

# FIVE EAST 59

OFF FIFTH AND MADISON

**SERHANT.**  
COMMERCIAL

**RIPCO**  
REAL ESTATE

  
AVI&CO

# AN ICONIC DESTINATION FOR ICONIC BRANDS

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# PROPERTY OVERVIEW

A Landmark of Luxury, Business,  
and Innovation, Just Off Fifth Ave.

5 East 59th Street is positioned **at the heart of Manhattan's most coveted retail corridor**. Situated between Fifth and Madison Avenues, this prestigious address directly faces Apple's iconic glass cube flagship—**one of the most photographed and visited retail destinations in New York City**.

Place your business among the world's most distinguished brands, including Tiffany & Co., Gucci, Balmain, Bottega Veneta, and Louis Vuitton. This strategic location just steps from Central Park and the Plaza Hotel—benefits from exceptional foot traffic comprised of a diverse mix of luxury shoppers, international tourists, and Manhattan's affluent residents.



“  
Historic 5 East 59th Street  
Building, formerly The Playboy  
Club, is acquired by  
**AVI&CO**

The Real Deal



## PROPERTY OVERVIEW, CONT.

5 East 59th Street offers the rare opportunity to **establish your presence in the Plaza District**, Manhattan's premier luxury retail and office destination. Here, heritage meets contemporary luxury, creating an unparalleled environment where brands don't just conduct business—they become part of New York's iconic retail landscape.

For businesses seeking to make their mark, this location offers more than an address—it provides a stage where your brand becomes part of the daily theater of the world's most prestigious shopping experience.



# WHERE BUSINESS THRIVES

Strategically Located for Maximum Growth

5 East 59th Street's **prime frontage and steady foot traffic** make it the ideal address to establish your flagship store or business headquarters. This peerless location benefits from consistent population and economic growth, providing your brand or business with unparalleled access to the customers, resources, talent, and infrastructure that drive long-term success.

