



SOUTHEAST CORNER OF 44th STREET

PREMIER FIFTH AVENUE FLAGSHIP OPPORTUNITY



529  
FIFTH AVENUE



aksr

# 529

FIFTH AVENUE

SOUTHEAST CORNER OF 44th STREET

|                 |   |
|-----------------|---|
| SIZE:           | 12,614 SF Ground Floor<br>1,484 SF Mezzanine<br>14,741 SF Lower Level |
| FRONTAGE:       | 70'+ Corner   |
| CEILING HEIGHT: | 17' 5" Ground   13' Lower   |
| POSSESSION:     | Q1 2024   |
| TRANSPORTATION: | 4 5 6 7 S B D F M   |

#### HIGHLIGHTS:

- 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 Quitidien, 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.



# 529 FIFTH AVENUE

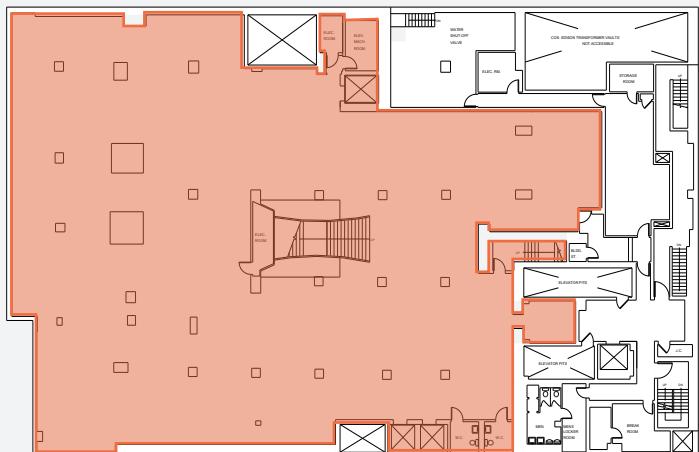
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 GROUND FLOOR  
12,614 SF

MEZZANINE  
1,484 SF

 LOWER LEVEL  
14,741 SF



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FIFTH AVENUE



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

**\$8B+**  
OF ANNUAL SALES  
ON FIFTH AVE

**243M**  
SQUARE FEET OF OFFICE SPACE  
IN THE AREA

**+6M**  
ANNUAL VISITORS  
TO BRYANT PARK

**470K+**  
AVERAGE WEEKDAY VISITORS  
TO ROCKEFELLER CENTER

**\$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

