

# LEASE

## PROFESSIONAL SPACE FOR LEASE - MIDTOWN

545 5th Avenue New York, NY 10017



### LEASE RATE

\$50.00 SF/yr - 3,276 SF

---

#### Joseph T. Hamdan

Licensed Real Estate Broker/Principal  
O: 718 921 3100 | C: 917 365 0215  
jhamdan@cbrnyc.com

#### Olga Pidhirnyak

NYS Licensed Real Estate Salesperson  
O: 718 921 3100 x110 | C: 917 488 3077  
olga.pidhirnyak@cbrnyc.com



**COLDWELL BANKER**  
**COMMERCIAL**

**RELIABLE**  
**REAL ESTATE**

# LEASE

## PROFESSIONAL SPACE FOR LEASE - MIDTOWN

545 5th Avenue New York, NY 10017



### OFFERING SUMMARY

Lease Rate:	\$50.00 SF/yr (MG)
Building Size:	180,349 SF
Available SF:	3,276 SF
Lot Size:	12,550 SF
Year Built:	1930
Zoning:	C5-3
Market:	Manhattan
Submarket:	Midtown

### PROPERTY OVERVIEW

Introducing 545 5th Avenue - a fantastic opportunity that you won't want to miss! We are thrilled to offer a 9th-floor professional space for sublease in one of New York City's most prestigious and bustling areas. This space provides approximately 3,276 square feet of rentable area, perfectly suited for a variety of professional needs. Located in the heart of Midtown Manhattan, this prime location ensures exceptional convenience and accessibility. The building is situated amidst a vibrant commercial and cultural hub, drawing a substantial flow of foot traffic from both tourists and long-time residents alike. Surrounded by iconic landmarks, world-class dining, shopping, and entertainment options, your business will thrive in this dynamic and energetic environment. The space itself is designed to accommodate modern business requirements, offering a flexible layout that can be tailored to your specific needs. Whether you are looking to expand your existing operations or establish a new presence in Midtown, this sublease opportunity provides the ideal setting. Don't miss the chance to position your business at 545 5th Avenue, where unparalleled convenience meets prestige and visibility. Contact us today to learn more about this exceptional sublease opportunity and to schedule a viewing. Midtown Manhattan is the vibrant central hub of New York City, housing iconic landmarks like the Empire State Building, the Chrysler Building, and the United Nations headquarters. It's also home to popular tourist destinations such as Broadway, Times Square, and Koreatown, making it a dynamic and culturally rich neighborhood. This area is incredibly well-connected, with multiple public transit stations, including the bustling Penn Station, which is the busiest transportation hub in the Western Hemisphere. The space is suitable for various uses, including professional or creative purposes.

#### Joseph T. Hamdan

Licensed Real Estate Broker/Principal  
O: 718 921 3100 | C: 917 365 0215  
jhamdan@cbrnyc.com

#### Olga Pidhirnyak

NYS Licensed Real Estate Salesperson  
O: 718 921 3100 x110 | C: 917 488 3077  
olga.pidhirnyak@cbrnyc.com



**COLDWELL BANKER** | **RELIABLE**  
**COMMERCIAL** | **REAL ESTATE**

# LEASE

## PROFESSIONAL SPACE FOR LEASE - MIDTOWN

545 5th Avenue New York, NY 10017



### LOCATION INFORMATION

Building Name	Professional Space For Lease - Midtown
Street Address	545 5th Avenue
City, State, Zip	New York, NY 10017
County	New York
Market	Manhattan
Sub-market	Midtown
Cross-Streets	East 45th Street
Market Type	Mega

### BUILDING INFORMATION

Building Class	A
Tenancy	Multiple
Number of Floors	13
Year Built	1930

### PROPERTY HIGHLIGHTS

- 9th Floor - 3,276 rentable square feet
- Close to Grand Central Terminal, Times Square-42nd Street N, Q, R, W train station, Grand Central-42nd Street 4, 5, 6, 7, S train station

#### Joseph T. Hamdan

Licensed Real Estate Broker/Principal  
O: 718 921 3100 | C: 917 365 0215  
jhamdan@cbrnyc.com

#### Olga Pidhirnyak

NYS Licensed Real Estate Salesperson  
O: 718 921 3100 x110 | C: 917 488 3077  
olga.pidhirnyak@cbrnyc.com



**COLDWELL BANKER** | **RELIABLE**  
**COMMERCIAL** | **REAL ESTATE**



# LEASE

## PROFESSIONAL SPACE FOR LEASE - MIDTOWN

545 5th Avenue New York, NY 10017



### LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	3,276 SF	Lease Rate:	\$50.00 SF/yr

### AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
545 5th Avenue, New York, NY 10017	3,276 SF	Modified Gross	\$50.00 SF/yr	Professional Space