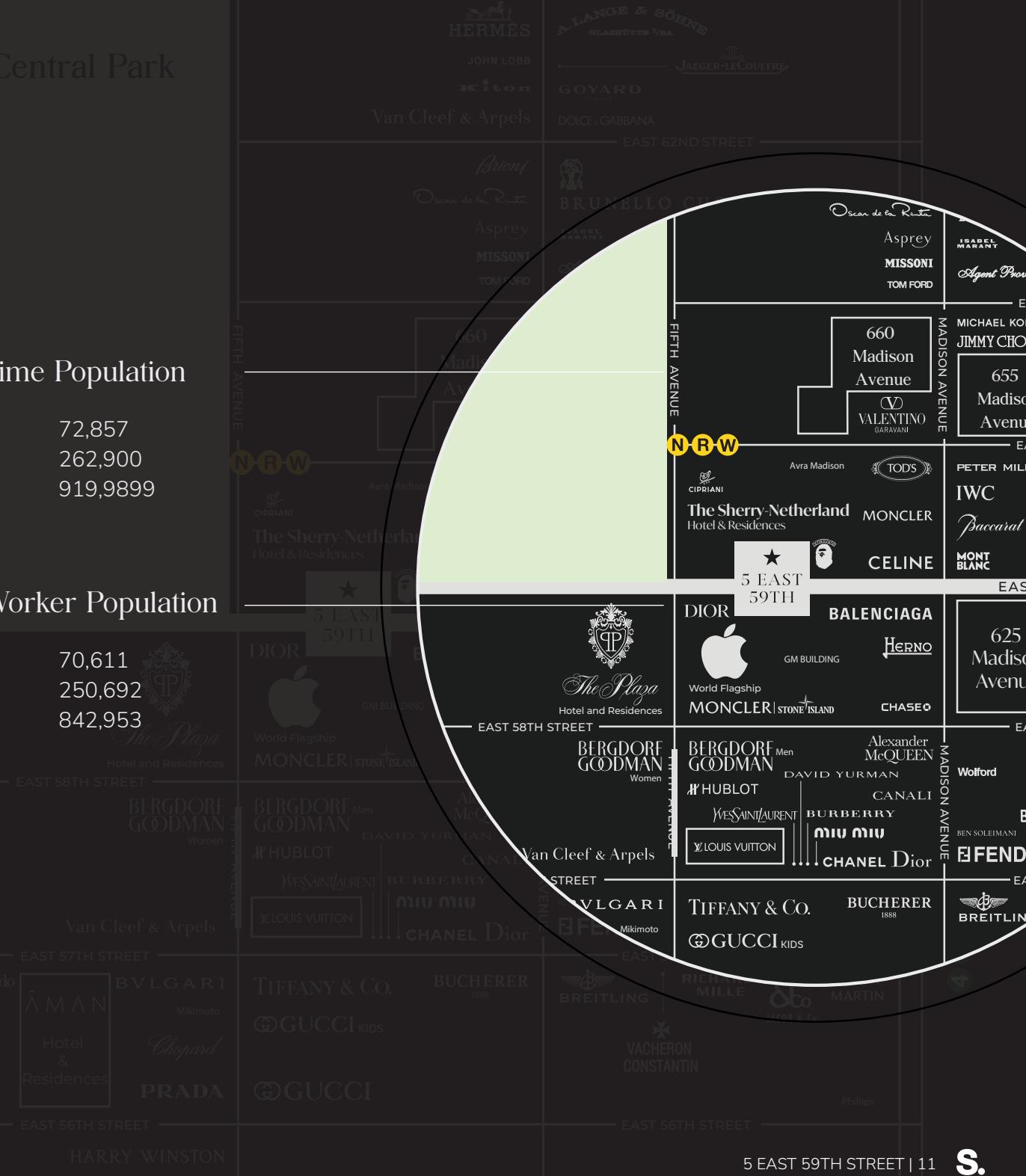
## Central Park

### Total Daytime Population

.25 Miles	72,857
.50 Miles	262,900
1 Mile	919,9899

### Daytime Worker Population

.25 Miles	70,611
.50 Miles	250,692
1 Mile	842,953



# PRIME FRONTRAGE IN THE WORLD'S PREMIER RETAIL CORRIDOR

A commanding 50-foot frontage along Fifth Avenue distinguishes 5 East 59th Street, where nine floors span an impressive 48,364 square feet of premium commercial space. This iconic address features the potential for a dramatic 21-foot ceiling height at its entrance, created by combining the ground and second floors. The striking facade width offers exceptional visibility and brand presence, maximizing foot traffic exposure in one of Manhattan's most prestigious retail corridors.

# RETAIL OFFERING

A Monumental Flagship Opportunity

5 East 59th Street presents an **extraordinary multi-level retail canvas in Manhattan's most coveted luxury corridor**. Offering the scale and flexibility demanded by today's premier brands, this versatile retail footprint can accommodate luxury flagship stores, multi-brand retail concepts, experiential retail destinations, premium showrooms, gallery spaces, and more.

Floor	Usage	Usable SF	Ceiling Heights
2nd Floor*	Retail	4,720	10'8"
Ground Floor*	Retail	3,450	11'4"
Cellar Floor	Retail/Storage	3,943	9'7"
Sub-Cellar	Storage	-	-

\*21'10 Retail Entrance Ceiling Heights

# OFFICE OFFERING

An Unbeatable Location for Your Manhattan HQ

Above the retail zone, the upper floors provide modern, efficient office spaces with abundant natural light and views of Central Park and the Manhattan skyline. These floors offer **the perfect setting for corporate headquarters, private equity firms, or luxury brands** seeking to combine their retail presence with executive offices.

Floor	Usage	Rentable SF	Ceiling Heights
Roof	Terrace	2,556	-
9th Floor	Private Lounge	4,661	9'1"
8th Floor	Office Hub	4,650	12'1"
7th Floor	Office Hub	4,804	9'4
6th Floor	Office Hub	5,106	12'1"
5th Floor	Office Hub	5,107	12'3"
4th Floor	Leased	5,115	15'
3rd Floor	Leased	5,882	15'

