

PREMIER CLASS A FIFTH AVENUE  
OFFICE CONDOMINIUMS FOR SALE

420  
FIFTH AVENUE

NEW YORK, NY

*Between 37th and 38th Streets*



**Rudder**  
Property Group



# 420

FIFTH AVENUE

NEW YORK, NY

#### Available:

Entire 6th Floor: 33,058 RSF

Entire 7th Floor: 31,153 RSF

**Total: 64,211 RSF**

**Asking Price: \$54,579,350 (\$850/RSF)**

**Estimated Annual Common Charges: \$872,663 (\$13.59/RSF)**

**Estimated Annual Capital Expenditure Reserve: \$146,603 (\$2.28/RSF)**

**Estimated Annual Real Estate Taxes: \$1,133,636 (\$17.65/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
- The floors are currently occupied by Major League Soccer
- The floors have a first-class office installation

#### Building Highlights:

- Only Class A office condominium on Fifth Avenue
- 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 new NYC headquarters
- The floors can be sold individually or combined

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#### Rudder Property Group

36 West 44th Street

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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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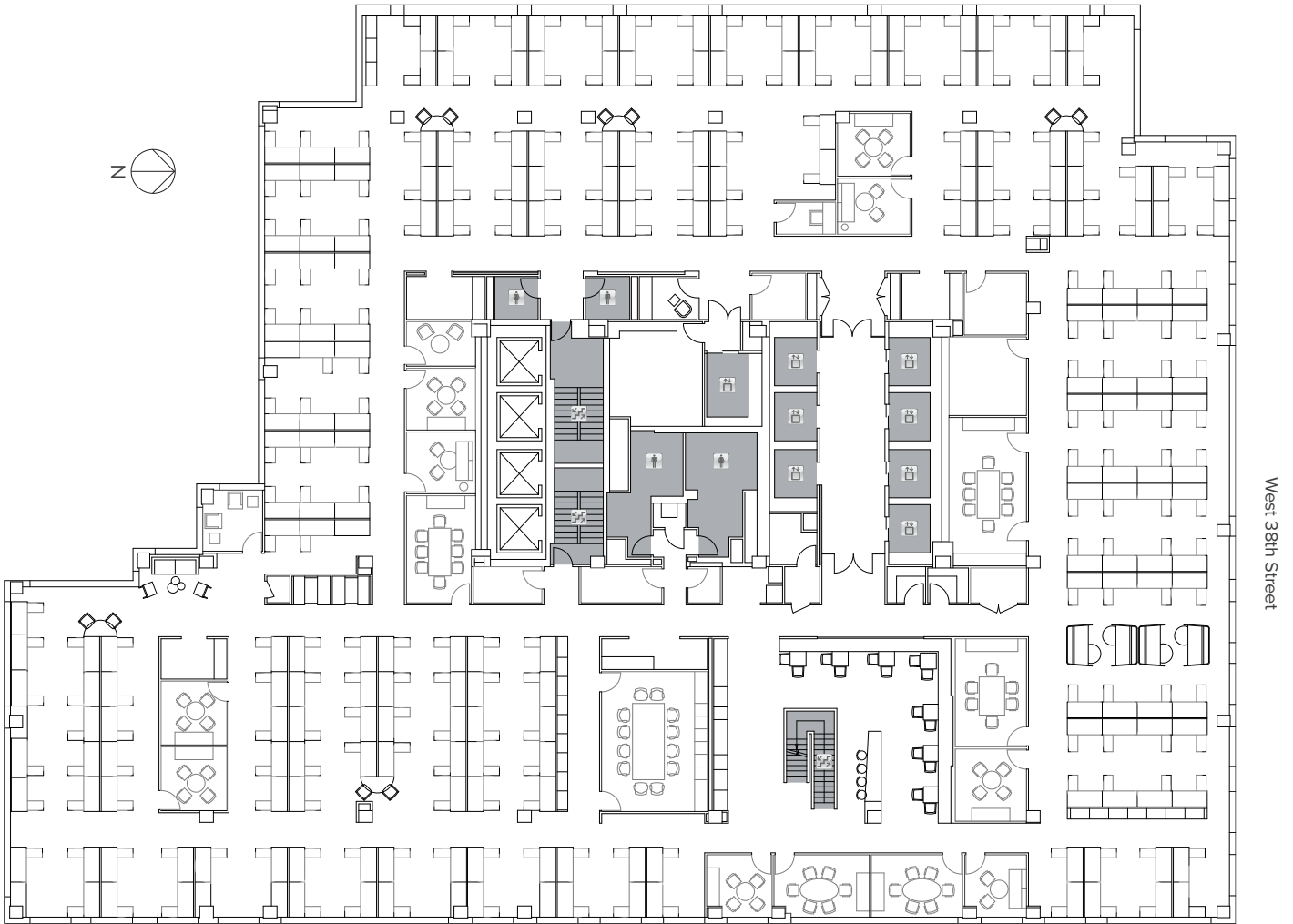


