

420 FIFTH AVE

PREMIER
CLASS A OFFICE
CONDOMINIUMS
FOR SALE



THREE FULL FLOORS TOTALING 55,935 RSF
FLOORS MAY BE SOLD INDIVIDUALLY





PROPERTY SUMMARY

Location:	The entire westerly block front of Fifth Avenue between West 37th and West 38th Streets
Block / Lots:	839 / 1045, 1046, 1047
Available:	Entire 11th Floor: 19,018 RSF Entire 12th Floor: 18,927 RSF Entire 13th Floor: 17,990 RSF
Total:	55,935 RSF
Ceiling Height:	12' 6" (slab to slab)
Column Spacing:	3 columns on entire floor, 40' on center
Elevators:	3 dedicated cabs service floor 9-17
Floor Load:	50 lbs per square foot
HVAC:	Direct expansion system (DX) with a cooling tower that runs from 6am-12am during weekdays and 8am-4pm on Saturdays
Asking Price:	\$47,544,750 (\$850/RSF)
Annual Common Charges:	\$849,304 (\$15.18/RSF)
Annual CapEx Reserve:	\$146,776 (\$2.64/RSF)
Annual Real Estate Taxes:	\$1,717,718 (\$30.71/RSF) **

**All square footages are approximate and should be independently verified*

***Ownership has engaged a tax certiorari firm to pursue a tax appeal, with the expectation that real estate taxes should be reduced to approximately \$20/SF.*

INVESTMENT SUMMARY

Cushman & Wakefield has been exclusively retained to sell the condominium ownership interest in the eleventh through thirteenth (11th-13th) floors at 420 Fifth Avenue. The Class A office condominium is located on Fifth Avenue between West 37th and West 38th Streets within one of the most highly desired submarkets in Manhattan, just south of Bryant Park and right next door to Amazon's new headquarters (the former Lord & Taylor Building). Each floor contains approximately 18,000-19,000 RSF of office space and will be delivered vacant. A renovated, modern build-out allows for turnkey occupancy for many users, providing significant savings in both capital and time to occupancy.

THE PROPERTY

420 Fifth Avenue is a 30-story, 650,000 square foot modern Class A office & retail tower that was constructed between 1988-1990 by the Hammerson Property Investment and Development Corporation of London with high quality granite and glass curtain wall, 12 automatic elevators, a three story clear atrium lobby, and large plaza entry. The building is accessed by entryways off West 37th Street and West 38th Street and is comprised of office floors ranging from 33,000 RSF - 12,000 RSF.



