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*Unit #27 at*

# 420 FIFTH AVE

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11,850 RSF Full Floor Office Condo



 JLL®

## EXECUTIVE SUMMARY

JLL has been retained on an exclusive basis to arrange for the sale of Unit #27 located at 420 Fifth Avenue, a 30-story commercial office condominium building situated on the west side of Fifth Avenue between West 37th and 38th Streets. Unit #27 occupies the entire 27th Floor and measures approximately 11,850 rentable square feet. The building features oversized windows and 360 degree views of the Midtown skyline, providing the space with excellent light and air.

Currently, the unit is leased to "Fantaseyes", a privately held accessories company which designs and manufactures various accessories for well-known retailers worldwide. Their current 11-year lease is set to expire in June of 2030 and there is an additional 5-year extension option. The refined space has been fully built out and renovated featuring common space, showrooms/conference rooms, private offices, a reception area and kitchen.

This represents an incredible opportunity for a prospective buyer to acquire a fully built out, full-floor office condo in one of the premier mixed-use office buildings along Fifth Avenue in Midtown. Future ownership will benefit immensely from having a strong, cash-flowing tenant in the near term with the flexibility long term to deliver the space vacant for a potential owner-user purchase.

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**ASKING PRICE: \$9,640,000**

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## PROPERTY INFORMATION

<b>Address</b>	420 Fifth Avenue, New York, NY 10018
<b>Location</b>	Located on the west side of Fifth Ave between W 37th and W 38th Streets.
<b>Block / Lot</b>	839 / 1027
<b>Building Dimensions</b>	197.5.5' x 145'
<b>Stories</b>	30
<b>Unit Number</b>	27
<b>Unit Rentable SF</b>	11,850
<b>Lot Dimensions</b>	197.5.5' x 145'
<b>Lot Square Footage</b>	28,638
<b>Zoning</b>	C5-3 / MID
<b>Assessment (23/24)</b>	\$2,075,681
<b>Full Taxes (23/24)</b>	\$219,856
<b>General Central BID</b>	\$1,116
<b>Total Taxes</b>	\$220,972

## HIGHLIGHTS



**Excellent Light & Air**



**Full-floor Advantage**



**Refined Office/Showroom Buildout**



**Cash-Flowing Tenant with Term Remaining**

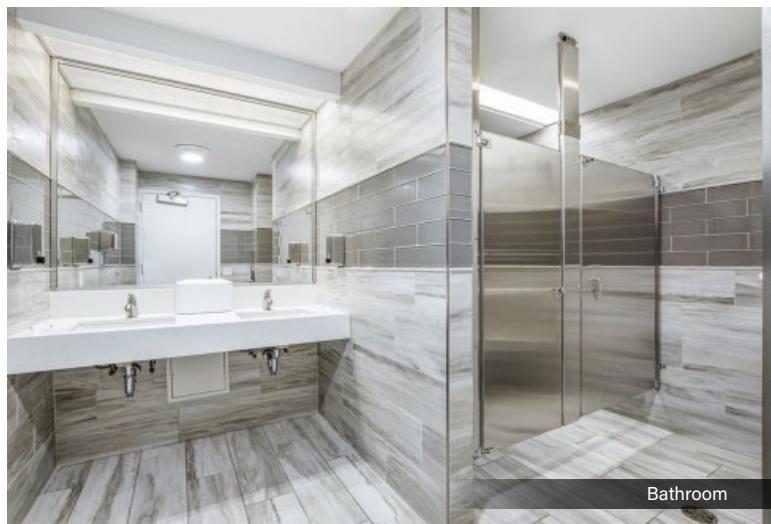
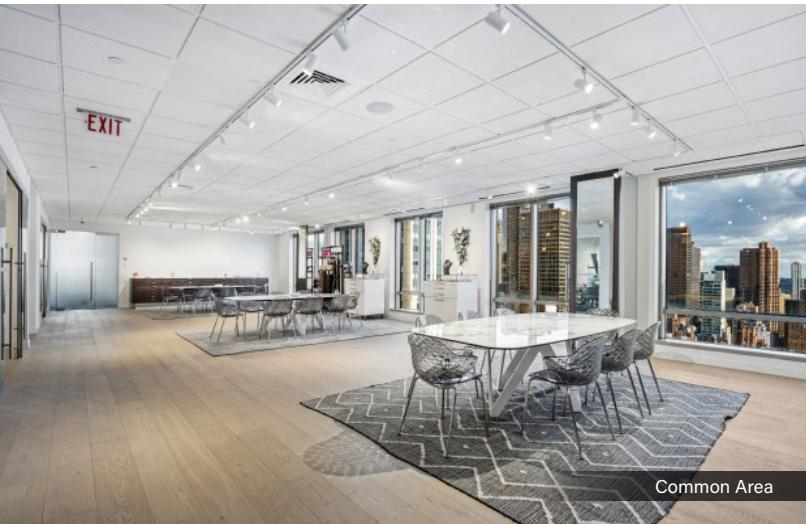