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# 420 FIFTH AVENUE

NEW YORK, NY



Fifth Avenue

West 38th Street

Entire 6th Floor  
33,058 RSF

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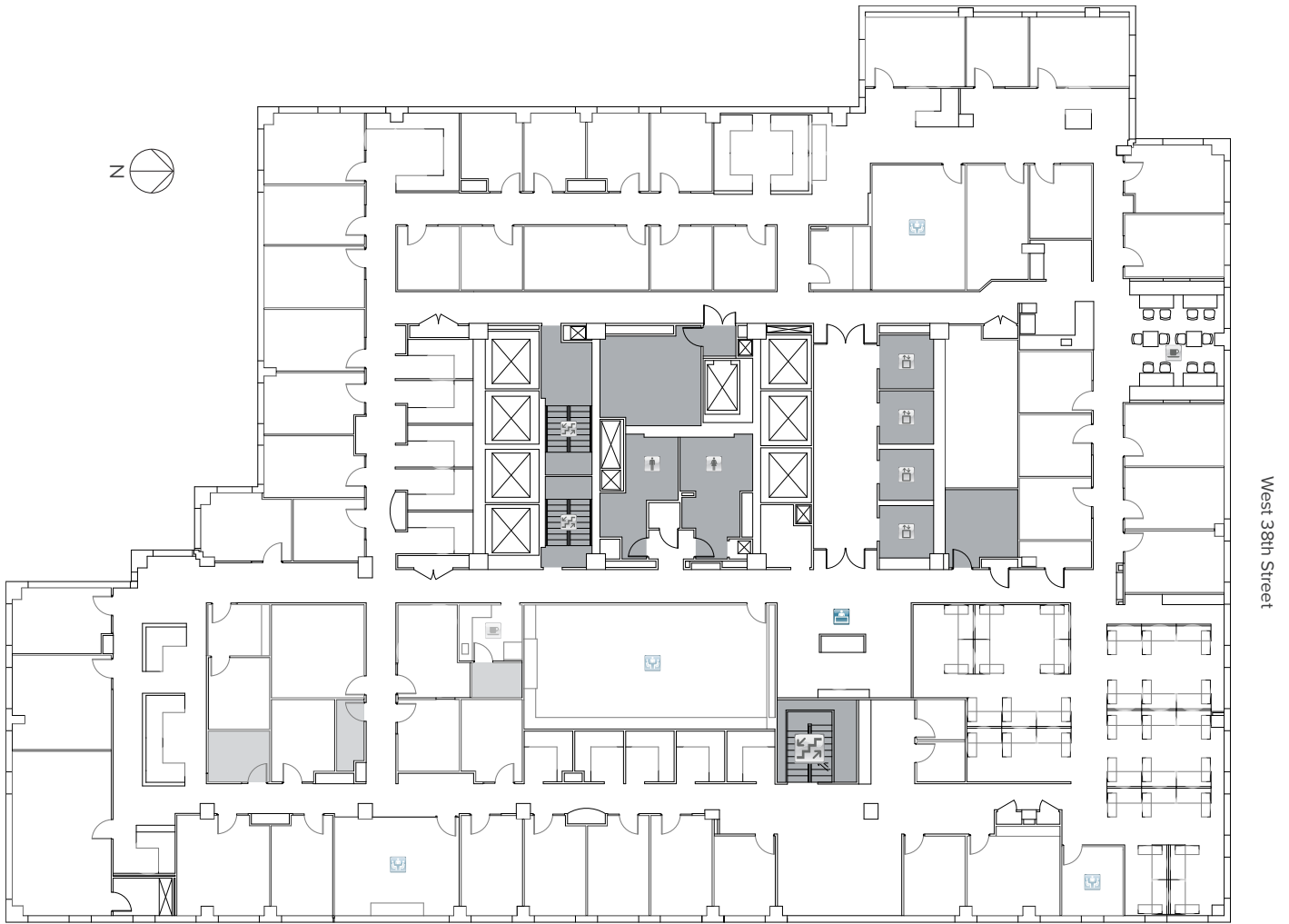
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# 420 FIFTH AVENUE

