

PREMIER CLASS A FIFTH AVENUE
OFFICE CONDOMINIUM FOR SALE

420
FIFTH AVENUE

NEW YORK, NY

Between 37th and 38th Streets

PRICE REDUCTION



Rudder
Property Group



420 FIFTH AVENUE

NEW YORK, NY

Available:

Entire 7th Floor: 31,153 RSF

Reduced Price:

~~\$26,480,050 (\$850/RSF)~~

\$20,249,450 (\$650/RSF)

Estimated Annual Common Charges:

\$423,437 (\$13.59/RSF)

Annual Capital Expenditure Reserve:

\$71,029 (\$2.28/RSF)

Estimated Annual Real Estate Taxes:

\$596,455 (\$19.16/RSF)

Unit Highlights:

- Highly efficient center-core layout with excellent column-spacing
- 12' 10" slab-to-slab ceiling heights
- Three sides of floor-to-ceiling windows
- Excellent light and air
- Modern, newly constructed creative office installation

Building Highlights:

- 650,000 RSF class A midtown tower on Fifth Avenue between and 37th & 38th Street
- Close proximity to Grand Central, Port Authority and Penn Station
- Prestigious owner roster including Luxottica, Helaba Bank, Mediterranean Shipping Company, Girl Scouts of America and The Rockefeller Foundation
- Dramatic contemporary two-story lobby, attended 24/7
- Modern building systems and first-class management
- Adjacent to Amazon's NYC headquarters (former Lord & Taylor building) with Shaver Hall, a 35,000 square foot food court opening in 2026

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36 West 44th Street

New York, NY 10036

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420
FIFTH AVENUE
NEW YORK, NY

420 Fifth Avenue is a 30-story, 650,000 RSF, Class A office condominium building. Built in 1990, the property is located on the west side of Fifth Avenue between 37th and 38th Streets in Midtown. 420 Fifth Avenue is one of New York's premier office condominium buildings and the only Class A office condominium on Fifth Avenue. The building boasts a prestigious owner roster including Luxottica, Helaba Bank, Mediterranean Shipping Company, Girl Scouts of America, The Rockefeller Foundation and Ziff Brothers Investments.

The property features a highly articulated facade that is formed from Stony Creek granite and reflective glass, accented with bands of burgundy brownstone complementing the surrounding Midtown environment. The design typifies Fifth Avenue's traditional scale, while expressing a distinctive identity. 420 Fifth Avenue is centrally located in close proximity to Grand Central Terminal, Port Authority, Penn Station, major bus and subway lines, the New York Public Library and the Empire State Building.

This rare office condominium has allowed the long-term, stable unit owners in the building to benefit from capital appreciation, tax exemptions, control over their expenses and sense of financial security.

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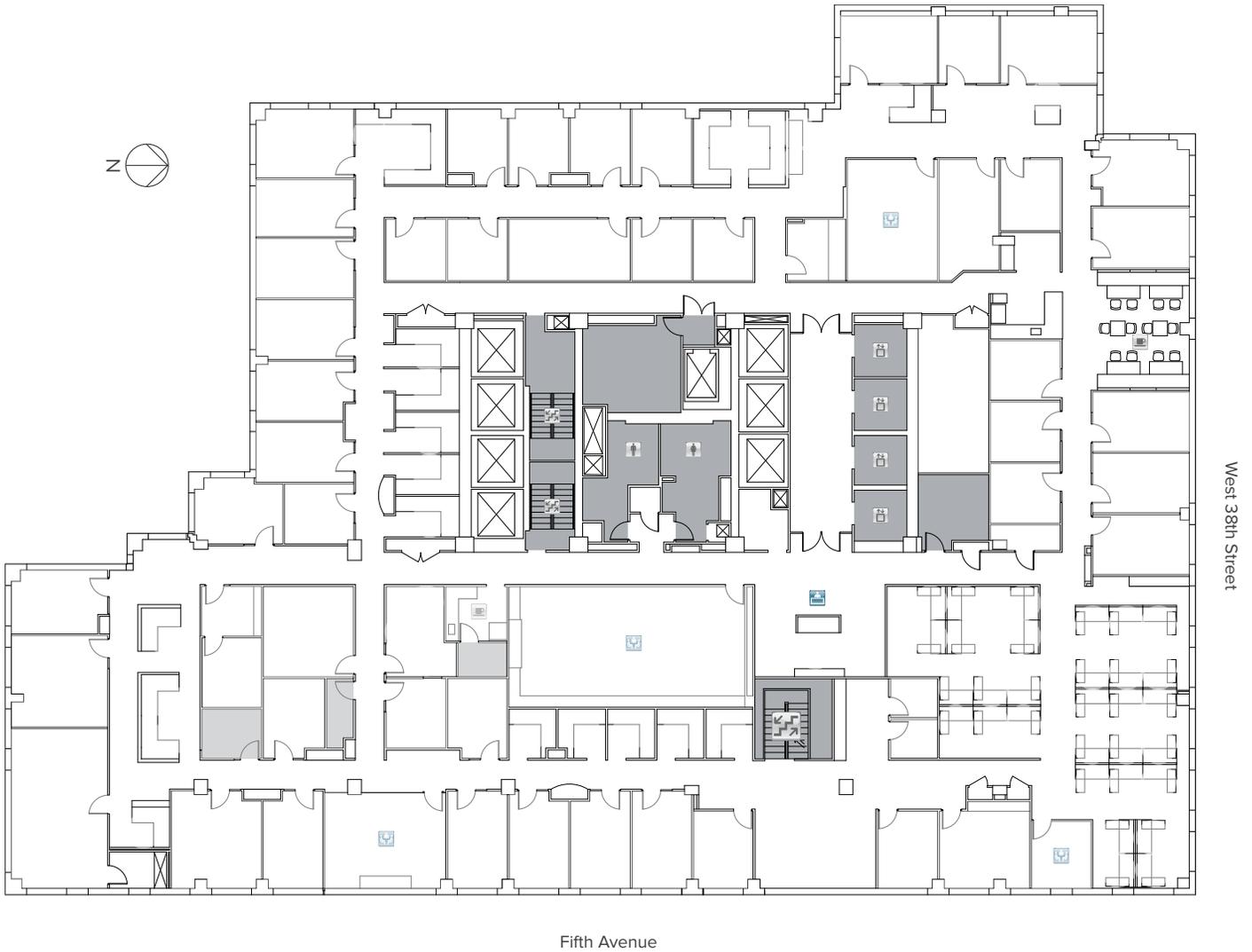


