

53-55 BEACH STREET



OKADA & CO.

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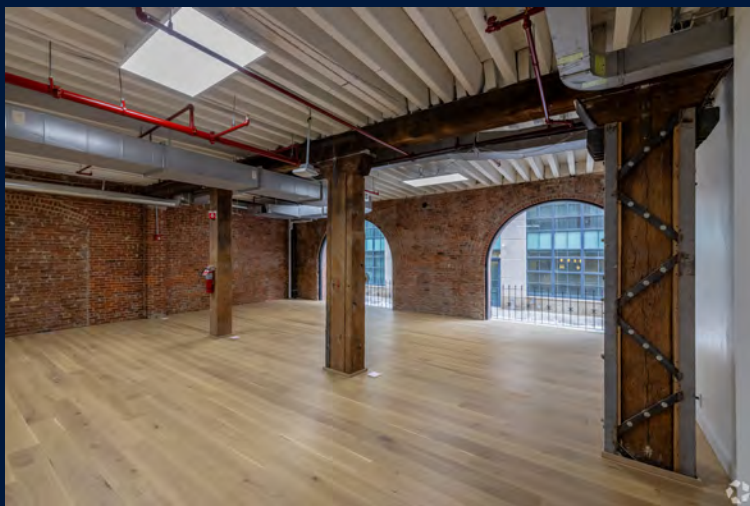