# THE OFFERING PLAN

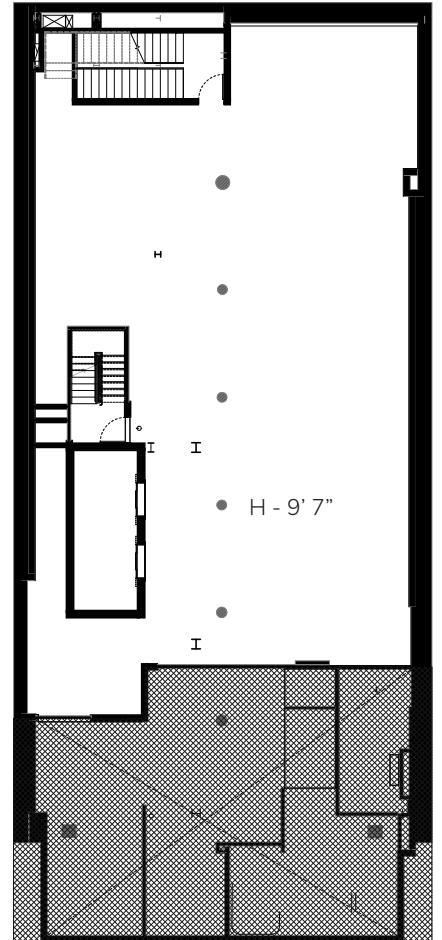


THE PROPERTY | FLOORS 1 & 2

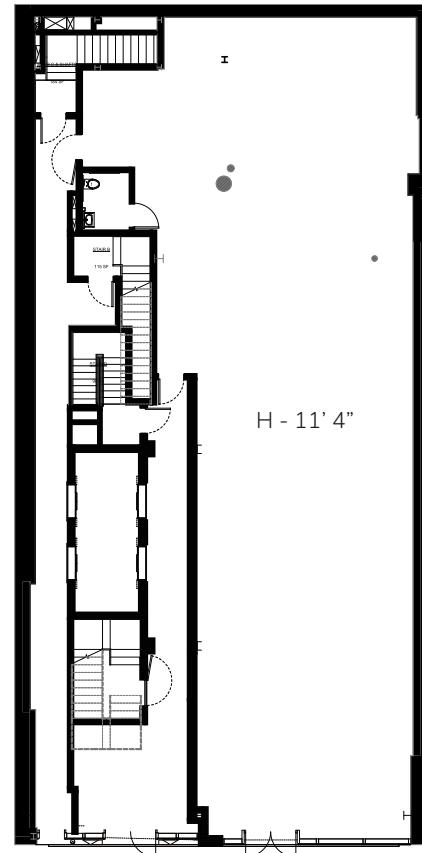
## ONE PREMIER LOCATION. LIMITLESS RETAIL AND OFFICE POTENTIAL.

5 East 59th Street presents a rare dual opportunity in one of the world's most coveted commercial locales. With nearly 50,000 square feet in Manhattan's Plaza District, this distinguished property offers exceptional retail and office potential.

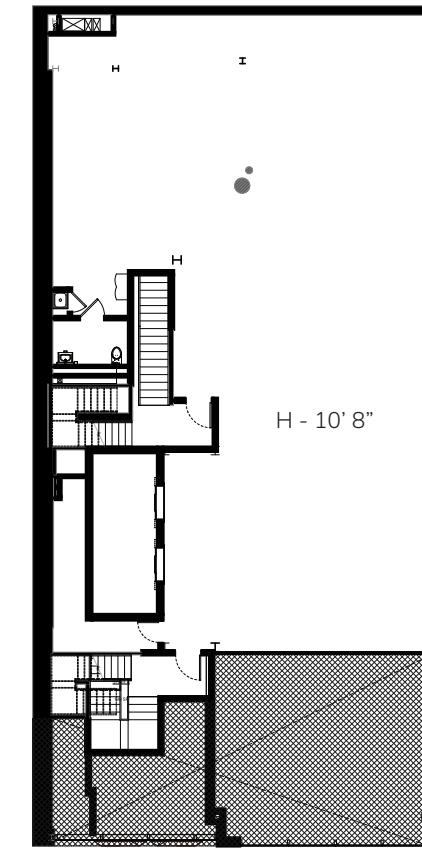
Bright, modern, and open office spaces on the upper floors provide iconic park views and incredible flexibility for businesses and brands looking for a prestigious address to match their ambition.



