

# 685 LEX

NEW YORK, NY

BRAND NEW GLASS  
RETAIL AT THE CORNER  
OF EAST 56TH STREET







# THE CLEAR VANTAGE

**685 Lexington Avenue**

is a spectacular newly-constructed 2,175 SF  
retail opportunity in midtown Manhattan

Floor-to-ceiling glass with 94 FT  
of wraparound frontage

Corner retail with  
prominent signage

Best retail presence in a strong office,  
residential and retail market

Near the 10th-most trafficked  
subway station in New York City

Adjacent to Ethan Allen's new  
5,700 SF flagship location

CONCEPTUAL RENDERING



# SPACE DETAILS

**SIZE**  
Ground Floor  
**2,175 SF**

**FRONTAGE**  
**38 FT** on  
Lexington Avenue  
**56 FT** on  
East 56th Street

Total  
**94 FT**

**FLOOR-TO-CEILING HEIGHT**  
Ground Floor  
**18 FT**

**TERM**  
Long-term

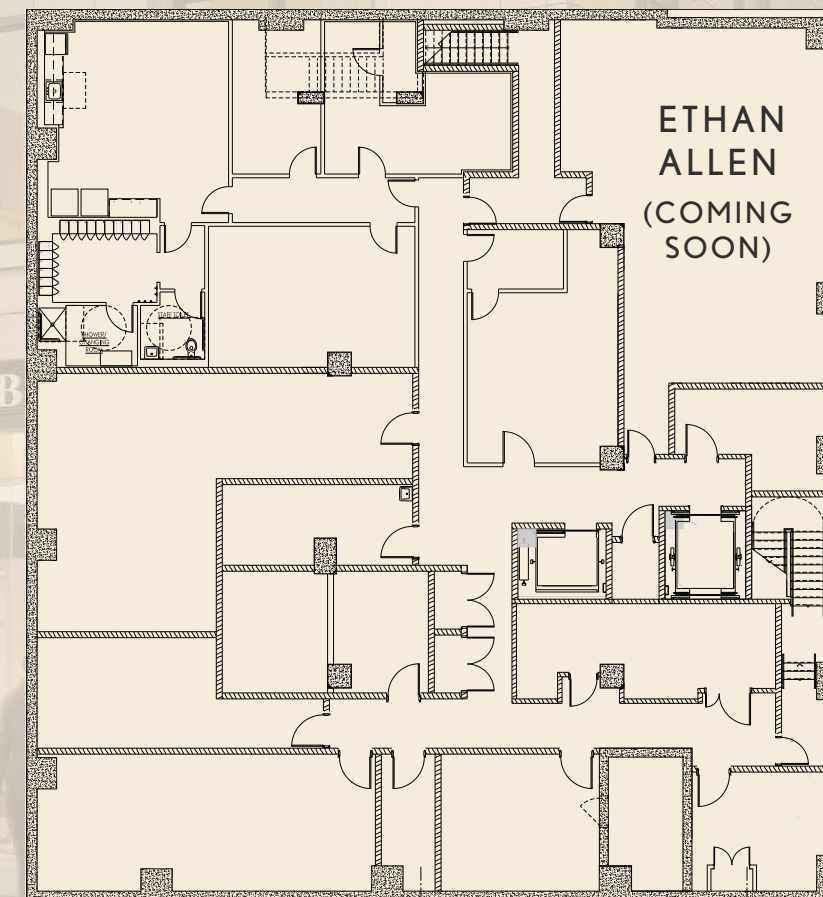
**POSSESSION**  
Immediate

**COMMENTS**  
Rare, newly constructed glass-corner  
retail box  
All uses considered  
All logical divisions considered  
Flexible signage opportunities