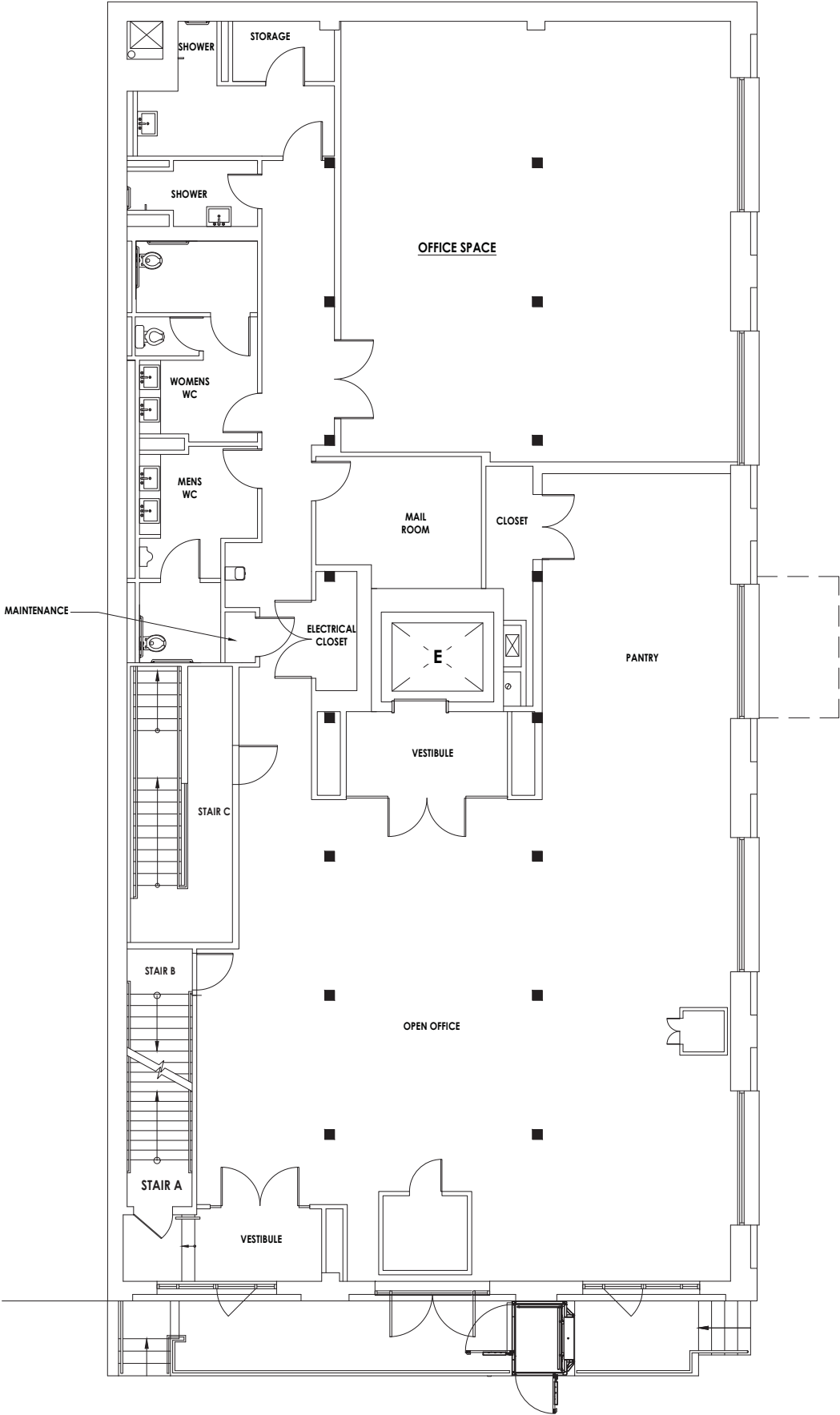
GROUND | LOWER LEVEL

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This lower-level space offers 5,000 square feet of usable area with 11-foot ceilings. The ground floor retail space features 6,658 square feet with an impressive 150 feet of wraparound frontage. Together, these combined spaces provide over 11,000 square feet of contiguous, pristine space with top-tier amenities. Features include high exposed ceilings, hardwood floors, oversized architecturally stunning arched windows that allow

abundant natural light, and state-of-the-art furnishings such as workstations, chairs, desks, sofas, and soundproof phone booths. The space also boasts spacious restrooms, ultra-high-speed fiber internet, and recently upgraded HVAC, electrical, and plumbing systems. Tenants benefit from 24/7 access and advanced security.





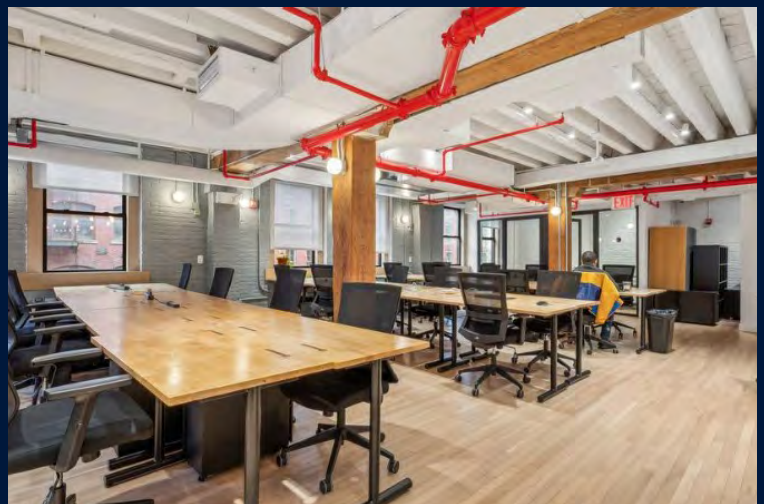
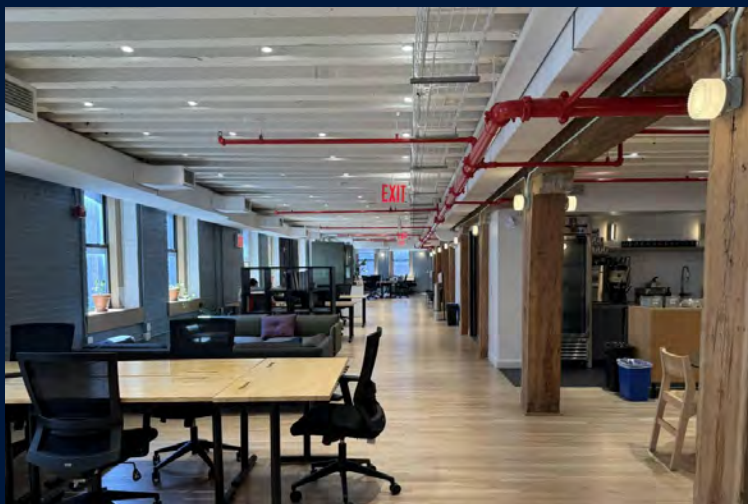
1 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

THIRD - SIXTH FLOORS

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Each of the full floors (3-6) offers 6,658 square feet of turnkey, move-in-ready office space, fully furnished with top-of-the-line furnishings and complete kitchens on every floor. These floors feature premium design and finishes, including high ceilings, beautiful multi-directional windows that allow for abundant natural light, hardwood floors, and exposed brick walls. Each floor can be leased separately, together with another floor, or the entire building can be leased as an iconic corporate headquarters.