Cellar Floor



Ground Floor



Second Floor



# FLAGSHIP OPPORTUNITY

Ground Floor, Second Floor, and Cellar Floor

5 East 59th Street presents an extraordinary multi-level retail canvas in Manhattan's luxury corridor. This offering provides **the scale and flexibility demanded by today's premier brands.**

## Ground Floor & Second Floor

- Premium 50ft street frontage directly facing Apple's iconic flagship
- 5,000ft<sup>2</sup> facade exceptional branding opportunity
- Soaring ceiling heights (21ft) ideal for dramatic brand statements
- Floor-to-ceiling windows maximizing visibility and natural light
- Flexible floor plates adaptable to various retail concepts
- Dedicated street-level entrance

## FLAGSHIP OPPORTUNITY, CONT.

## Cellar Floor & Sub-Cellar

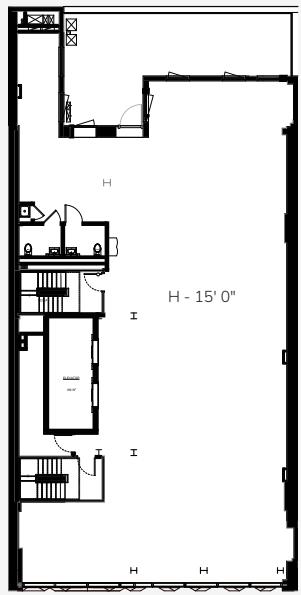
- Extensive support space for inventory and operations
- High ceiling heights uncommon for below-grade retail
- Infrastructure ready for modern retail technologies

This versatile retail footprint can accommodate:

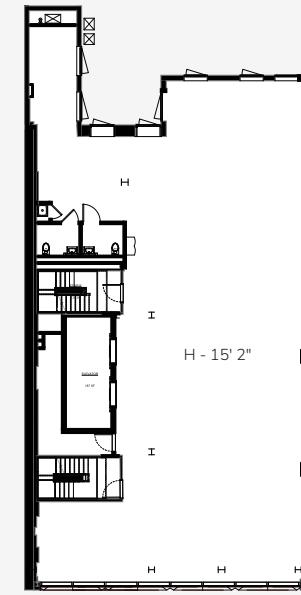
- Luxury flagship stores
- Multi-brand retail concepts
- Experiential retail destinations
- Premium showrooms
- Gallery spaces

The property's modern infrastructure and systems support the most demanding retail requirements while offering the flexibility to create uniquely branded environments across multiple levels.

