

# 39

WEST FIFTY-SIXTH

OFFICE  
*For*  
LEASE



# SUMMARY

LOCATED JUST OFF FIFTH AVENUE, 39 WEST 56TH STREET OFFERS A FULL-FLOOR AND PENTHOUSE DUPLEX WITH AN OPEN LOFT LAYOUT, EXPOSED BRICK, WOOD FLOORS, AND HIGH CEILINGS. THE PENTHOUSE SKYLIGHT BRINGS IN STRONG NATURAL LIGHT, AND THE SPACE INCLUDES A PRIVATE ROOF TERRACE, WET PANTRY, AND INTERNAL STAIRWAY CONNECTING BOTH LEVELS. POSITIONED IN THE CENTER OF MIDTOWN, THE PROPERTY SITS STEPS FROM LUXURY HOTELS, RETAIL, DINING, CENTRAL PARK, AND MAJOR TRANSIT.

SIXTH AVENUE

LOCATED BETWEEN 5<sup>TH</sup> AND 6<sup>TH</sup> AVENUE ON 56<sup>TH</sup> STREET. NEIGHBORING RETAIL FETCHES THE HIGHEST RENT PSF IN MANHATTAN.  
  
CLOSE PROXIMITY TO CENTRAL PARK

FIFTH AVENUE

# PROPERTY OVERVIEW

\$15,625/MO ASKING RENT	5-10 YEARS LEASE TERM	IMMEDIATE POSSESSION
± 2,500 SF SQFT	\$75/FT RPSF	9'-10' (5 <sup>th</sup> ) & 18' (PH) CEILING HEIGHT

# SPACE FEATURES

- HUGE PENTHOUSE SKYLIGHT
  - PRIVATE ROOF TERRACE
  - FULL WET PANTRY IN PENTHOUSE
  - EXPOSED BRICK WALLS, WOOD FLOORS
  - LARGE PASSENGER ELEVATOR
- TENANT CONTROLLED AC
  - VIDEO INTERCOM - 24/7 ACCESS
  - INTERNAL STAIRWAY
  - SAUNA
  - 2 KITCHENS

39

WEST FIFTY-SIXTH

\$203,707

AVERAGE HOUSEHOLD INCOME

39 Yrs.

AVERAGE AGE IN MIDTOWN

311,484

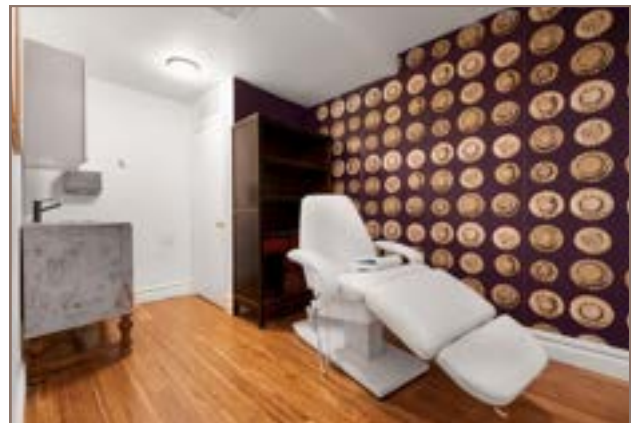
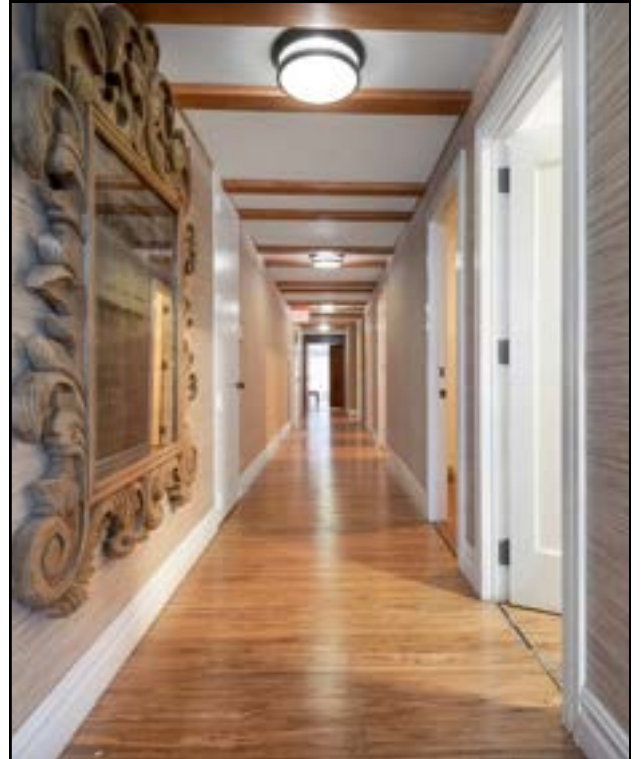
POPULATION OF MIDTOWN