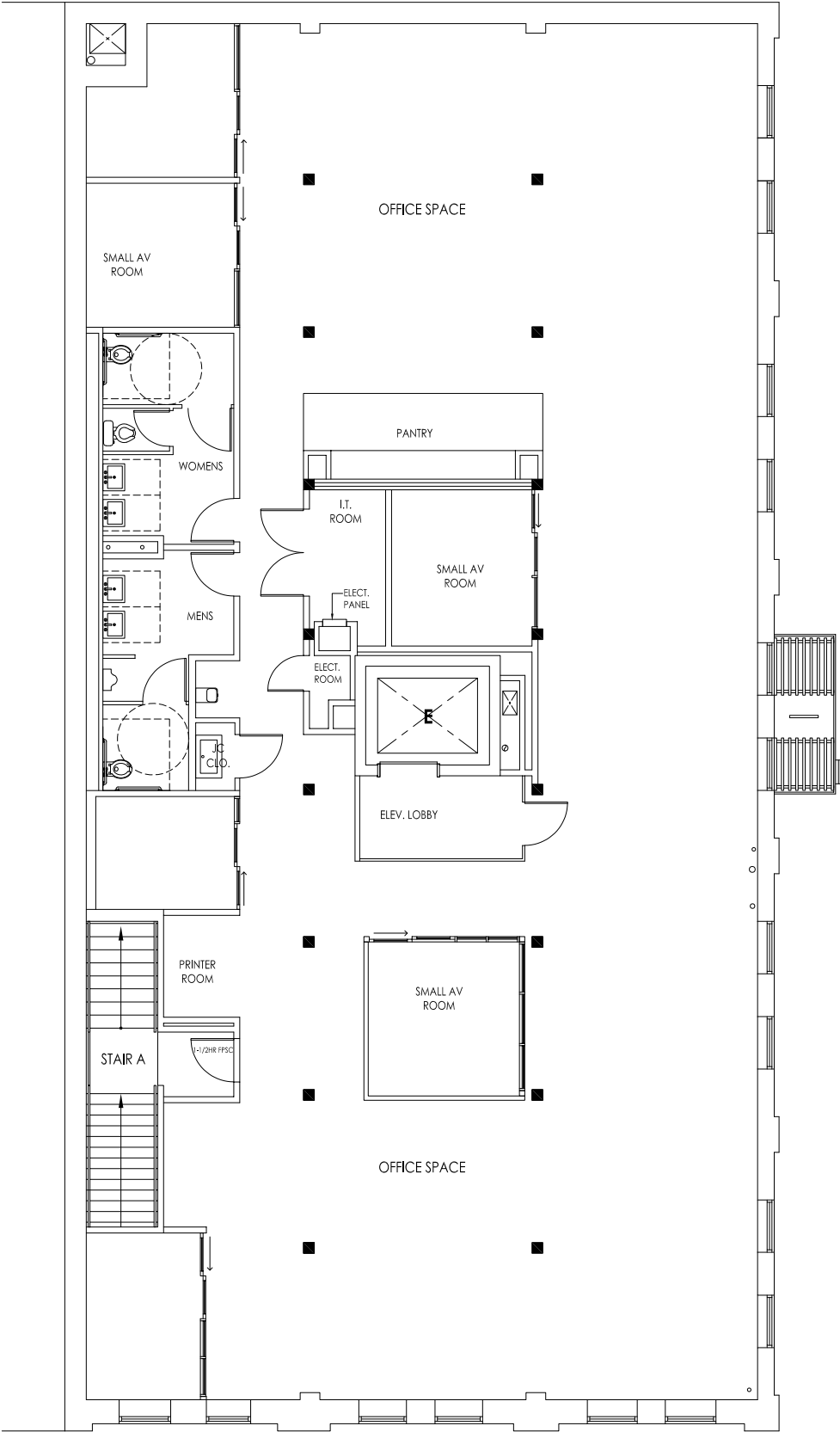
The layout includes a unique blend of open workstations, built-out offices, and conference rooms. In pristine condition, each floor offers a private elevator landing, secured vestibule, high exposed ceilings, large multi-directional windows for excellent light, and state-of-the-art furniture, including workstations, chairs, desks, sofas, soundproof phone booths, fully equipped kitchens, and spacious restrooms.