UNIT FEATURES

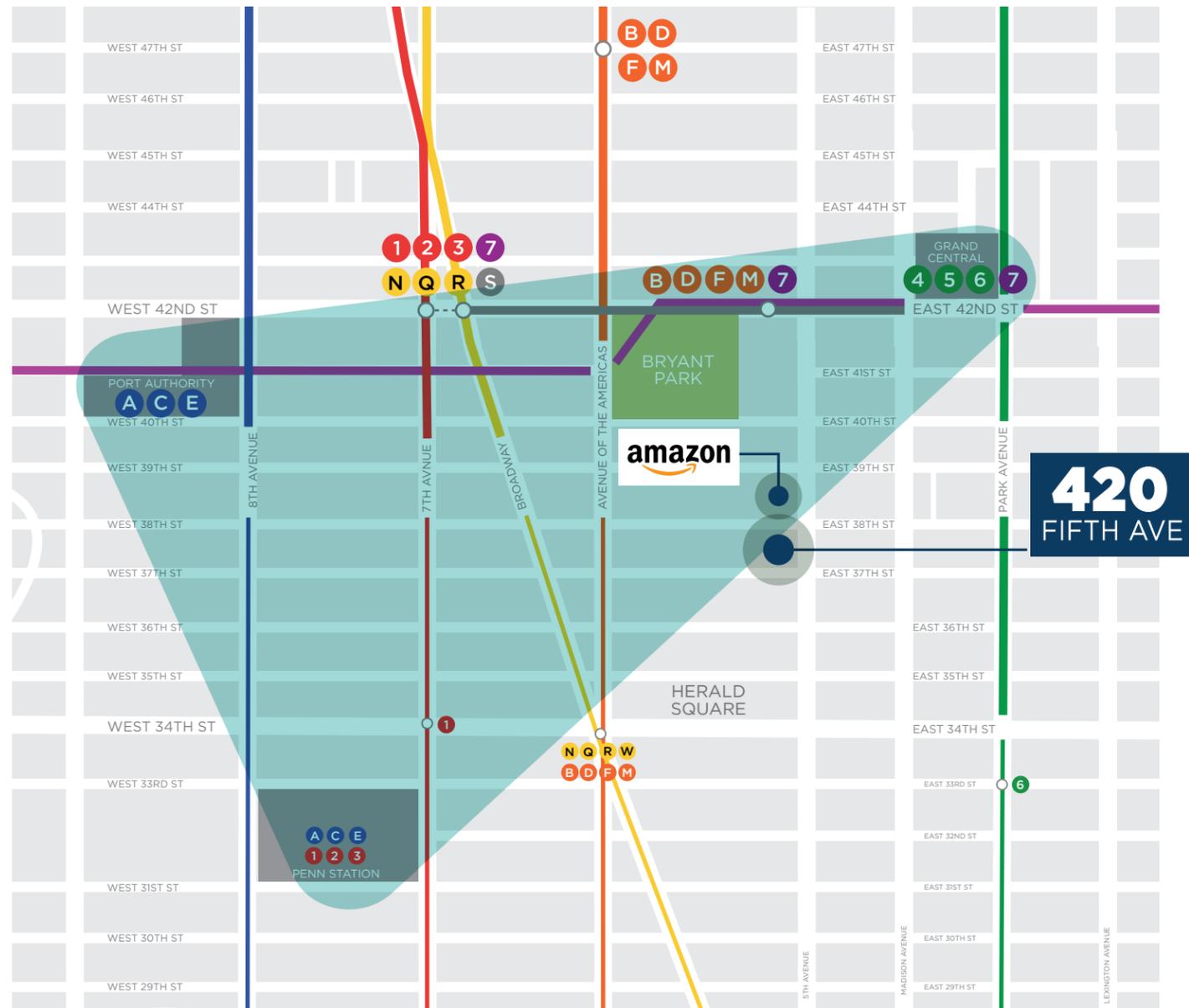
- Delivered vacant with a modern installation
- Virtually column free floor plates (3 columns | 40' on center)
- 12' 6" ceiling heights slab-to-slab
- Full floor presence, floor clears immediate surrounding buildings
- Views are protected due to landmark status and zoning limitations of adjacent properties
- Full height windows on all four sides, excellent light and views
- Flexible open layout perfect for a wide range of owner occupiers/tenants, including legal, consulting, Not-For-Profits, TAMI (technology, advertising, media and information) and FIRE (financial services, insurance and real estate) uses



BUILDING HIGHLIGHTS

- Only **Class A office condominium on Fifth Avenue**, offering a premier address
- Upper-floor presence within a **Midtown Manhattan Class A high-rise** on Fifth Avenue
- High-security building with **24/7 access**, a three-story atrium lobby, and plaza entrance
- Close proximity to **Grand Central Terminal, Penn Station, the Port Authority Bus Terminal, PATH trains, and twelve subway lines**
- Prestigious ownership roster including **Luxottica, Helaba Bank, The Rockefeller Foundation, Mediterranean Shipping Company, and the Girl Scouts of the USA**
- Adjacent to **Amazon's new headquarters** (former Lord & Taylor Building) and **Luxottica's new headquarters** at 1 West 37th Street
- Two blocks from **Bryant Park, Herald Square, the New York Public Library, Macy's, and the Empire State Building**