**GROUND FLOOR**



**BASEMENT**







# THE PERFECT LOCATION

50+

HOTELS IN THE NEIGHBORHOOD

\$165,260

AVERAGE HHI WITHIN A 1/2 MILE RADIUS

31,677

TOTAL RESIDENTIAL UNITS  
WITH A 1/2 MILE RADIUS

78.3 MILLION

TOTAL OFFICE SQUARE FOOTAGE

287,104

ESTIMATED DAYTIME POPULATION  
WITHIN A 1/2 MILE RADIUS

21,000,635

ANNUAL RIDERSHIP AT THE  
59TH STREET SUBWAY STATION  
SERVICING THE 4,5,6,N,R  
AND W TRAINS





<p>BARNEYS NEW YORK</p> <p>Calvin Klein</p>	<p>SMYTHSON OF BOND STREET</p> <p>Paul &amp; Shark</p> <p>MICHAEL KORS</p> <p>L.K.Bennett London</p> <p>LOUIS VUITTON</p>	<p>SABON</p> <p>ORVA SHOES</p> <p>est. 1997 J. Fay Jewelry</p> <p>Sprinkles</p> <p>Hospital For Special Surgery</p> <p>verizon</p>	<p>EAST 61ST STREET</p> <p>AT&amp;T</p> <p>DUANEreade by Walgreens</p> <p>Torino Jewelers</p> <p>Yogurt &amp; Candy World</p> <p>ETHAN ALLEN</p>	<p>sunglass hut</p> <p>Starbucks</p> <p>DYLAN'S CANDY BAR</p>
<p>TODS</p> <p>MONCLER</p> <p>CÉLINE</p>	<p>Paccard</p> <p>Scully &amp; Scully</p> <p>CAMPER</p> <p>Delmonico Gourmet</p> <p>NYSO</p> <p>Capital One</p>	<p>SEPHORA</p> <p>innisfree</p> <p>MUJI</p> <p>ZARA</p>	<p>EAST 60TH STREET</p> <p>bloomingdale's</p>	<p>Clarks</p> <p>Capital One</p>
<p>BALENCIAGA</p> <p>TUMI</p> <p>CHASE</p>	<p>DIESEL</p> <p>STUART WEITZMAN CANALI</p> <p>MACARON CAFE</p> <p>FRATELLI ROSSETTI</p> <p>Juice</p> <p>DUANEreade by Walgreens</p> <p>MACARON CAFE</p> <p>James Robinson</p> <p>TD Bank</p> <p>E. Braun &amp; C. Friedrich's OPTIK</p>	<p>BANANA REPUBLIC</p> <p>GAP</p> <p>ALDO</p> <p>VICTORIA'S SECRET</p>	<p>EAST 59TH STREET</p> <p>H&amp;M</p> <p>BANK OF AMERICA</p> <p>Bloomberg</p> <p>WORLD HEADQUARTERS</p> <p>MAKE UP FOR EVER</p> <p>The Container Store</p> <p>Starbucks</p> <p>citibank</p> <p>WELLS FARGO</p>	<p>CRUNCH</p> <p>DDB</p> <p>DECORATION &amp; DESIGN BUILDING</p> <p>CB2</p>
<p>UGG</p> <p>UGG AUSTRALIA</p> <p>FOR MEN</p> <p>MONT BLANC</p> <p>J.M. WESTON</p> <p>FENDI</p>	<p>MADISON AVENUE</p> <p>SERMONETA GLOVES</p> <p>LALIQUE</p> <p>COACH</p> <p>FOUR SEASONS Hotels and Resorts</p> <p>AP AUDEMARS PIGUET</p> <p>citibank</p> <p>D. Fortault PARIS</p> <p>Maison 24</p>	<p>LEXINGTON AVENUE</p> <p>456 N R W</p> <p>aerie</p> <p>AMERICAN EAGLE</p> <p>HARRYS OF LONDON</p> <p>Dr. Air Wick</p> <p>Martens</p> <p>Starbucks</p> <p>Fab's Fifth Avenue</p> <p>OFF 5TH</p> <p>HSBC</p>	<p>EAST 58TH STREET</p> <p>NEW YORK &amp; COMPANY</p> <p>Chick-fil-z</p> <p>DIG</p> <p>BANK OF AMERICA</p> <p>THE VITAMIN SHOPPE</p>	<p>THIRD AVENUE</p> <p>Hästens</p> <p>JENSEN-LEWIS</p> <p>DESIGN WITHIN REACH</p> <p>Elite Home</p> <p>TD Bank</p>
<p>TOURNEAU SINCE 1900</p> <p>IBM Offices</p> <p>Bonhams</p> <p>Obika Mozzarella Bar</p>	<p>BREITLING</p> <p>Les Canebiers</p> <p>OLIVER PEOPLES</p> <p>Muska Milano</p> <p>LACOSTE</p> <p>FIRST REPUBLIC</p> <p>It's a privilege to serve you!</p> <p>PHILLIPS de PURY &amp; COMPANY</p> <p>RICHARD MILLE</p>	<p>AMERICAN CUT</p> <p>AMERICAN CUT</p> <p>AMERICAN CUT</p>	<p>EAST 57TH STREET</p> <p>BankUnited</p> <p>McMullins NEW YORK</p> <p>rochebobois PARIS</p> <p>ETHAN ALLEN</p> <p>Tina's Cuban Cuisine</p> <p>685 LEX</p> <p>drybar</p> <p>New York Community Bank</p>	<p>Bo concept</p> <p>WHOLE FOODS MARKET</p> <p>DUANEreade by Walgreens</p>
<p>TD Bank</p> <p>ROAST BY KITCHENS</p> <p>Cellini</p> <p>JOE &amp; THE JUICE</p> <p>ROBERT MARC</p> <p>Allen Edmonds</p> <p>AMERITRADE</p>	<p>TD Bank</p> <p>ROAST BY KITCHENS</p> <p>Cellini</p> <p>JOE &amp; THE JUICE</p> <p>ROBERT MARC</p> <p>Allen Edmonds</p> <p>AMERITRADE</p>	<p>Juicy Cube</p> <p>KBBQ</p> <p>Red Olive</p> <p>Central Synagogue Community House</p>	<p>EAST 56TH STREET</p> <p>LP</p> <p>just salad</p> <p>WRAPS, BIRLS + MORE</p> <p>Le Cafe Coffee</p> <p>TOASTIES</p> <p>Johnnys Rocketts</p> <p>PIG WHISTLE</p> <p>Wok Chi</p> <p>T-Mobile</p> <p>CHASE</p> <p>P.G. Clarke's</p>	<p>CHASE</p> <p>P.G. Clarke's</p>
<p>WELLS FARGO</p> <p>PETER MILLAR</p>	<p>dunhill LONDON</p> <p>HICKEY FREEMAN</p> <p>BAUMAN RARE BOOKS</p> <p>LINKS LONDON</p> <p>IWC</p> <p>Ferrari</p> <p>CHASE</p> <p>PAPYRUS</p> <p>PRET</p> <p>CITY NATIONAL BANK AN RBC COMPANY</p>	<p>Central Synagogue Mulberry &amp; Vine</p> <p>Sweetcatch</p> <p>ATLANTIC BANK</p> <p>DOS TOROS TAQUERIA</p>	<p>EAST 55TH STREET</p> <p>Starbucks</p> <p>GLAZE TERIYAKI</p> <p>untamed SANDWICHES</p> <p>FedEx Office</p> <p>BANK OF AMERICA</p> <p>CHIPOTLE</p> <p>TITLE BOXING CLUB</p>	<p>pinkberry</p>
<p>coming soon</p>	<p>coming soon</p>	<p>coming soon</p>	<p>EAST 54TH STREET</p>	<p>EQUINOX</p>



