

Prime Commercial Building / Future Residential or Commercial Development Site

426 West 55th Street

Between 9th and 10th Avenues, New York, New York



Investment Sales Contacts

Ron Solarz

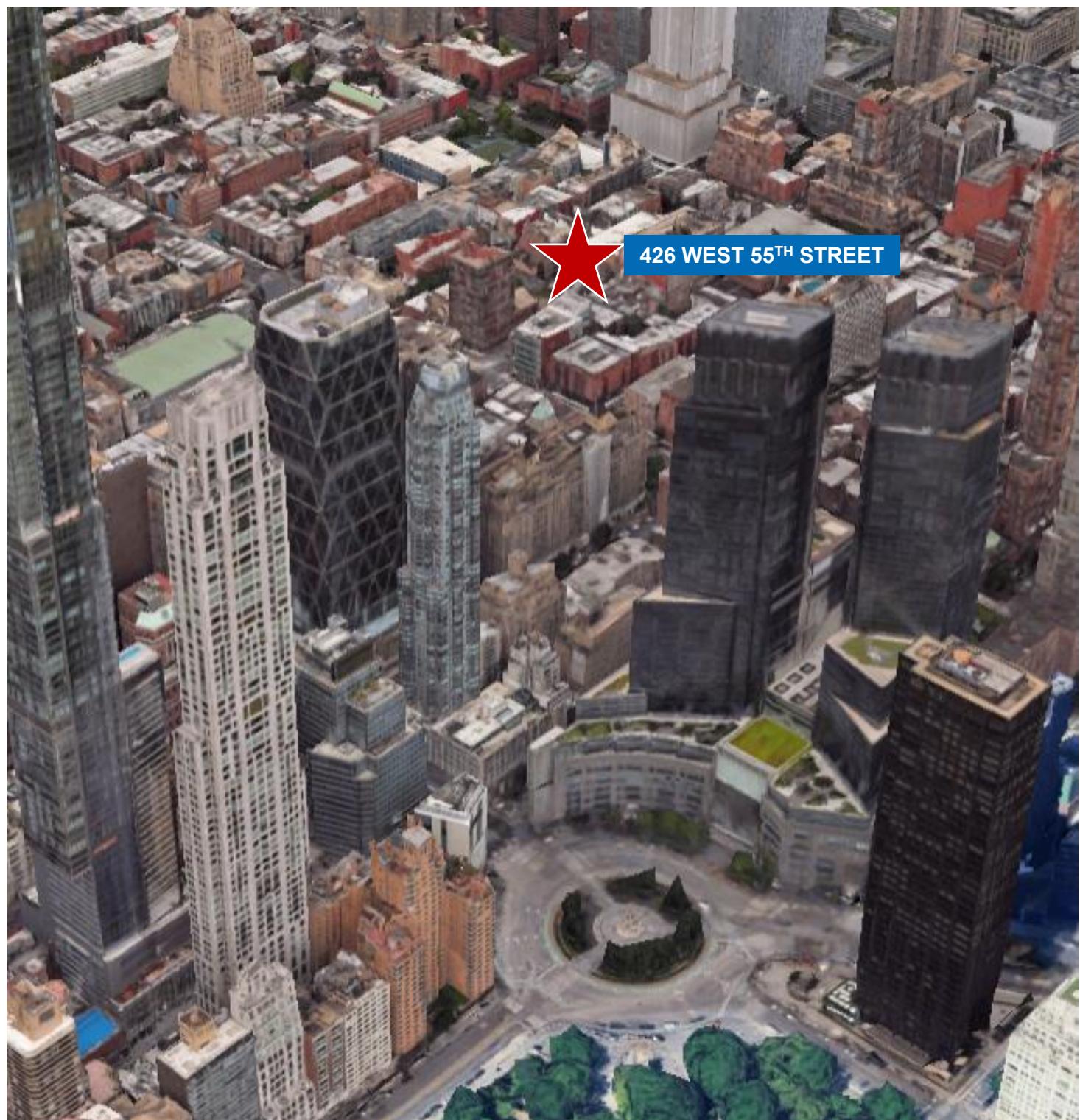
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Property Overview

| | |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Address | 426 West 55 th Street New York, New York 10019 |
| Location | South side of East 55 th Street between 9 th and 10 th Avenues in the Columbus Circle submarket of New York |
| Block & Lot | 1064-0046 |
| Lot Size | 4,393 SF (43.75 ft x 100.42 ft) |
| Gross Building Area | 12,388 SF |
| Zoning | C6-2 (R8 equivalent) Residential FAR 6.02 Commercial FAR 6 Community Facility FAR 6.5 Current FAR 2.82 Max Residential FAR 26,446 sq. ft. Available Air Rights 14,058 |
| Real Estate Taxes | \$101,225 (2025/2026) |