NEW YORK, NY



Fifth Avenue

Entire 7th Floor  
31,153 RSF

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High-end existing office installation



Interconnecting staircase between the 6th and 7th floors



Multiple cafes and lounge areas



Large conference room





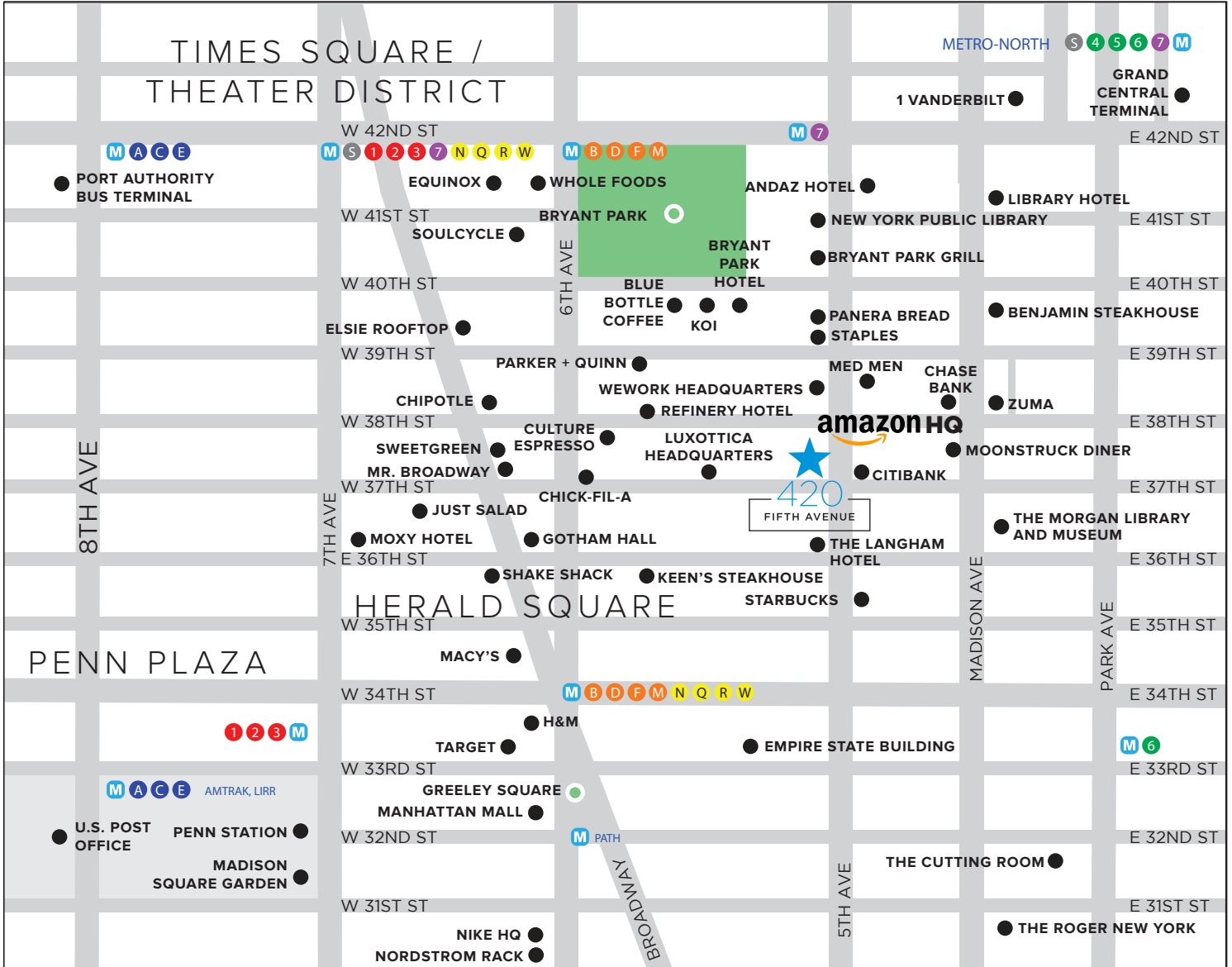


Building lobby



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[WWW.RUDDERPG.COM/420FIFTH](http://WWW.RUDDERPG.COM/420FIFTH)

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