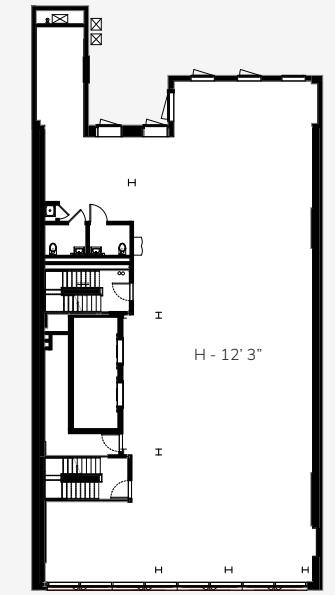




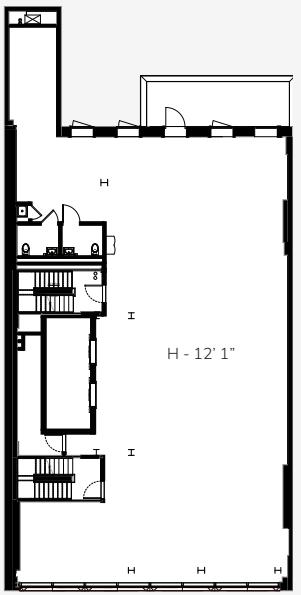
Third Floor-Leased



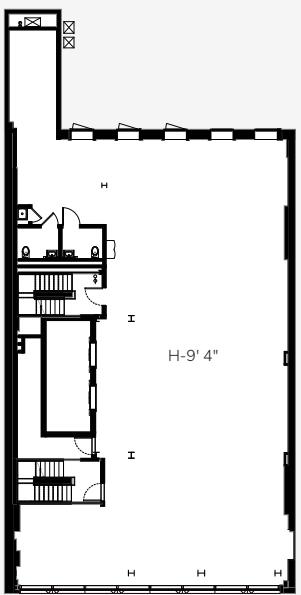
Fourth Floor-Leased



Fifth Floor



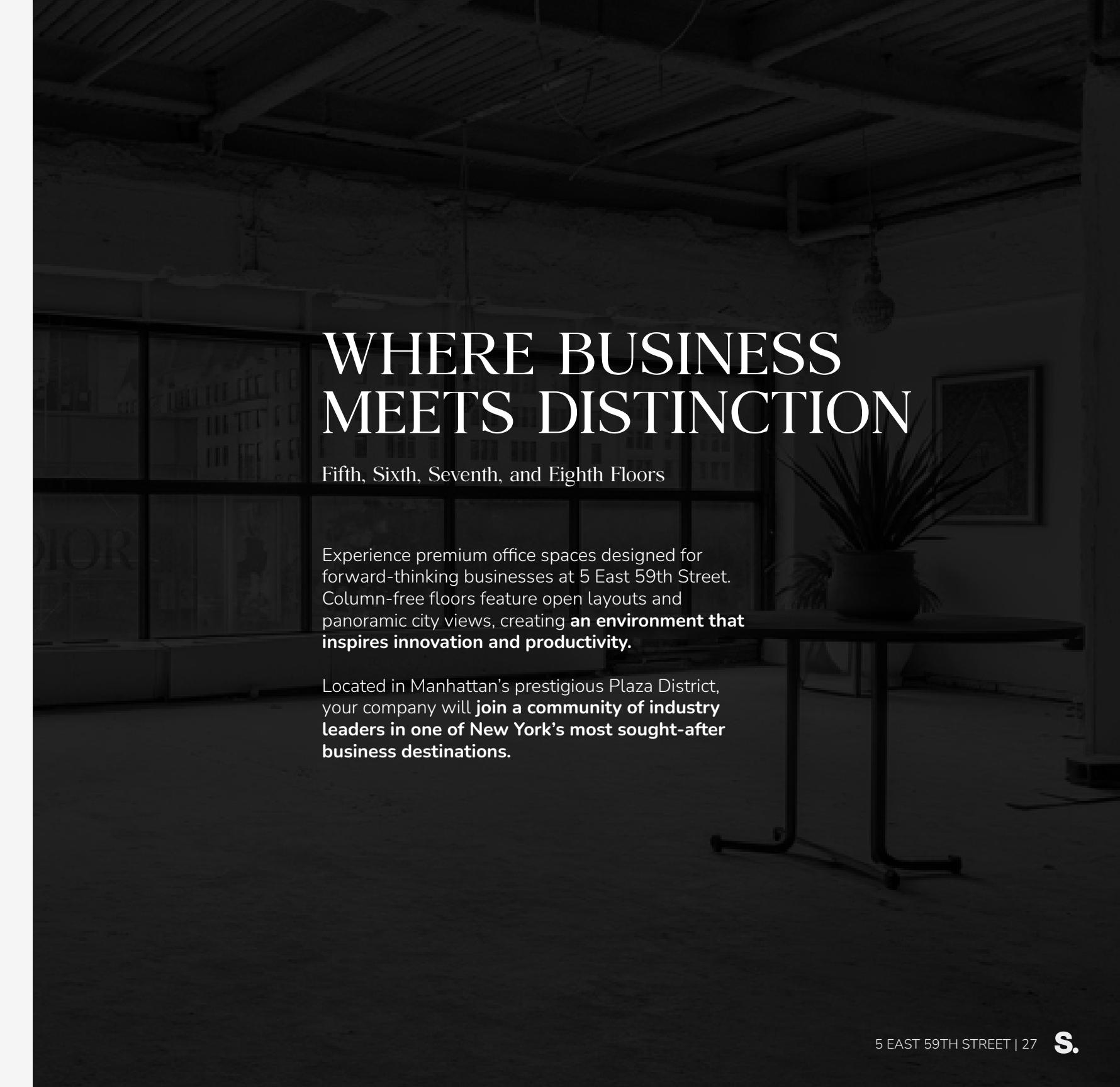
Sixth Floor



Seventh Floor



Eighth Floor



## WHERE BUSINESS MEETS DISTINCTION

Fifth, Sixth, Seventh, and Eighth Floors

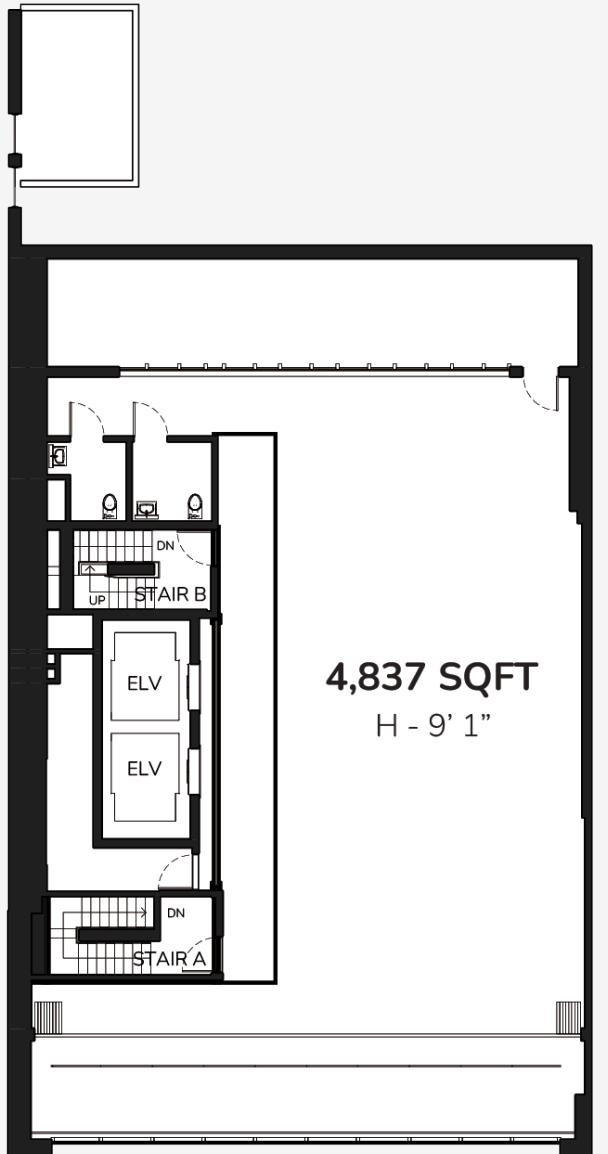
Experience premium office spaces designed for forward-thinking businesses at 5 East 59th Street. Column-free floors feature open layouts and panoramic city views, creating **an environment that inspires innovation and productivity**.