**Premier Mixed-Use Office Building Along Fifth Avenue**

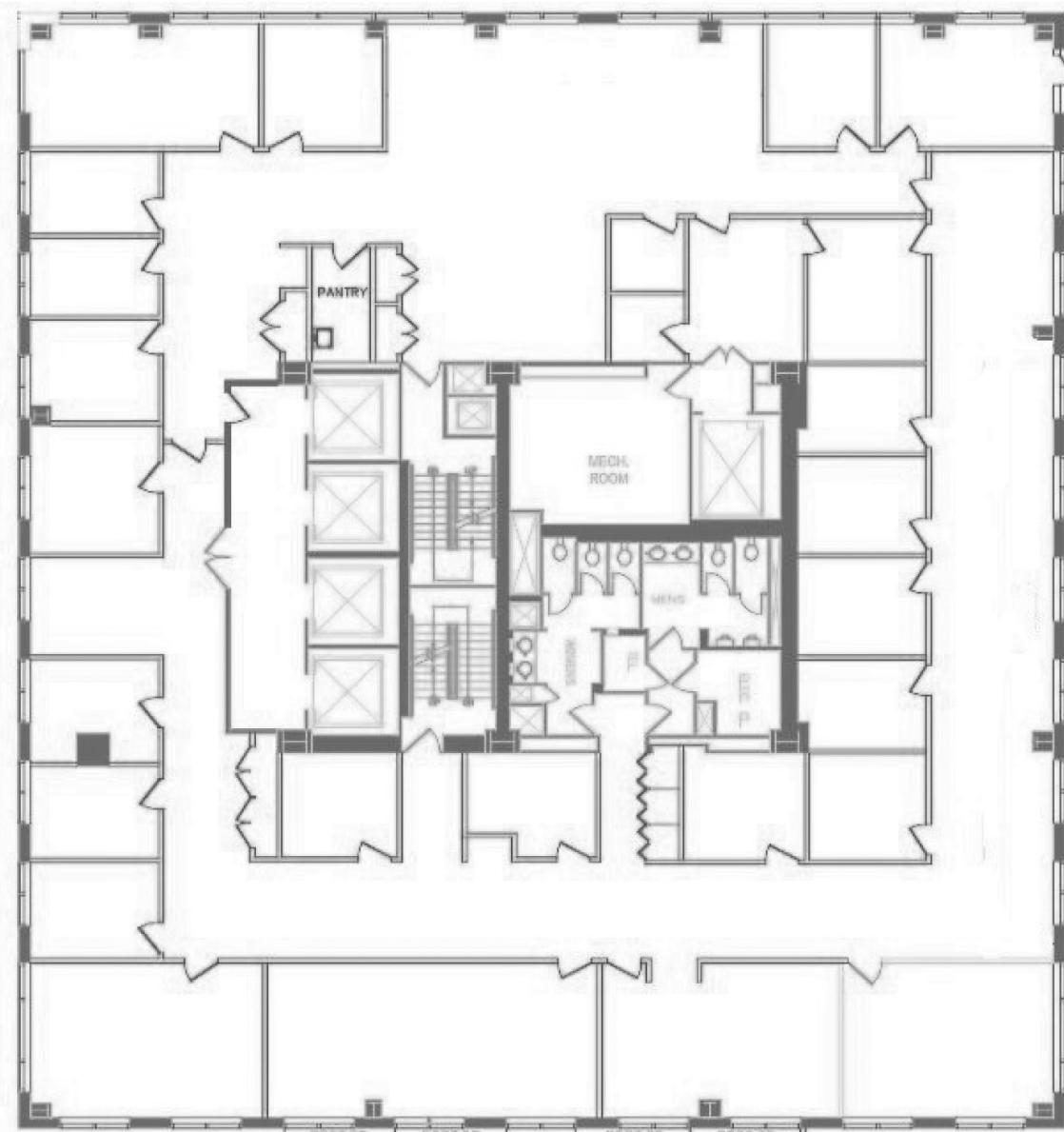
## FINANCIAL SNAPSHOT

<b>Gross Revenue</b>	\$757,258
<b>Less Taxes</b>	(\$220,972)
<b>Less Common Charges</b>	(\$164,185)
<b>Less Management &amp; Misc</b>	(\$10,000)
<b>Net Operating Income</b>	\$362,101

## PROPERTY IMAGES



UNIT #27 CURRENT CONFIGURATION  
11,850 RSF



420 FIFTH AVENUE



Unit #27 View



Building Entrance

Unit #27 at

# 420 FIFTH AVE

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For more information, please contact exclusive agents

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