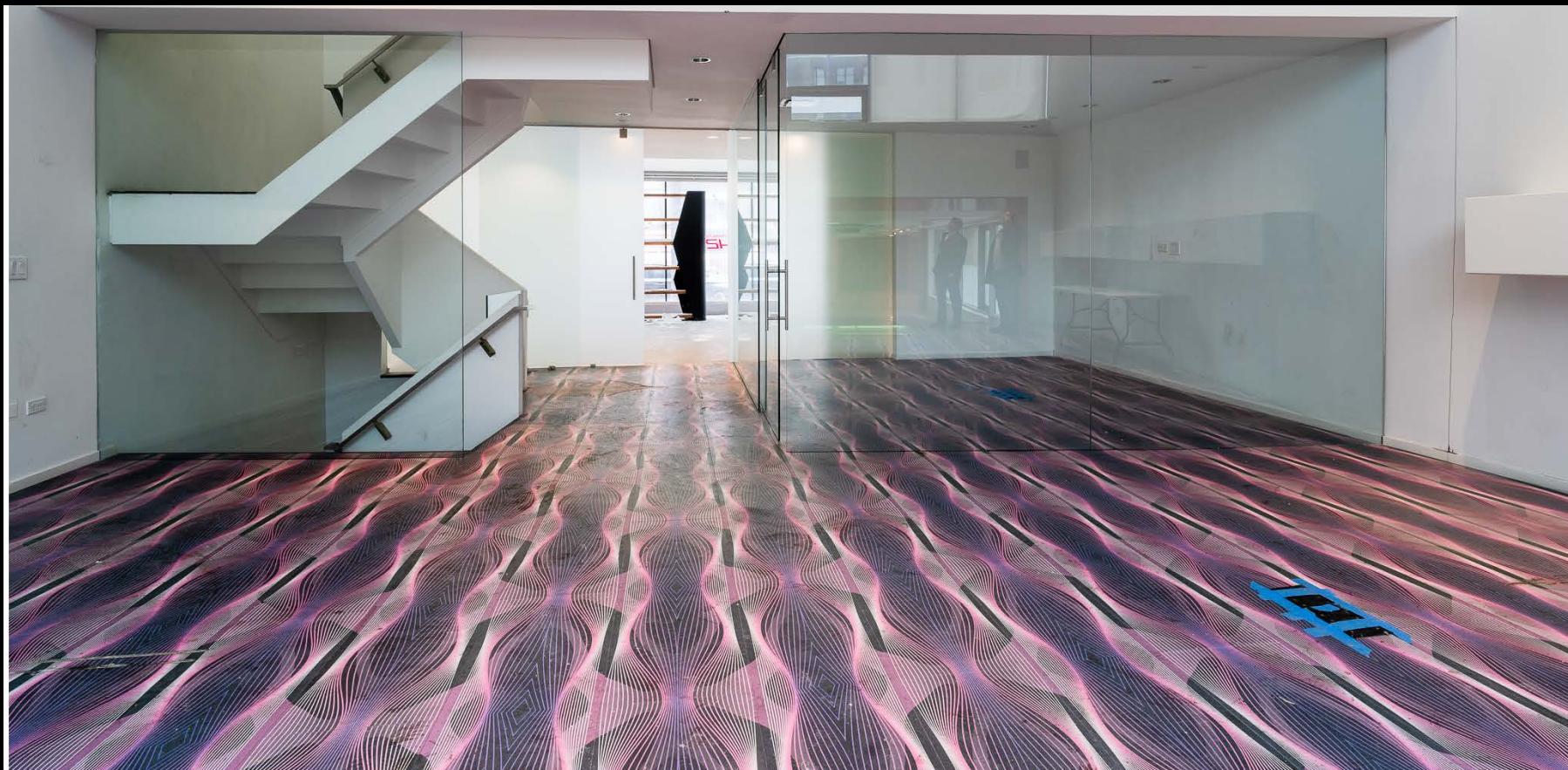


COMPASS
COMMERCIAL



428 West 54th Street New York, NY 10019

Retail Condominium

Asking Price: \$4,999,000

Investment Overview

428 West 54th Street is one of Manhattan's most unique retail spaces, spanning 5,800 square feet across the ground floor, basement, and mezzanine.