TRANSIT MAP

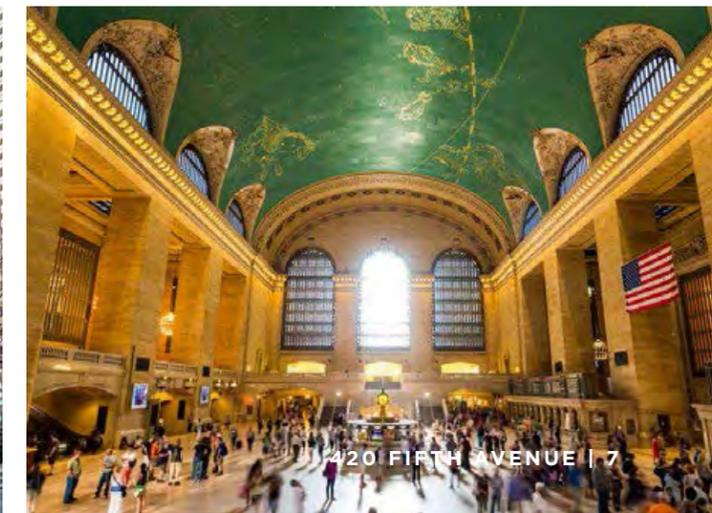


LOCATION, LOCATION, LOCATION

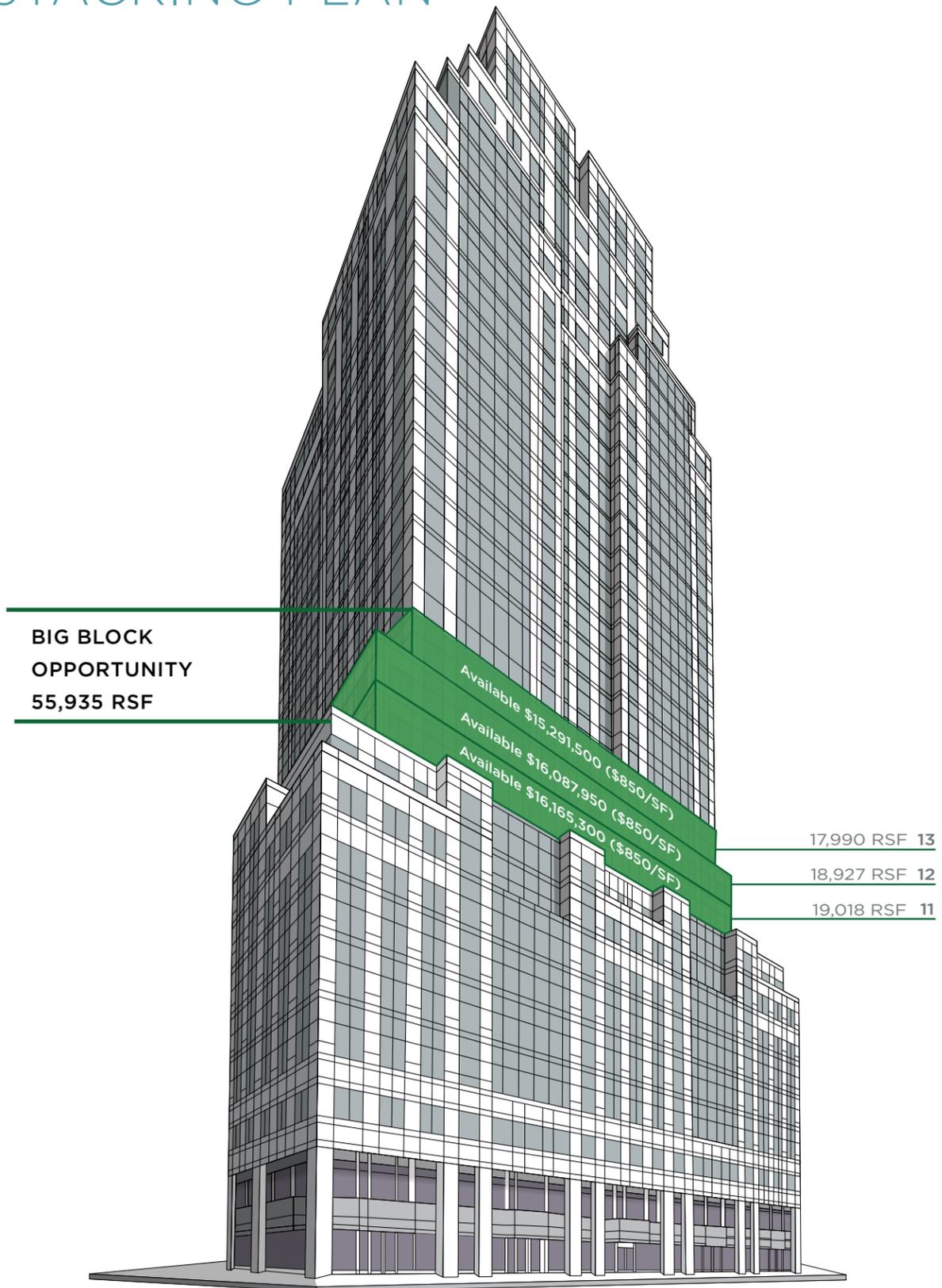
- An ideal Midtown location near Bryant Park, between Times Square and Grand Central Terminal
- Sitting at the crossroads of commerce and tourism, this area offers professionals a vibrant work environment, replete with restaurants, retail, convenient public transportation, and after-work entertainment
- Bryant Park, one of New York’s most beloved open spaces, is just a few blocks away, as is Fifth Avenue’s exclusive retail corridor, and the Theater District
- This location provides close proximity to twelve subway lines and the three primary railroads servicing Westchester/Fairfield Counties, Long Island, and New Jersey including the 4 5 6 7 B D F N Q and R trains along with the 42nd Street Shuttle, Metro North, Long Island Railroad and Path trains