Located in Manhattan's prestigious Plaza District, your company will **join a community of industry leaders in one of New York's most sought-after business destinations**.

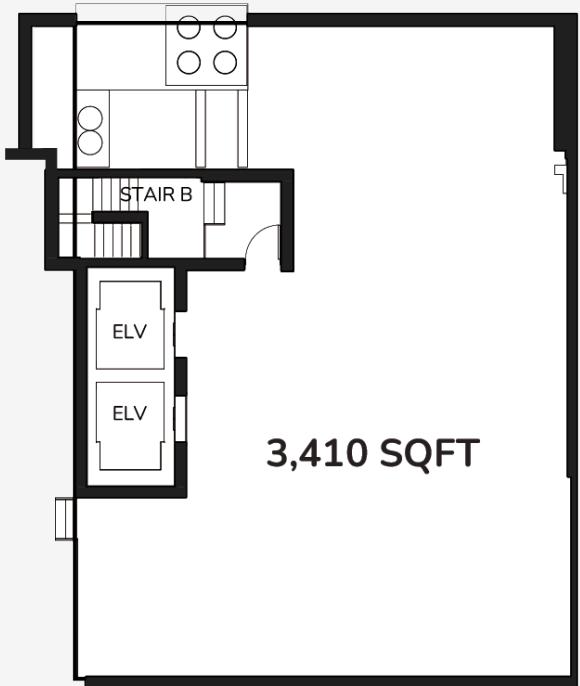








Ninth Floor



Roof Terrace

## PRIVATE LOUNGE & ROOF TERRACE

Crowning 5 East 59th Street are exceptional spaces designed to elevate the workplace experience. From morning meetings to evening receptions, these refined environments offer a prestigious setting for both productivity and entertaining guests.