426 West 55th Street (the “Property”) is a three-story commercial building located on the South side of 56th Street between 9th and 10th Avenues in the Columbus Circle submarket in New York City. The Property is 100% leased to Warner Bros. Entertainment Inc. (S&P/ Fitch: BB+; Moody's: Bb1) through June of 2031 and is occupied by Warner Bros. Sound and WB Post Production Creative

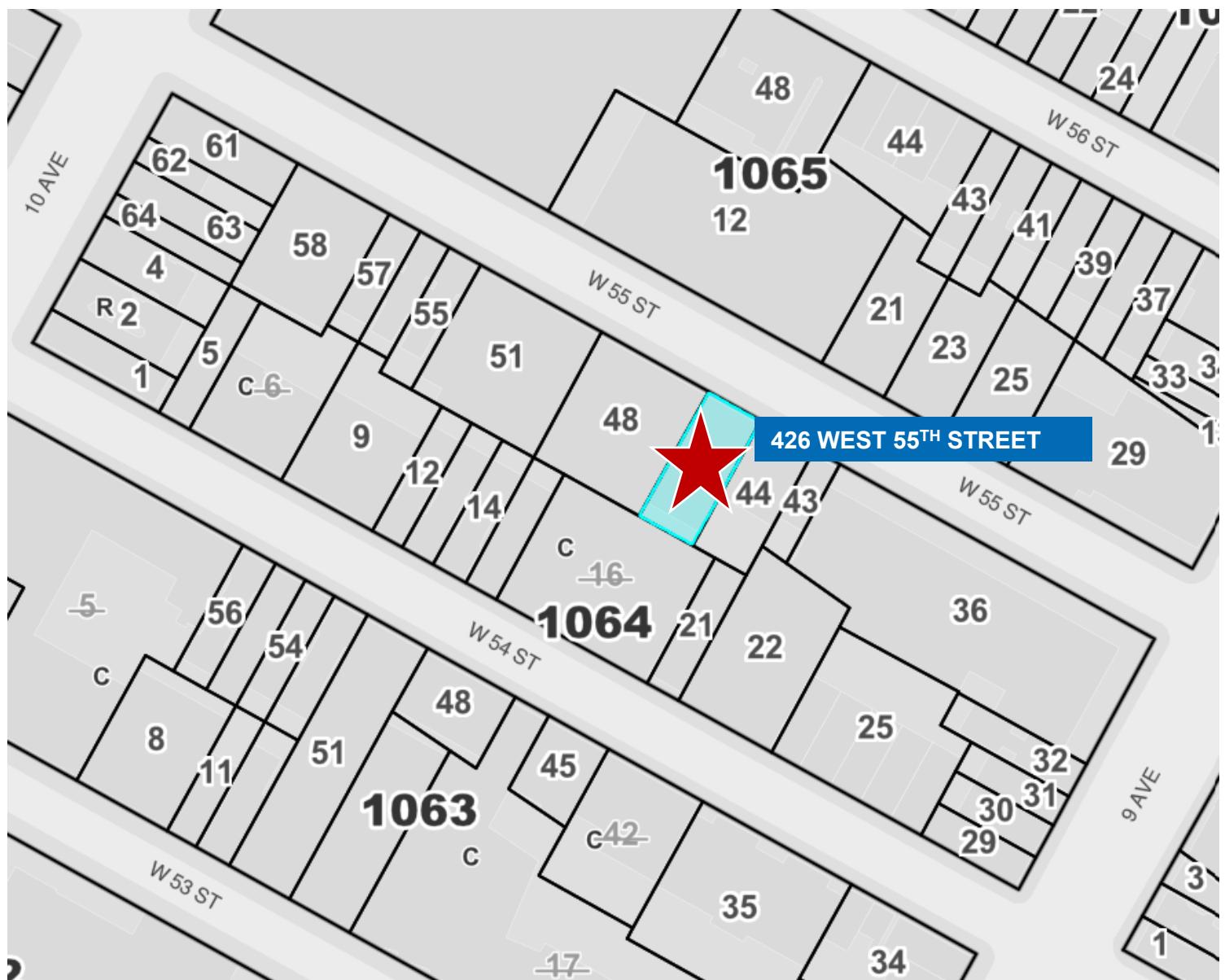
The Property presents investors with an excellent opportunity to benefit from durable in-place cash flow, ideal for an investor, user, or as a prime residential or commercial development site.