THIRD - SIXTH FLOORS

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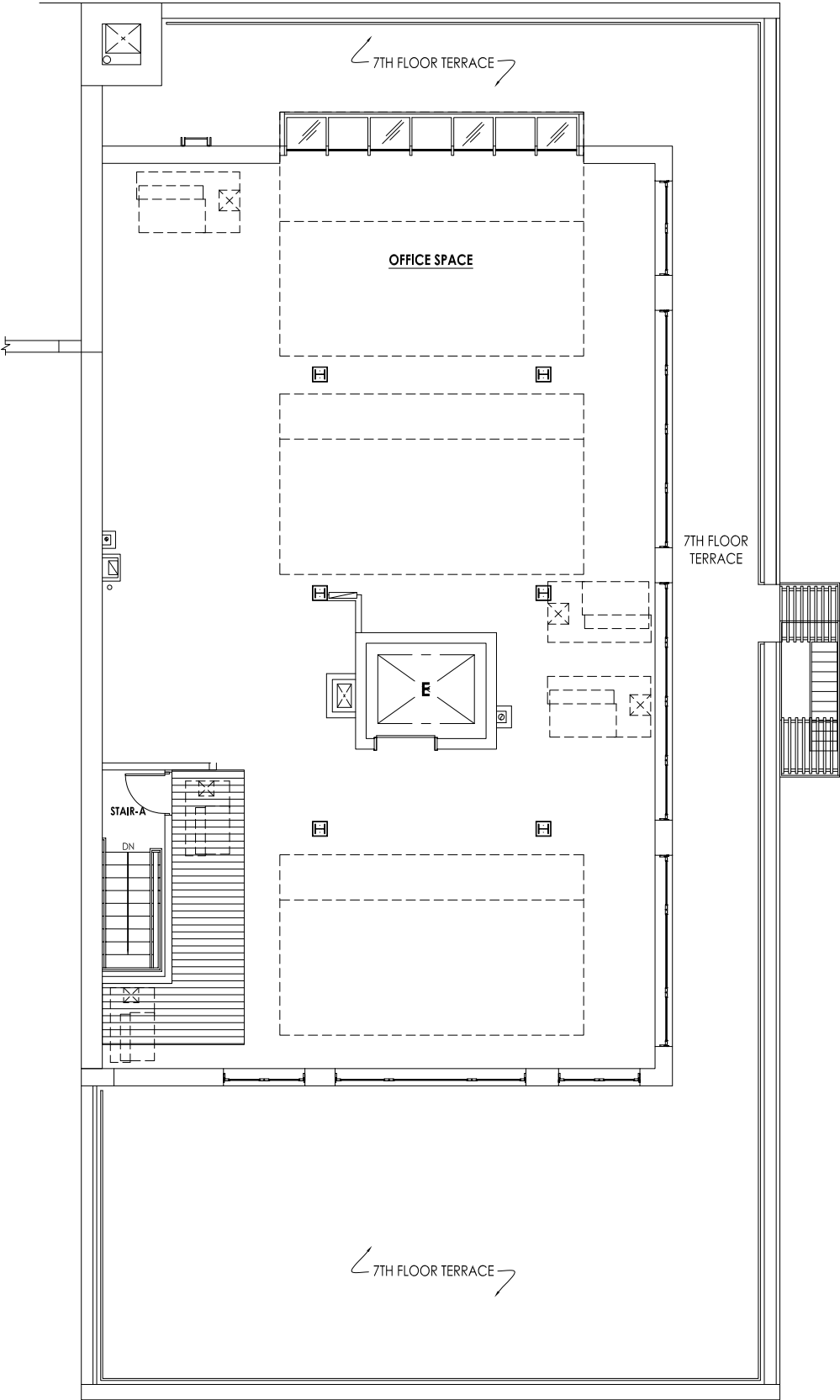
PENTHOUSE