Owned by a famous recording artist who once considered transforming it into a private recording studio, the space carries a distinct creative energy. High ceilings, exposed brick, and modern upgrades, it offers a stylish and flexible layout perfect for a flagship store, boutique, or innovative retail concept in a prime NYC location.



Asking \$4,999,000

Property Overview

PROPERTY SUMMARY

Address	428 West 54th Street
Condo Building Name	The Dillion
Cross Streets	9th & 10th Avenues
Submarket	Midtown West
Block / Lot	1063 / 1111
Year Built	2010
Architect	Smith-Miller + Hawkinson
Lot Dimensions	25' x 55'
Lot Size	1,100 SF
Gross SF	5,841
Below Grade SF	1,300
Ground Floor SF	4,054
Mezzanine SF	460
Zoning	C6-2
Tax Class	4
Taxes	\$54,589
Condo Common Charges	\$12,720 per annum

PROPERTY HIGHLIGHTS

5,814 Gross SF across three distinct and finished levels

Artistically remodeled and versatile white boxed office, gallery or retail space

Entire building identity while benefiting from the luxury residential condo finishes

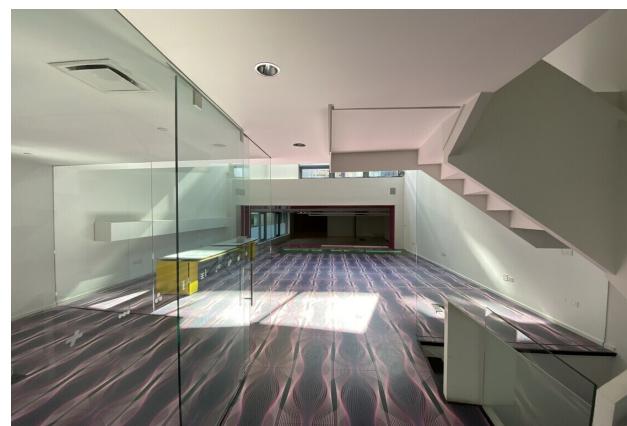
Fully equipped with HVAC system, motorized blinds, three bathrooms, two kitchenettes, shutter security gate and street integrated intercom system

Appeal to wide array of tenant applications

25' of frontage with two private entry ways along West 54th Street and one additional egress into condominium building

Steps from the heart of Midtown Manhattan and nestled in quant residential community