IN THE HEART OF MIDTOWN’S COMMUTER TRIANGLE

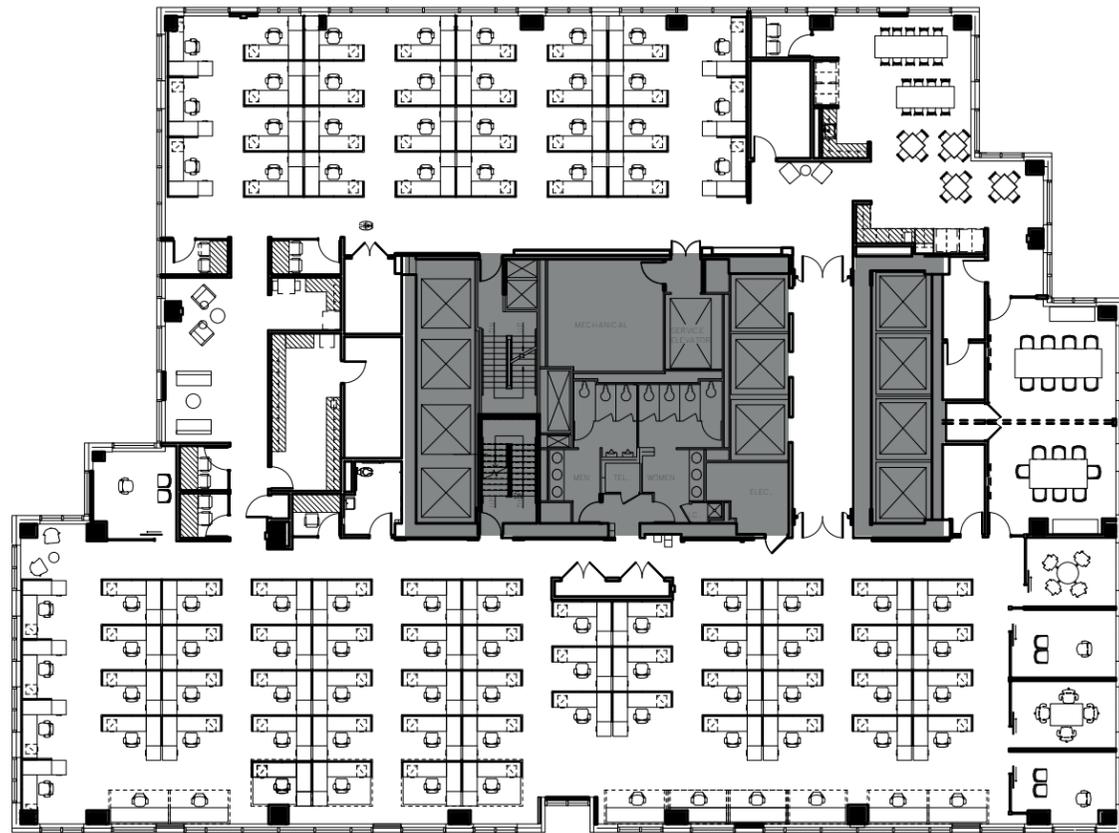
- Conveniently positioned within walking distance of **Grand Central Terminal**, the **Port Authority Bus Terminal**, and **Penn Station**
- **Midtown South** feel combined with **Class A Bryant Park efficiency and location**
- Directly adjacent to **Amazon’s new headquarters** (former Lord & Taylor Building at 424 Fifth Avenue)