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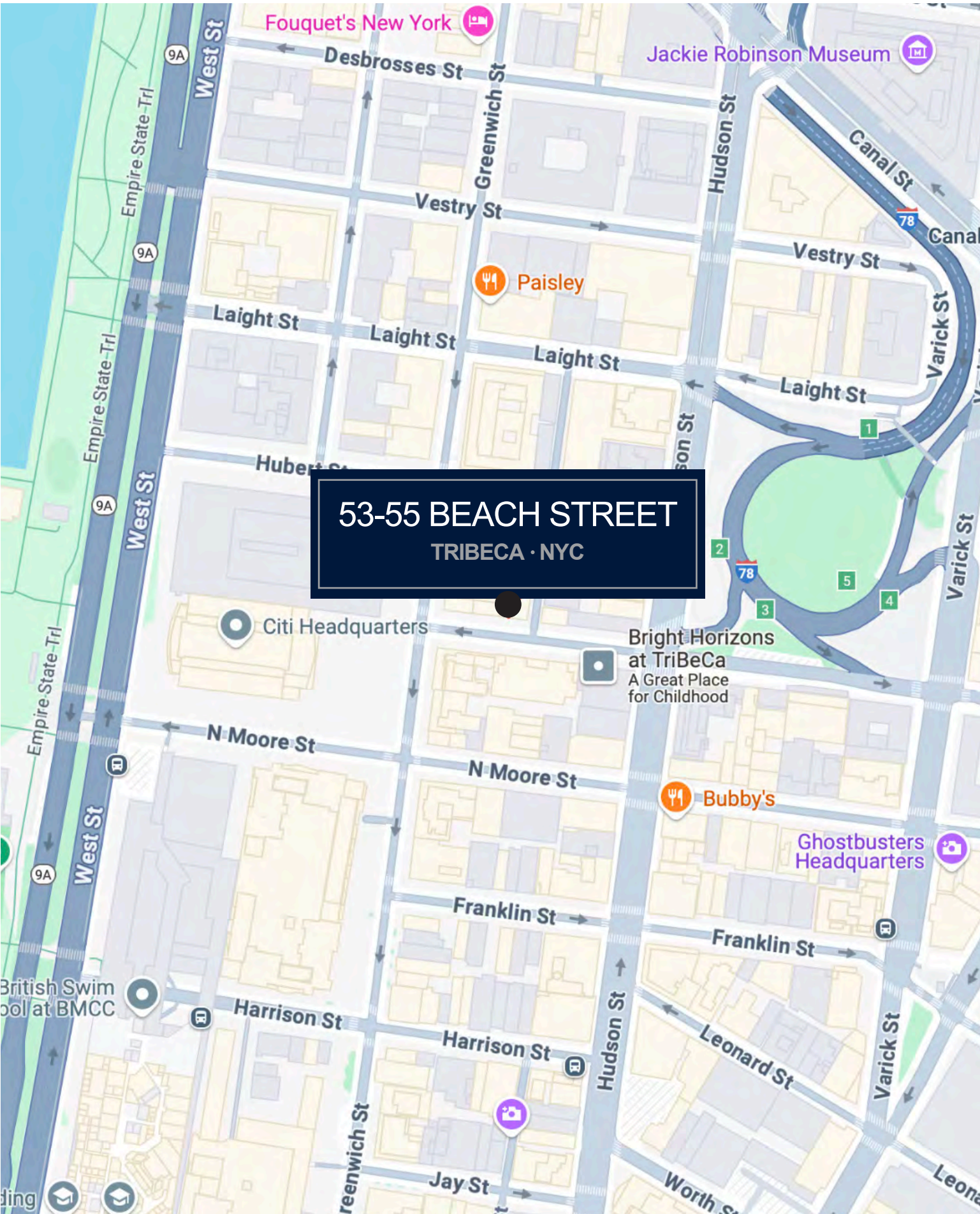
The penthouse floor offers 3,850 square feet of interior space with a striking all-glass façade. It features a custom-built 25-foot bar with a fully equipped kitchen, including an oven and dishwasher, as well as a state-of-the-art sound system. In addition to move-in-ready, pristine, fully furnished office space with a premium design, the penthouse includes a private elevator landing, secured vestibule, high-end finishes, hardwood

floors, vaulted ceilings, and state-of-the-art furnishings, such as workstations, chairs, desks, sofas, soundproof phone booths, and spacious restrooms. The penthouse also boasts a private, expansive outdoor roof terrace, fully furnished with tables, chairs, recliners, and loungers—ideal for team meetings, outings, events, or retreats, all while enjoying incredible views of the New York skyline.





LOCATION





Founded by CEO Chris Okada in 2006, Okada & Co. is a privately held New York City-based commercial real estate development and advisory company offering a modern, tech-enabled approach to property development and management, landlord and tenant representation, and investment sales. With a portfolio of 5 million square

feet of Midtown property owned and represented and a history of more than \$1B in sales and leasing, Okada & Co. continually seeks opportunities to increase the value of the real estate experience for landlords, tenants, and investors.



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