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Entire 7th Floor - As Built
31,153 RSF

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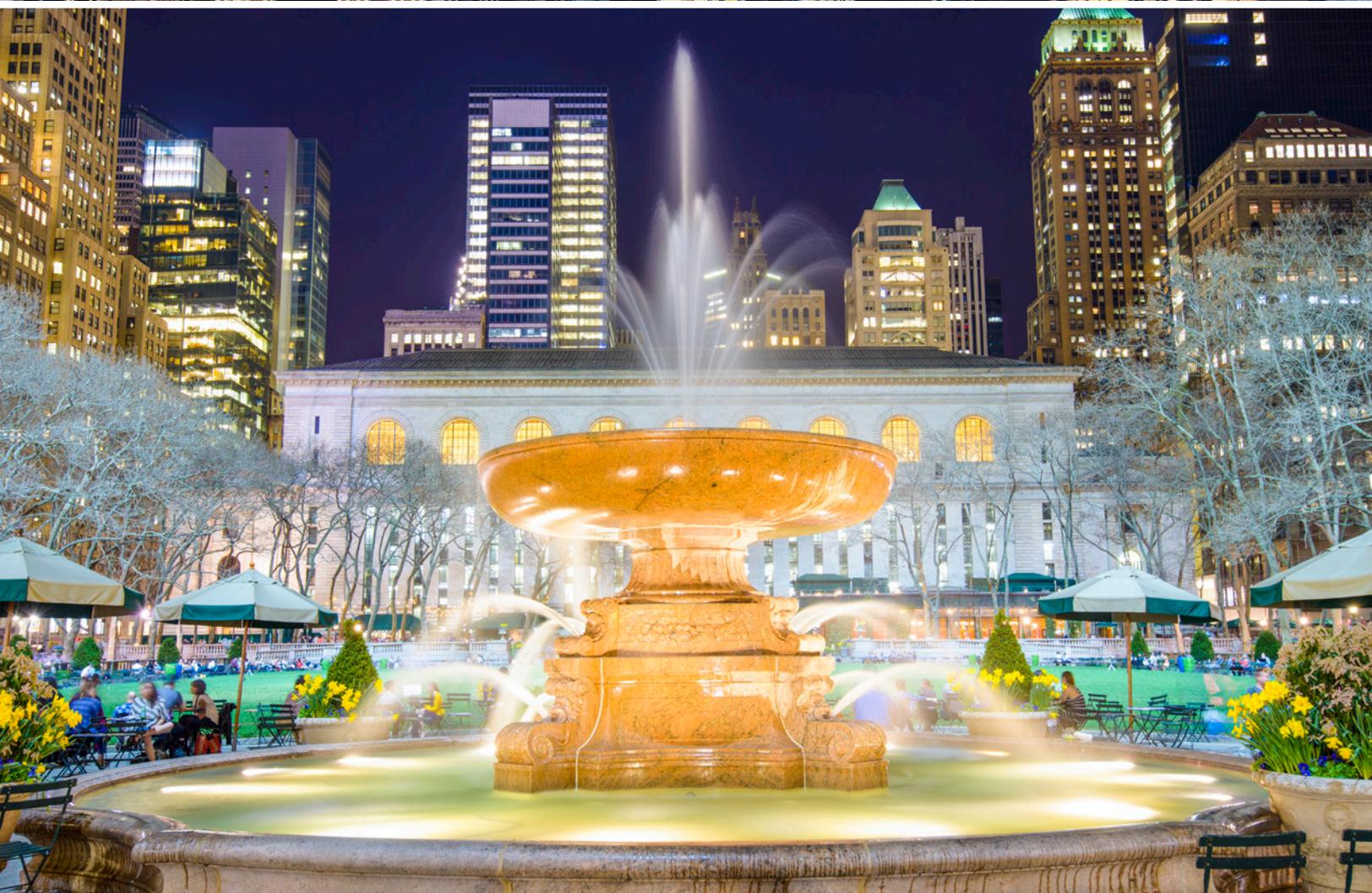


Large conference room





Building lobby



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