## PRIVATE LOUNGE & ROOF TERRACE, CONT.

### Roof Terrace

- Sprawling outdoor space with 360-degree Manhattan views
- Landscaped areas with comfortable seating groups
- Covered and open-air entertaining areas
- Perfect for corporate events or casual gatherings
- Stunning backdrop of Central Park and Midtown skyline
- Lighting designed for day-to-night versatility

### These premium amenity floors provided tenants with:

- Exclusive event spaces for corporate entertaining
- Casual meeting areas outside traditional offices
- Indoor/outdoor workflow options
- Premium tenant amenity differentiating the property
- Unique vantage point of Manhattan's most prestigious retail corridor



# THE PLAZA DISTRICT



Just steps from the prestigious Fifth Avenue retail corridor-home to some of the highest rents globally-the building's repositioning was primed to leverage the area's **UNMATCHED COMMERCIAL APPEAL.**

*Former Playboy Club Building to Undergo Retail Makeover*  
The Real Deal



## THE PLAZA DISTRICT

Where Luxury Brands Converge

5 East 59th Street is nestled in the heart of the world's most prestigious retail corridor. Surrounded by iconic flagship stores like Dior, Cartier, Bergdorf, Gucci, Saks Fifth Avenue, and Apple's flagship store, **this address epitomizes luxury and is a natural draw for affluent, discerning clientele.**

The proximity to renowned hospitality venues such as The Plaza Hotel, The St. Regis New York, and Aman New York further elevate the area's status as the center of sophistication and opulence. Elite shopping, luxury living, and top-tier hospitality create **a unique ecosystem of prestige and convenience.**



THE NEIGHBORHOOD | APPLE STORE

## UNMATCHED VISIBILITY

Apple Store Foot Traffic Sets the Benchmark



**Location matters.** With 37.9 million annual impressions (walking, driving, biking, rolling, etc.), the Apple Store's location showcases unmatched visibility and customer engagement potential. By comparison, 59th Street sees 27 million impressions, reinforcing the value of prime, high-traffic locations for maximizing business growth and brand impact.