The Property is also located in the prestigious Columbus Circle neighborhood of New York City, where Midtown Manhattan meets the Upper West Side. The area is home to many of New York City's leading residential, retail, office and hospitality destinations. Within a few blocks of the Property are 15 Central Park West, one of the city's leading luxury addresses, the Deutsche Bank Center, the Mandarin Oriental hotel and many of the city's leading shops and restaurants, and Central Park, New York City's most recognizable urban oasis. The 59th Street Columbus Circle Subway Station provides access to the 1, A/C and B/D subway lines with quick and convenient access to all of New York City. Additionally, most of Midtown's leading office, retail, hotel and cultural destinations are just a short walk or taxi ride from the Property.

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Please Submit Written Offer or Call to Discuss

Plot Map



Zoning

| | |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Zoning | C6-2 (R8 equivalent) Residential FAR 6.02 Commercial FAR 6 Community Facility FAR 6.5 Current FAR 2.82 Max Residential FAR 26,446 sq. ft. Available Air Rights 14,058 |
| Frontage | West 55 th Street (narrow) |
| Nearest Wide Street | 9 Avenue (359 ft) |

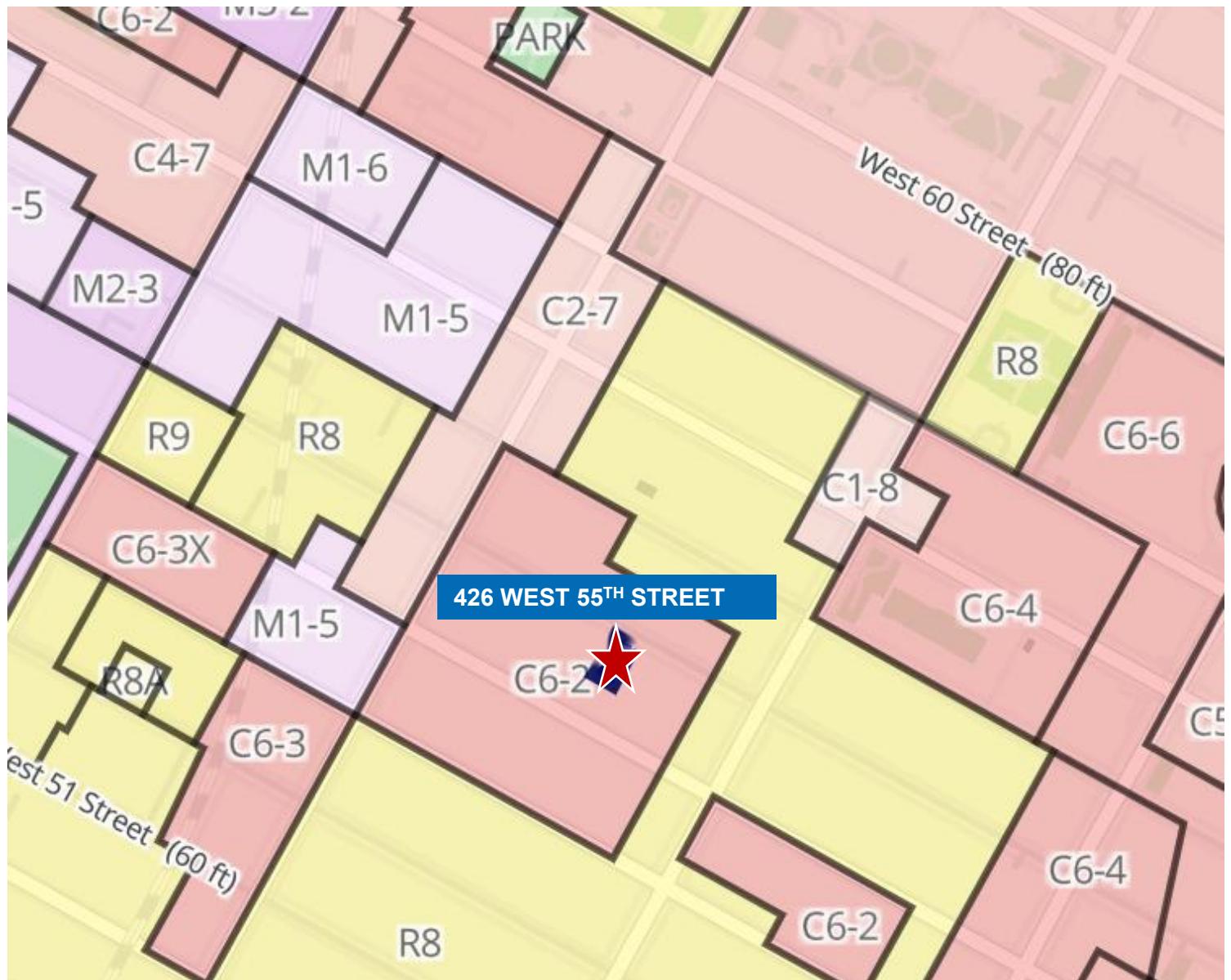
C6-2