**Joseph T. Hamdan**  
Licensed Real Estate Broker/Principal  
O: 718 921 3100 | C: 917 365 0215  
jhamdan@cbrnyc.com

**Olga Pidhirnyak**  
NYS Licensed Real Estate Salesperson  
O: 718 921 3100 x110 | C: 917 488 3077  
olga.pidhirnyak@cbrnyc.com



**COLDWELL BANKER** | **RELIABLE**  
**COMMERCIAL** | **REAL ESTATE**

# LEASE

## PROFESSIONAL SPACE FOR LEASE - MIDTOWN

545 5th Avenue New York, NY 10017



---

### Joseph T. Hamdan

Licensed Real Estate Broker/Principal

O: 718 921 3100 | C: 917 365 0215

jhamdan@cbrnyc.com

### Olga Pidhirnyak

NYS Licensed Real Estate Salesperson

O: 718 921 3100 x110 | C: 917 488 3077

olga.pidhirnyak@cbrnyc.com

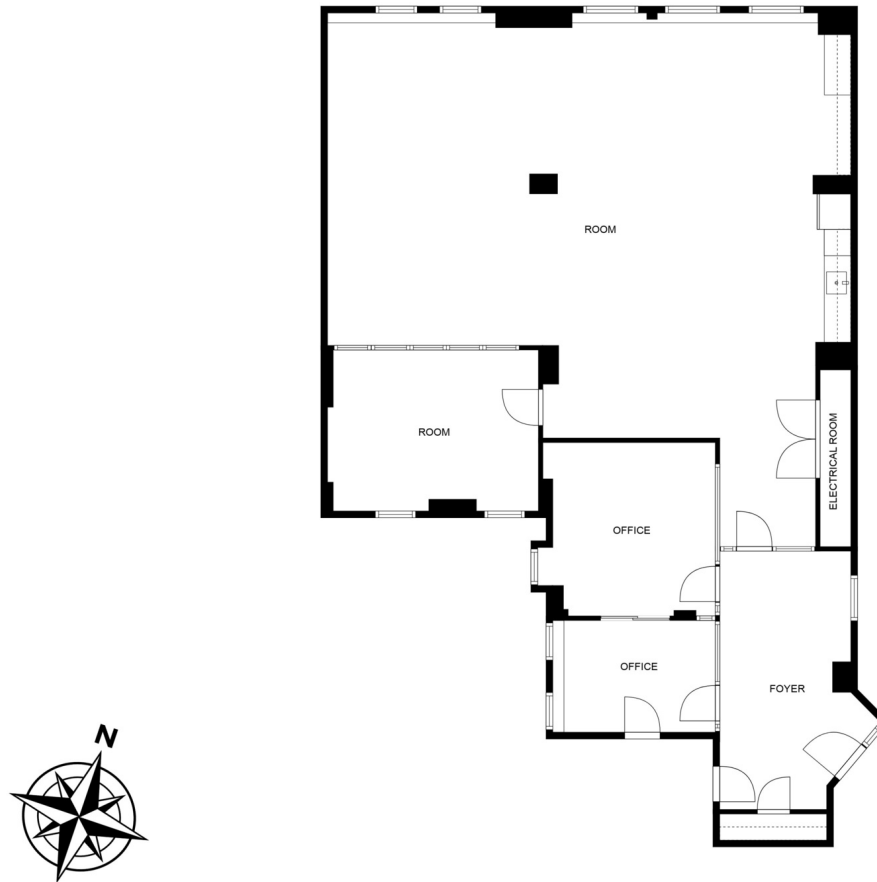


**COLDWELL BANKER** | **RELIABLE**  
**COMMERCIAL** | **REAL ESTATE**

# LEASE

## PROFESSIONAL SPACE FOR LEASE - MIDTOWN

545 5th Avenue New York, NY 10017



---

**Joseph T. Hamdan**

Licensed Real Estate Broker/Principal

O: 718 921 3100 | C: 917 365 0215

jhamdan@cbrnyc.com

**Olga Pidhirnyak**

NYS Licensed Real Estate Salesperson

O: 718 921 3100 x110 | C: 917 488 3077

olga.pidhirnyak@cbrnyc.com



**COLDWELL BANKER** | **RELIABLE**  
**COMMERCIAL** | **REAL ESTATE**

# LEASE

## PROFESSIONAL SPACE FOR LEASE - MIDTOWN

545 5th Avenue New York, NY 10017



**Joseph T. Hamdan**

Licensed Real Estate Broker/Principal  
O: 718 921 3100 | C: 917 365 0215  
jhamdan@cbrnyc.com

**Olga Pidhirnyak**

NYS Licensed Real Estate Salesperson  
O: 718 921 3100 x110 | C: 917 488 3077  
olga.pidhirnyak@cbrnyc.com