A MOST  
**UNIQUE**  
OPPORTUNITY

The retail at 685 Lex will have the enviable position at the base of the Upper East Side's preeminent assisted living and memory care community, Sunrise at East 56th Street. 685 Lex will be just steps from the residential entrance with easy accessibility for the community's residents, caretakers and visitors.

This state-of-the-art senior residence, with 150 units across 16 floors, will be purpose-built with premium details and modern amenities, with a focus on enhancing health and wellness. Designed by SLCE Architects with interiors by Champalimaud, the community will be operated by Sunrise Senior Living, a leading provider of personalized senior living services, and developed by Hines and Welltower.

**SPECIAL FEATURES:** Full-service dining room, bistro and coffee bar / large theater for events and lectures / art studio / state-of-the-art wellness center / generous outdoor terraces and gardens on the 4th, 11th and 16th floors / robust programming including partnerships with the Museum of Modern Art (MoMA) and the National Institute on Aging.





A PROVEN  
HISTORY  
OF CARE



welltower

Hines

**SUNRISE SENIOR LIVING**, the residence operator, is a leading provider of a range of personalized senior living services, including independent living, assisted living, care for individuals with Alzheimer's and other forms of memory loss, as well as nursing and rehabilitative services. Sunrise operates 316 communities in the United States, Canada and the United Kingdom, with a total unit capacity of approximately 28,700. Sunrise has a unique resident-centered approach to care with a concerted focus on wellness, chronic disease management and prevention within a community health model. Sunrise's senior living services are delivered by team members who are trained to encourage independence, preserve dignity, enable freedom of choice and protect the privacy of residents.

**WELLTOWER INC.** (NYSE:HCN), an S&P 500 company headquartered in Toledo, Ohio, is driving the transformation of health care infrastructure. The company invests with leading seniors housing operators, post-acute providers and health systems to fund the real estate infrastructure needed to scale innovative care delivery models and improve people's wellness and overall health care experience. Welltower™, a REIT, owns more than 1,400 properties in major, high-growth markets in the United States, Canada and the United Kingdom, consisting of seniors housing and post-acute communities and outpatient medical properties.

**HINES** is a privately owned global real estate investment firm founded in 1957 with a presence in 182 cities in 20 countries. Hines has \$89.1 billion of assets under management, including \$42.5 billion for which Hines provides fiduciary investment management services, and \$46.6 billion for which Hines provides third-party property-level services. The firm has 109 developments currently underway around the world, including several major projects in Manhattan. With extensive experience in investments across the risk spectrum and all property types, and a pioneering commitment to sustainability, Hines is one of the largest and most-respected real estate organizations in the world.

**NEWMARK**

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