROUND FLOOR



BASEMENT



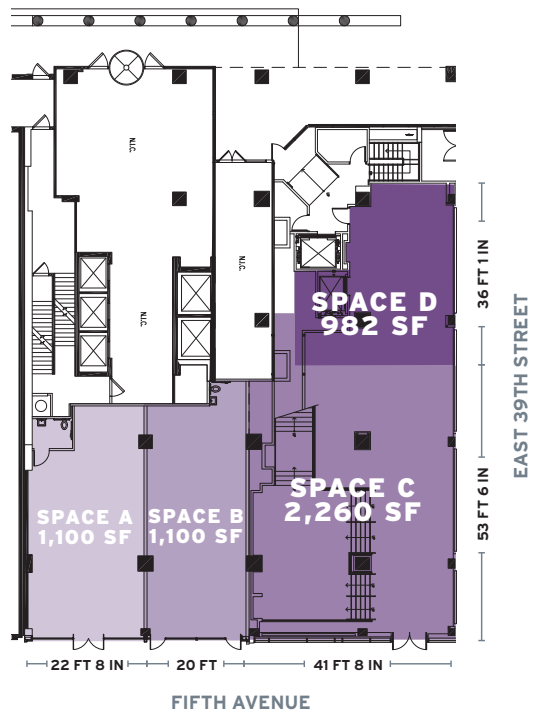
SECOND FLOOR



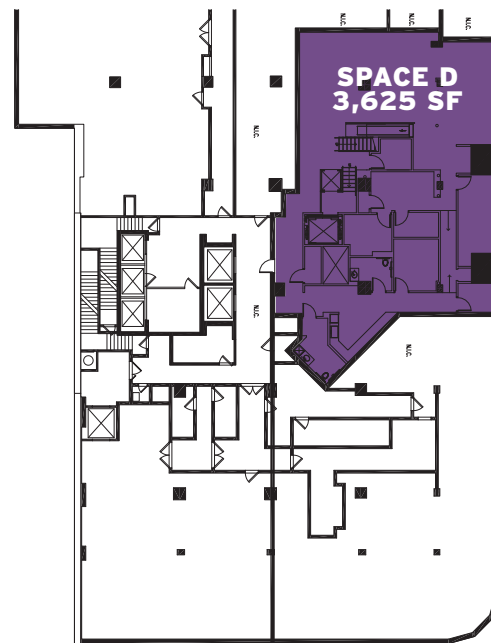
PROPOSED DIVISIONS

SCENARIO 2

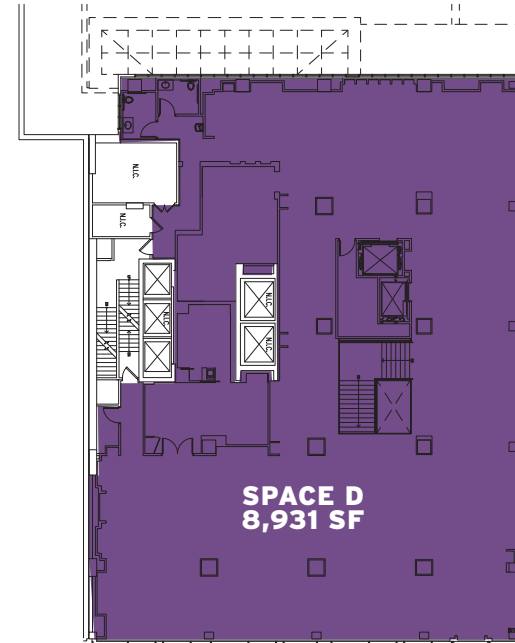
GROUND FLOOR



BASEMENT



SECOND FLOOR





30+

HOTELS WITHIN A FIVE-BLOCK RADIUS, THE LARGEST CONCENTRATION IN AMERICA



50M

PEDESTRIANS ON FIFTH AVENUE PER YEAR

\$4B+

IN RETAIL SALES ON FIFTH AVENUE ANNUALLY



New York Public Library

#1

DESTINATION FOR SHOPPING

41M+

SQUARE FEET

OF OFFICE SPACE ON FIFTH AVENUE



EXCEPTIONAL VISIBILITY

Be at the forefront of the most dynamic destinations in the world. Where brands showcase offerings and experiences to throngs of people everyday. And with several major corporations and hotels in the neighborhood, 445 Fifth Avenue is one of the busiest corners on earth.



AREA DEVELOPMENTS



HOTEL

- | | |
|--|---|
| 1 THE KNICKERBOCKER
330 KEYS | 12 MARRIOTT VACATION CLUB PULSE
177 KEYS |
| 2 COURTYARD BY MARRIOTT
224 KEYS | 13 FAIRFIELD INN & SUITES BY MARRIOTT
92 KEYS |
| 3 THE BRYANT PARK HOTEL
128 KEYS | 14 HOLIDAY INN EXPRESS
135 KEYS |
| 4 ANDAZ
184 KEYS | 15 HYATT PLACE NEW YORK
185 KEYS |
| 5 RESIDENCE INN BY MARRIOTT
357 KEYS | 16 BEST WESTERN PREMIER
94 KEYS |
| 6 PARK TERRACE HOTEL
226 KEYS/57 LUXURY CONDOS | 17 EXECUTIVE HOTEL LE SOLEIL
162 KEYS |
| 7 THE REFINERY HOTEL
197 KEYS | 18 HILTON GARDEN INN
298 KEYS |
| 8 LIBRARY HOTEL BY LIBRARY COLLECTION
60 KEYS | 19 THE LANGHAM
234 KEYS |
| 9 COURTYARD BY MARRIOTT
181 KEYS | 20 HOTEL METRO NYC
183 KEYS |
| 10 ARCHER HOTEL
180 KEYS | 21 THE GREGORY HOTEL NEW YORK
132 KEYS |
| 11 EMBASSY SUITES BY HILTON
97 KEYS | 22 U HOTEL FIFTH AVENUE
70 KEYS |

OFFICE

- | | |
|--|---|
| 1 BANK OF AMERICA TOWER
1 Bryant Park
2.1M SF | 7 BANK OF CHINA TOWER
1045 Sixth Avenue
425K SF |
| 2 SALESFORCE TOWER
1095 Sixth Avenue
1.3M SF | 8 300 MADISON AVENUE
1.15M SF |
| 3 GRACE BUILDING
1114 Sixth Avenue
1.5M SF | 9 10 EAST 40TH STREET
350K SF |
| 4 SALMON TOWER BUILDING
11 West 42nd Street
932K SF | 10 LEFCOURT COLONIAL BUILDING
295 Madison Avenue
285K SF |
| 5 500 FIFTH AVENUE
660K SF | 11 275 MADISON AVENUE
336K SF |
| 6 5 BRYANT PARK
683K SF | 12 420 FIFTH AVENUE
606K SF |
| | 13 261 MADISON AVENUE
384K SF |

NEW DEVELOPMENT

- | | |
|--|---|
| 1 1100 SIXTH AVENUE
13.5K RETAIL/360K OFFICE SF | 3 ONE VANDERBILT
1.5M OFFICE SF |
| 2 ML HOUSE
1050 Sixth Avenue
61 RESIDENTIAL UNITS | 4 995 SIXTH AVENUE
375K OFFICE SF |

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