**COLDWELL BANKER** | **RELIABLE**  
**COMMERCIAL** | **REAL ESTATE**



# LEASE

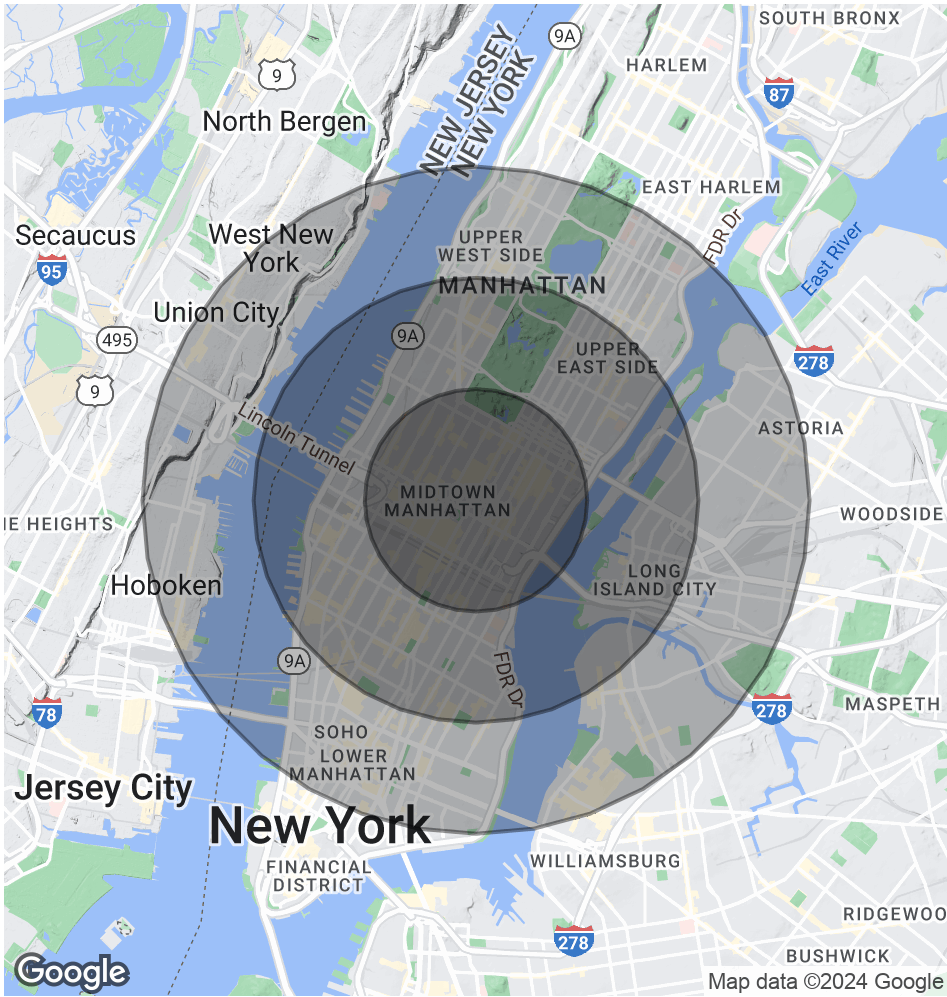
## PROFESSIONAL SPACE FOR LEASE - MIDTOWN

545 5th Avenue New York, NY 10017

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	175,214	627,442	1,231,731
Average Age	39.9	40.4	40
Average Age (Male)	40.3	40.8	39.9
Average Age (Female)	40.4	40.6	40.6

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	127,101	411,531	735,827
# of Persons per HH	1.4	1.5	1.7
Average HH Income	\$156,148	\$166,414	\$153,771
Average House Value	\$803,118	\$863,241	\$800,505

2020 American Community Survey (ACS)



### Joseph T. Hamdan

Licensed Real Estate Broker/Principal  
O: 718 921 3100 | C: 917 365 0215  
jhamdan@cbrnyc.com

### Olga Pidhirnyak

NYS Licensed Real Estate Salesperson  
O: 718 921 3100 x110 | C: 917 488 3077  
olga.pidhirnyak@cbrnyc.com



COLDWELL BANKER  
**COMMERCIAL** | **RELIABLE**  
REAL ESTATE



### CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested tenants should be aware that the owner is leasing the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, tenant will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the tenant's choosing.

The Owner reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to lease must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the owner and executed by both parties; and (iii) approved by owner and such other parties who may have an interest in the Property. Neither the prospective tenant nor owner shall be bound until execution of the contract of lease, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective tenants shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

---

**Joseph T. Hamdan**

Licensed Real Estate Broker/Principal

O: 718 921 3100 | C: 917 365 0215

jhamdan@cbrnyc.com

**Olga Pidhirnyak**

NYS Licensed Real Estate Salesperson

O: 718 921 3100 x110 | C: 917 488 3077

olga.pidhirnyak@cbrnyc.com



**COLDWELL BANKER** | **RELIABLE**  
**COMMERCIAL** | **REAL ESTATE**