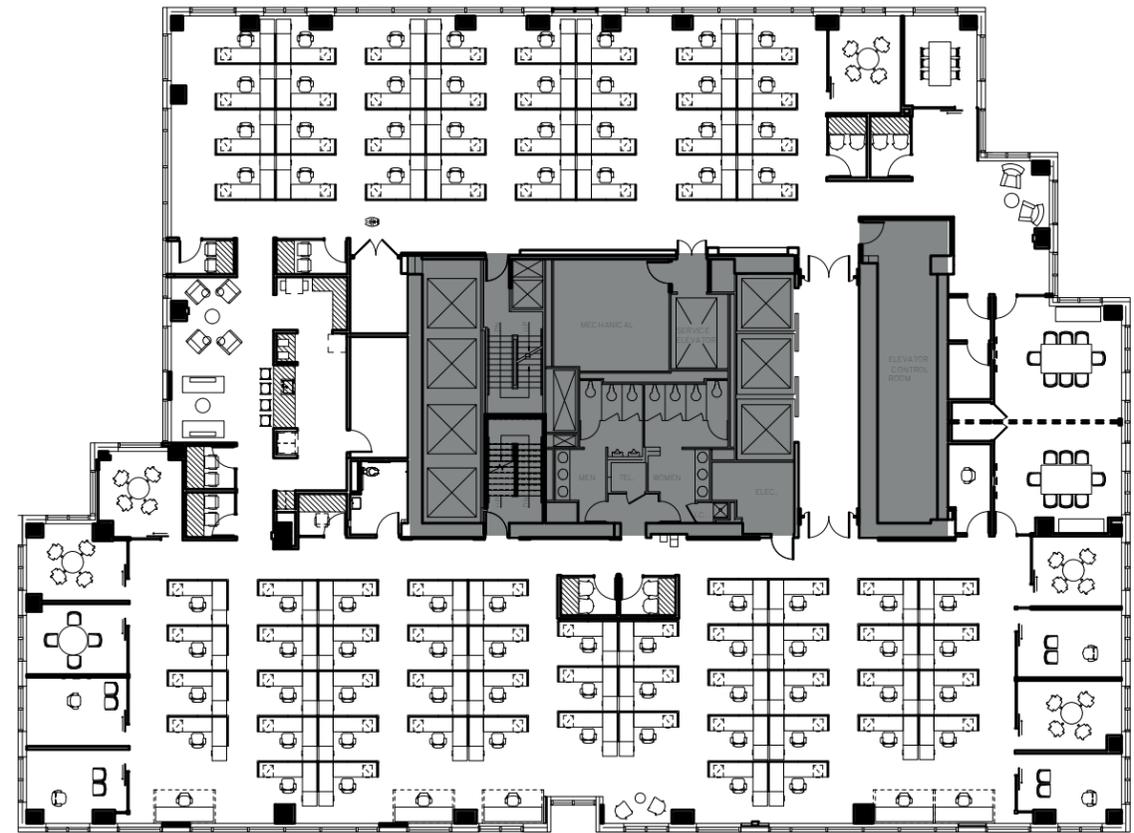
STACKING PLAN



11TH FLOOR PLAN - AS BUILT

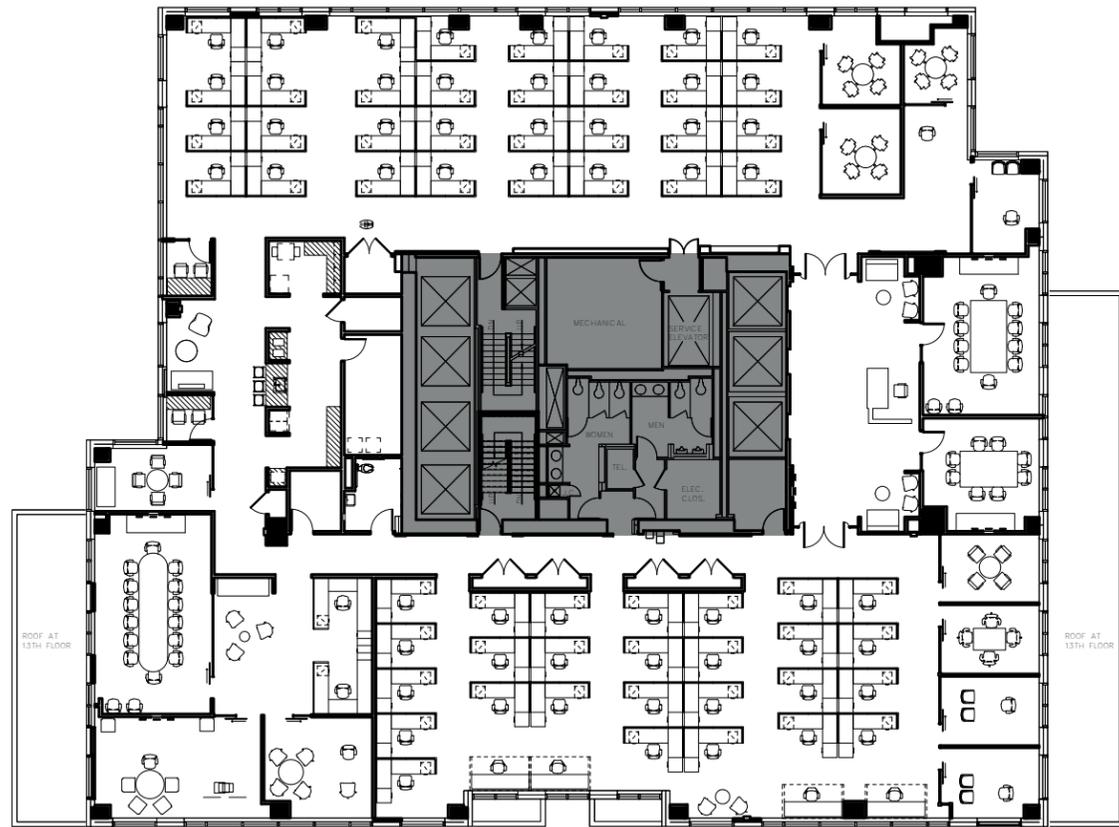


12TH FLOOR PLAN - AS BUILT



13TH FLOOR PLAN - AS BUILT

CORE & SHELL PLAN



420 FIFTH AVE

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