C6 districts permit a wide range of high-bulk commercial uses requiring a central location. Most C6 districts are in Manhattan, Downtown Brooklyn and Downtown Jamaica. Corporate headquarters, large hotels, department stores and entertainment facilities in high-rise mixed buildings are permitted in C6 districts. C6 districts are well served by mass transit, and off-street parking is generally not required, except within the C6-3D district. C6-1, C6-2 and most C6-3 districts, typically mapped in areas outside central business cores, such as the Lower East Side and Chelsea, have a commercial floor area ratio (FAR) of 6.0.

CL

The Special Clinton District (CL), generally between West 41st and West 59th Streets west of Eighth Avenue, was created to preserve and strengthen the residential character of a community bordering Midtown, maintain a broad mix of incomes and ensure that the community is not adversely affected by new development. Special regulations for designated perimeter areas provide appropriate transitions between the lower-scale side streets, and the Special Hudson Yards District to the south and the Special Midtown District to the east. The Inclusionary Housing designated areas Program is applicable within part of the district.

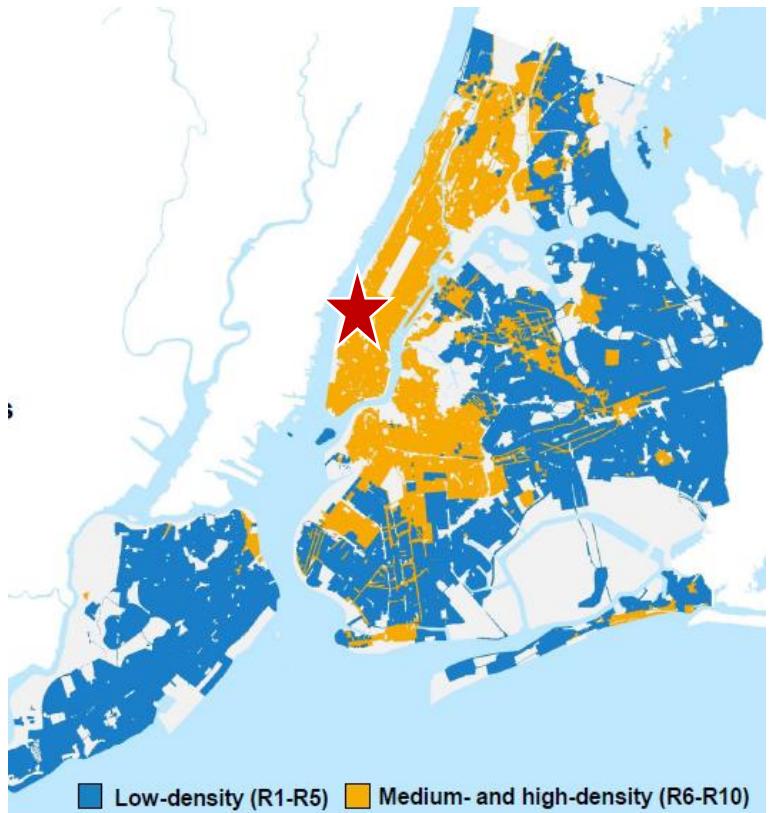
Zoning Map



City of Yes Zoning Impact

Medium- and high-density Create a Universal Affordability Preference (UAP)

UAP allows buildings to add at least 20% more housing if the additional homes are **permanently affordable** to households earning an average of **60% AMI**.



