



SOUTHEAST CORNER OF 44th STREET

PREMIER FIFTH AVENUE FLAGSHIP OPPORTUNITY



529

FIFTH AVENUE



SOUTHEAST CORNER OF 44th STREET

TRANSPORTATION: 4 5 6 7 S B D F M

- Corner flagship space in heart of Fifth Avenue shopping corridor
- High foot & vehicle traffic area
- Great branding potential
- Steps away from Bryant Park
- Neighboring tenants include: Iconic Jewelry, UGG, Vans, Urban Outfitters, Zara, Ann Taylor, Brooks Brothers, Best Buy, NBA Store, Starbucks, Le Pain Quotidien, Paul Stuart, Sephora, H&M



All information supplied in this marketing presentation and/or flyer is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of listings from sale/lease and to any listing condition. Any square footage, dimensions, floor plans and/or technical data set forth are approximations and are subject to further elaboration/confirmation.



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An aerial night photograph of a prominent skyscraper with a distinctive stepped, tiered architecture. The building's facade is composed of a grid of windows, many of which are brightly lit from within, creating a glowing effect against the dark night sky. The building is situated in a dense urban environment, with other tall buildings visible in the background. In the foreground, a street with a few cars and a large white truck is visible, along with some lower-level commercial buildings and awnings. The overall scene captures the vibrant energy of a city at night.

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529 Fifth Avenue is a premier boutique office building located Midtown Manhattan with a tremendous wraparound frontage, ground-level flagship retail space. Along prestigious Fifth Avenue, there's over 200,000 visitors per day destination shoppers, visiting tourists, and Midtown employees which form a solid customer base along the retail corridor.

Close proximity to Times Square, Bryant Park, and other fabulous New York City landmarks. Also surrounded by the city's finest dining and cultural venues along with a thriving retail landscape featuring the world's biggest consumer brands.

The property offers convenient access to mass transit options – Grand Central Terminal, Penn Station, and Port Authority Bus Terminal.



+200K

PEOPLE WALK PAST DAILY

+6M

ANNUAL VISITORS
TO BRYANT PARK

\$8B+

OF ANNUAL SALES
ON FIFTH AVE

470K+

AVERAGE WEEKDAY VISITORS
TO ROCKEFELLER CENTER

243M

SQUARE FEET OF OFFICE SPACE
IN THE AREA

\$114K+

PER CAPITA INCOME



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FOR MORE INFORMATION,
PLEASE CONTACT:

CAROLINA AZIZ

516.640.6961 | CAziz@ksrny.com

IKE BIBI

347.417.2860 | IBibi@ksrny.com

DAVID GREEN

516.320.0260 DGreen@ksrny.com

SOLOMON TBEILE

917.215.5471 STbeile@ksrny.com