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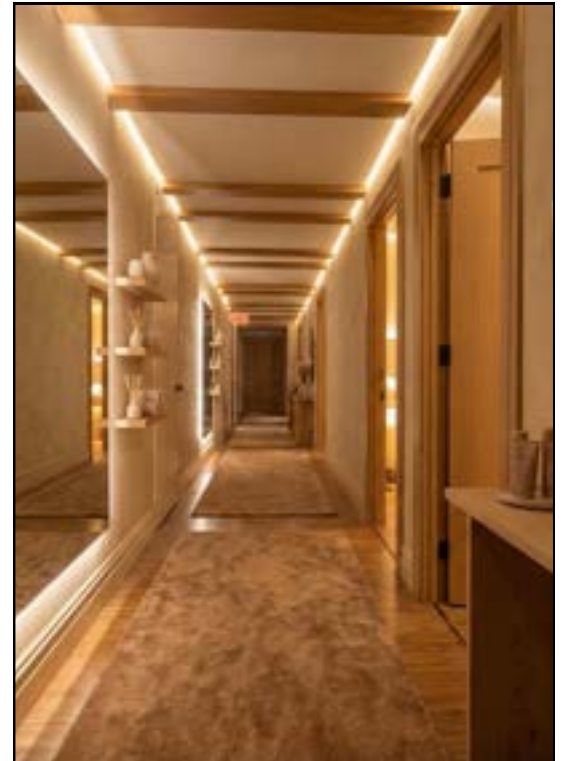
NEIGHBORHOOD FOR CONSUMER SPEND

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MILES AWAY FROM CENTRAL PARK







# NEIGHBORHOOD

NESTLED BETWEEN FIFTH AND SIXTH AVENUES, WEST 56TH STREET SITS AT THE CENTER OF CULTURE AND COMMERCE IN MIDTOWN. THE NEIGHBORHOOD PLACES YOU STEPS FROM THE PLAZA HOTEL, CARNEGIE HALL, AND MOMA, WITH IMMEDIATE ACCESS TO SOME OF THE CITY’S STRONGEST DINING, HOSPITALITY, AND RETAIL. FIFTH AVENUE’S FLAGSHIP BOUTIQUES CREATE A CONSTANT FLOW OF HIGH-END FOOT TRAFFIC, WHILE NEARBY TRANSIT LINES AND CENTRAL PARK OFFER UNMATCHED CONVENIENCE. IT IS A LOCATION DEFINED BY PRESTIGE, CONNECTIVITY, AND A CONCENTRATION OF BEST-IN-CLASS AMENITIES.

# FLOORPLANS



39

WEST FIFTY-SIXTH

FLOOR  
THROUGH OPEN  
LAYOUT

SOLARIUM WITH  
NATURL LIGHT

EXCELLENT  
CO-TENANCY

CLOSE  
PROXIMITY TO  
CENTRAL PARK

WORLD-CLASS  
NEIGHBORHOOD  
RETAIL