Parking Roll back parking mandates for new housing

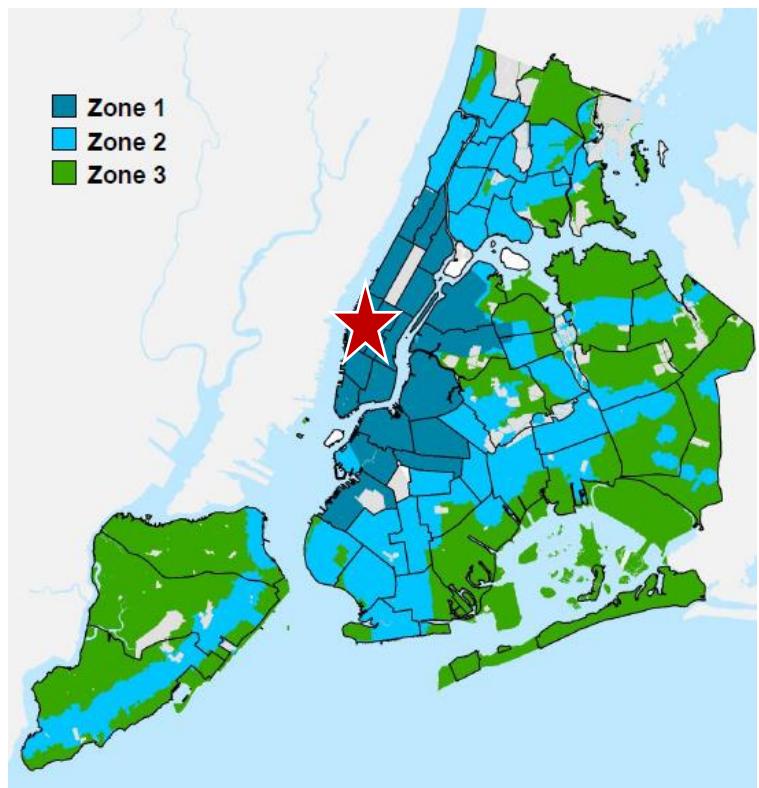
City of Yes has rolled back parking mandates via a 3-tier system:

Zone 1: no parking mandates

Zone 2: reduced parking mandates

Zone 3: mandates largely remain

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Neighborhood Overview

Columbus Circle- 426 West 55th Street is located in the prestigious Columbus Circle neighborhood of New York City, where Midtown Manhattan meets the Upper West Side. The area is home to many of New York City's leading residential, retail, office and hospitality destinations. Within a few blocks of the Property are 15 Central Park West, one of the city's leading luxury addresses, the Deutsche Bank Center, the Mandarin Oriental hotel and many of the city's leading shops and restaurants, and Central Park, New York City's most recognizable urban oasis.



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Neighborhood Overview

Excellent Access to Transportation

Located just northeast of the Property, the 59th Street Columbus Circle Subway Station provides access to the 1, A/C and B/D subway lines with quick and convenient access to all of New York City. Additionally, most of Midtown's leading office, retail, hotel and cultural destinations are just a short walk or taxi ride from the Property.

Epicenter of New York City Culture

Columbus Circle and Midtown West are home to New York City's premier performing arts institutions. Just a short walk from the Property, Lincoln Center, a 16.3-acre complex recognized over the past 34 years as home to New York City's very best performing arts organizations. These institutions include the New York City Ballet, The Metropolitan Opera, New York Philharmonic, the New York City Ballet, and the New York City Opera. Lincoln Center draws more than 6 million people to its campus each year, providing an oasis for the culturally curious, where one can experience a variety of plays and musicals produced at the Center.

Carnegie Hall is one of the world's most renowned concert venues and the Broadway theatre District from West 41st Street to West 65th Street hosts the world's leading theaters.

Proximity to Central Park

Running directly parallel along the Upper West Side is the iconic Central Park. Spanning over 1.3 square miles, Central Park, for years, has provided residents and visitors an escape from the expansive concrete jungle of Manhattan. This transformative area of land was America's first major landscaped park and has since become the most visited park in the U.S., hosting 37.5 million visitors per year. The park boasts a number of attractions that draw people together from all walks of life. Families with children can explore the Central Park Zoo and take a ride on the Carousel, while others may enjoy spending time in the expansive Sheep Meadow field or taking a walk through the Shakespeare Garden.

At the southwest corner of Central Park is Columbus Circle, which marks a unique transition between city and park. The landmark pays tribute to Christopher Columbus and remains a bustling transportation hub, connecting travelers via roadway and major subway lines. Passersby can also discover another unique form of transportation here, dating back more than 150 years. Lined up at the edge of the circle are horse-drawn carriages, carrying those who seek a different way of seeing Central Park through its curving drives and beautiful vistas.

Upper West Side

Nestled between Riverside and Central Park, the Upper West Side is often recognized as an expansive, artistic neighborhood with easy access to green space. The neighborhood's wide streets, which are lined with brownstones, grassy lawns and playgrounds, make the area feel like a mini suburb amidst the bustling city. Passersby will be pleased with quiet, casual strolls within the area and a charming, yet upscale character throughout the neighborhood.

Neighborhood Overview



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Confidentiality & Disclaimer

This Confidential Offering Memorandum has been prepared by Newmark ("Newmark") regarding the purchase of the property described herein at 426 West 55th Street, New York (the "Building" or "Property"). The materials and information contained in this Confidential Offering Memorandum do not purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligation to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

If you have no further interest in the Property, please return the Confidential Offering Memorandum forthwith.

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