

# 535

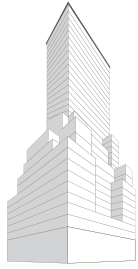
*Fifth Avenue*

PRIME LOCATION,  
ENDLESS POSSIBILITIES





PROPOSED INSTALLATION



# 535 + 545

## Fifth Avenue

### AVAILABLE SPACE

Entire 8th floor / 30,530 rsf  
\*divisible

### POSSESSION

Q3, 2025

### TERM

10-15 years

### EXCLUSIVE FULL-FLOOR LEASING OPPORTUNITY

- Enhance brand image and company operational efficiency

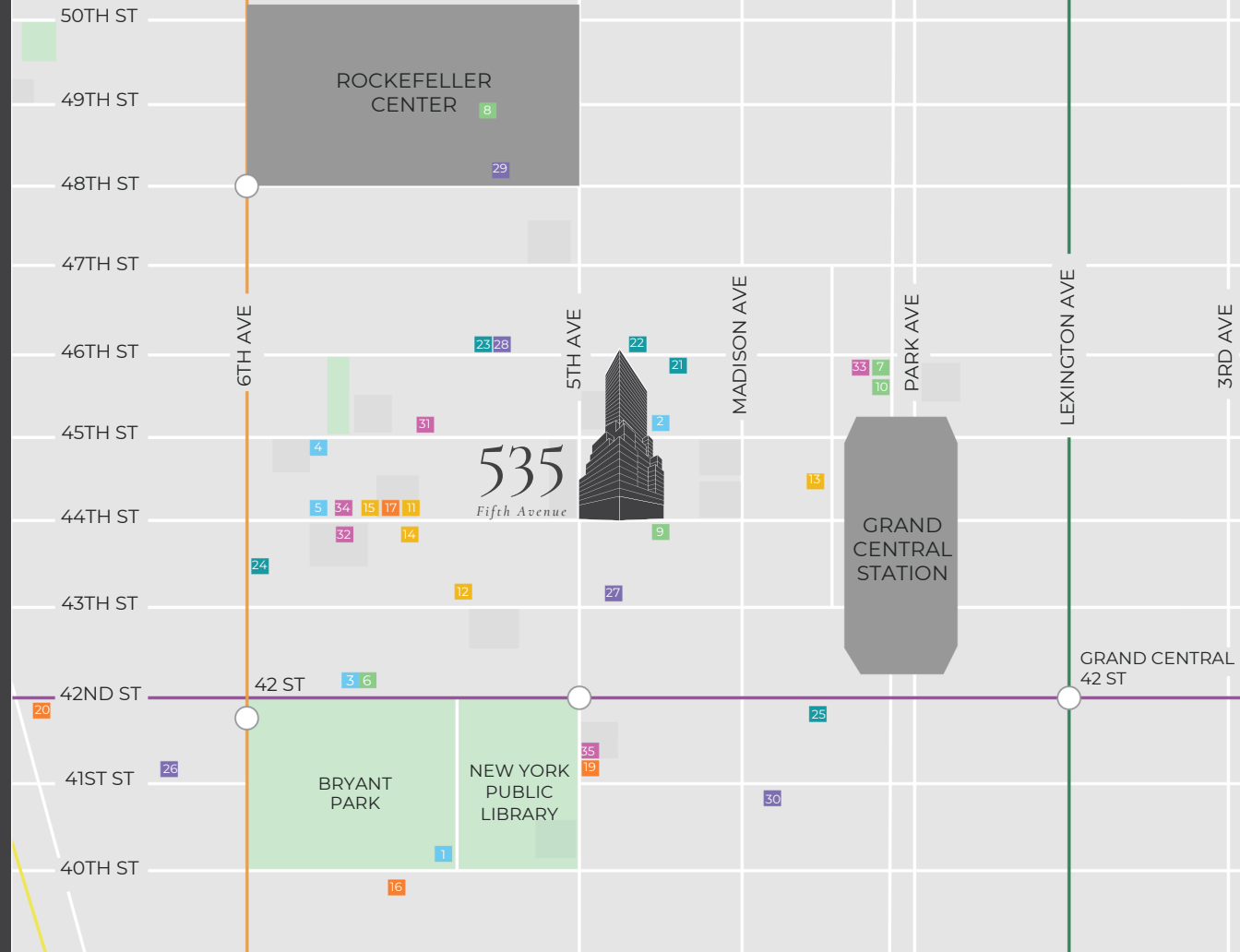
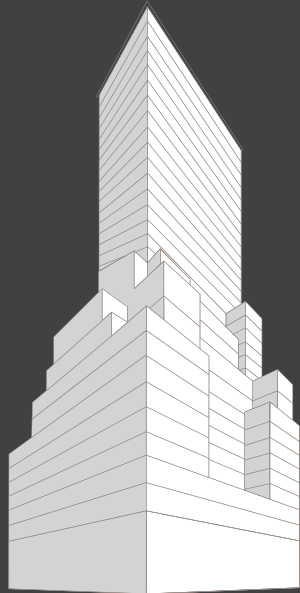
### STUNNING ARCHITECTURAL DETAILS

- High ceilings paired with exposed brick interiors
- Stylish and inviting atmosphere
- Spacious windows that allow plenty of natural light



## PRIME LOCATION

- 3-minute walk to Grand Central Terminal, providing unparalleled access to Metro-North Railroad, LIRR, and multiple subway lines
- Bryant Park and the New York Public Library are nearby retreats that provide green spaces for relaxation
- Rich in amenities including restaurants, cafes, shops, and cultural institutions



## NEIGHBORHOOD

### DINING

1. Bryant Park Grill
2. Morton's
3. STK Midtown
4. Butter Midtown
5. Db Bistro Moderne

### COFFEE

21. Gregory's Coffee
22. Macchiatto Espresso Bar
23. Gotan Midtown
24. Bluestone Lane
25. Blue Bottle

### GRAB & GO

6. Joe & the Juice
7. Sweetgreen
8. By CHLOE
9. Le Pain Quotidien
10. Urbanspace

### WELLNESS

26. Soul Cycle
27. Equinox East
28. Swerve Fitness
29. Corepower Yoga
30. Everybody Fights

### CLUBS

11. Harvard Club
12. Princeton Club
13. Yale Club
14. Penn Club
15. Yacht Club

### COCKTAILS

31. Valerie
32. Bar 44
33. Lea Wine Bar
34. Lantern's Keep
35. The Bar Downstairs & Kitchen

### HOTELS

16. Bryant Park Hotel
17. Sofitel
18. Gotham Hotel
19. Andaz Hotel
20. Knickerbocker Hotel