NEIGHBORHOOD | THE PLAZA DISTRICT



5 EAST 59TH STREET | 47

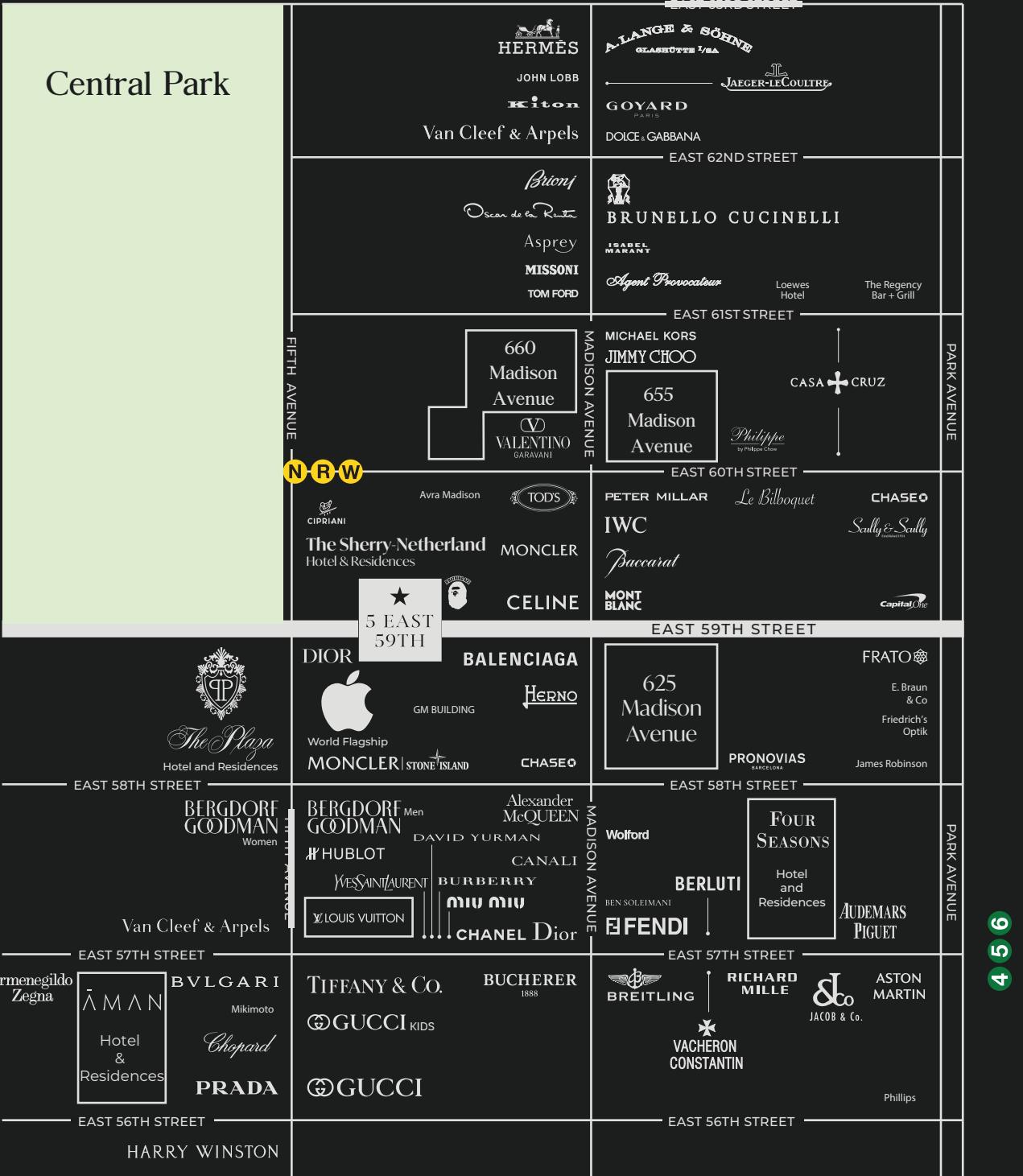
“  
Moncler’s decision to establish its largest global flagship store at 767 Fifth Avenue signifies a strong endorsement of Fifth Avenue’s status as a **PREMIER RETAIL DESTINATION.**”

The Wall Street Journal

“  
Strategically located just off the prestigious Fifth Ave, known for some of the highest retail rents globally, the building’s repositioning was set to capitalize on the area’s **PRIME COMMERCIAL APPEAL.**”

The Real Deal

## Central Park



# UNMATCHED ACCESSIBILITY

5 East 59th Connects Your Business to the Heart of New York City

N R W

Weekday Ridership	10,589
Weekend Ridership	14,244

4 5 6

Weekday Ridership	37,615
Weekend Ridership	39,358

**With over 50,000 riders** passing through 5th Avenue on a typical weekend, 5 East 59th Street offers unparalleled accessibility and visibility for your business.

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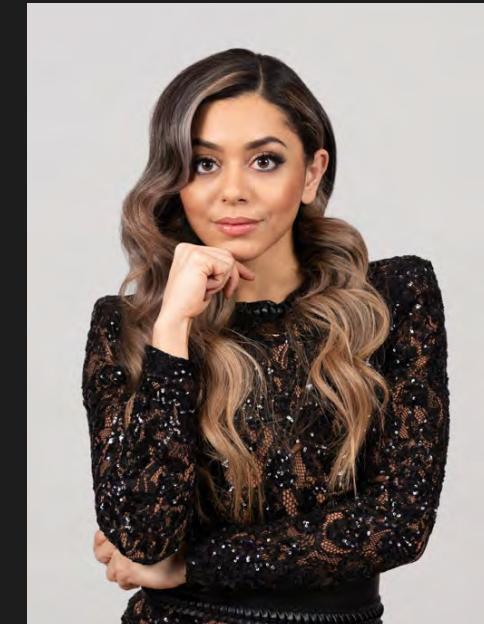
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# FIVE EAST 59

OFF FIFTH AND MADISON

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