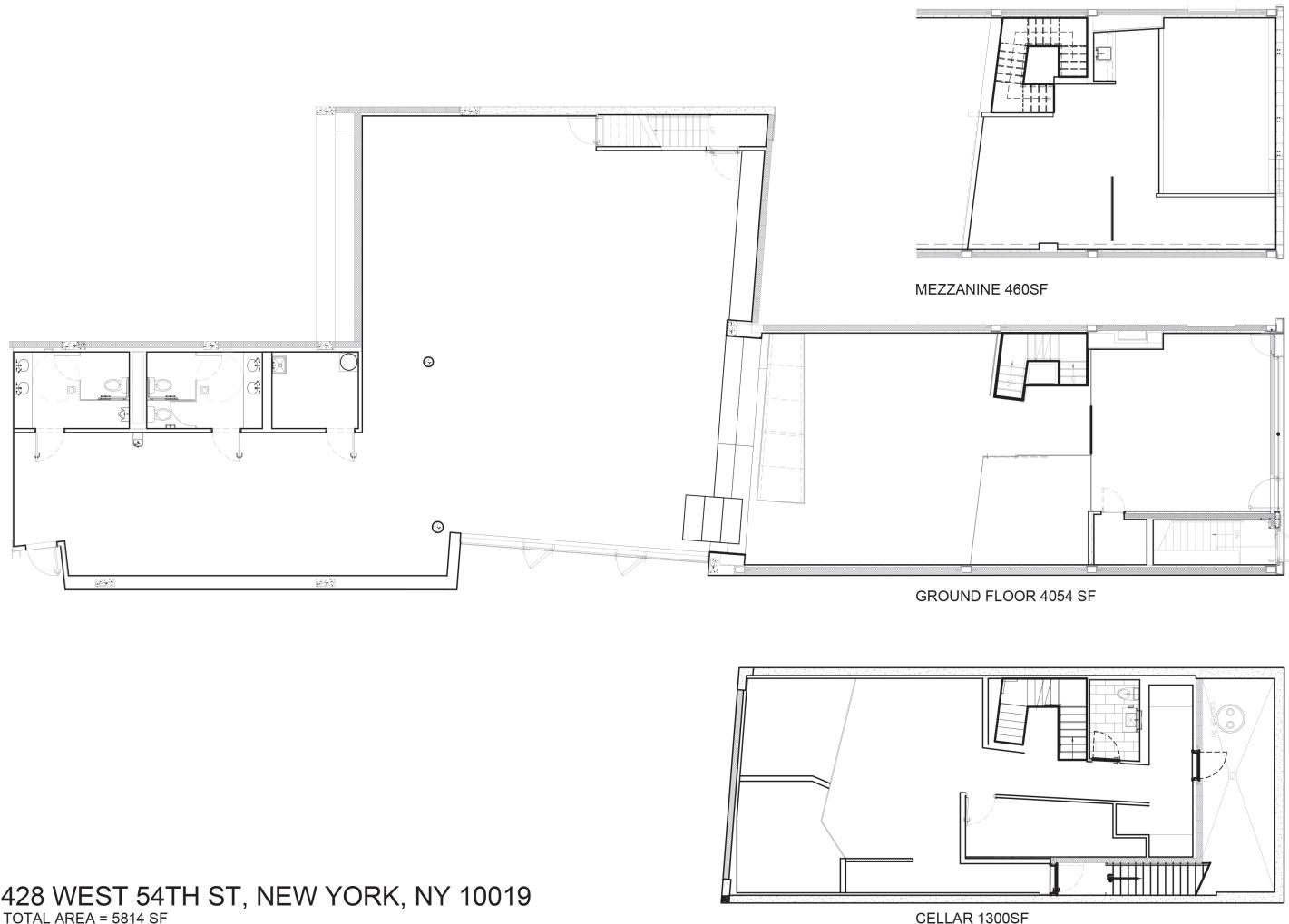
The Space



Asking \$4,999,000

2

Floor Plans



Asking \$4,999,000

Confidentiality Agreement

Compass Real Estate has been engaged as the exclusive broker in connection with Seller's solicitation of offers for the purchase of the property named above. Prospective purchasers are advised that as a part of the solicitation process, Seller will be evaluating a number of factors including the current financial qualifications of the prospective purchaser. Seller expressly reserves the right in its sole and absolute discretion to evaluate the terms and conditions of any offer and to reject any offer without providing a reason, therefore. Further, Seller reserves the right to terminate the solicitation process at any time proper to final execution of the Purchase Agreement.

The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property, and it is not to be used for any other purpose or made available to any other person without the express written consent of Seller or Compass Real Estate. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Compass Real Estate from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and qualified in their entirety by the actual documents to which they relate. No representation or warranty, expressed or implied, is made by the seller, Compass Real Estate, or any of their respective affiliates as to the accuracy or completeness of the information contained herein. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any hazardous material located at the Property and or Property site or used in the construction or maintenance of the Property at site.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against the Seller or Compass Real Estate or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Condominium Property. Prospective purchasers are not to construe the contents of this Offering Memorandum or any prior or subsequent communication from Compass Real Estate or Seller or their affiliates or any respective officers, directors, shareholders, owners, employees, or agents as legal tax or other advice. Prior to submitting an offer, prospective purchasers should consult with their own legal counsel and personal and tax advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.



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