



In the Heart of NoMad

276 FIFTH AVENUE OFFICE SUITES

Originally opened in 1892 as the Holland House Hotel, this building was designed by architects George Edward Harding & Gooch boasting 350 rooms of palatial elegance emanating both social and technological ambitions of Gilded Age New York. The Holland House lost its luster in changing economic realities and was converted to commercial use in 1920. The building's limestone facade offers a surviving glimpse into the grandeur that once defined its era on Fifth Avenue. Today the building features office suites small and large accommodating teams from 10 to 50 plus with organic growth potential and onsite property management and services.

BUILDING FEATURES

This 11-story corner office building at 276 Fifth Avenue sits in a prime NoMad spot at Fifth Avenue and 30th Street. It offers classic, modern, and creative office spaces from 1,500 to 11,000 RSF, with a freshly updated lobby, grand staircase, new windows, and fully furnished, wired suites ready for move-in.

Building Highlights

Abundance of operable windows

Renovated Suites of varying sizes with branding opportunity, new pantries, soft seating, conference, huddle, and social areas

24/7 access with attended lobby and security

Tenant Controlled A/C; often ductless

Exceptional proximity to public transportation

On site property management office for hands on services

Smart key access and sub-metered electric

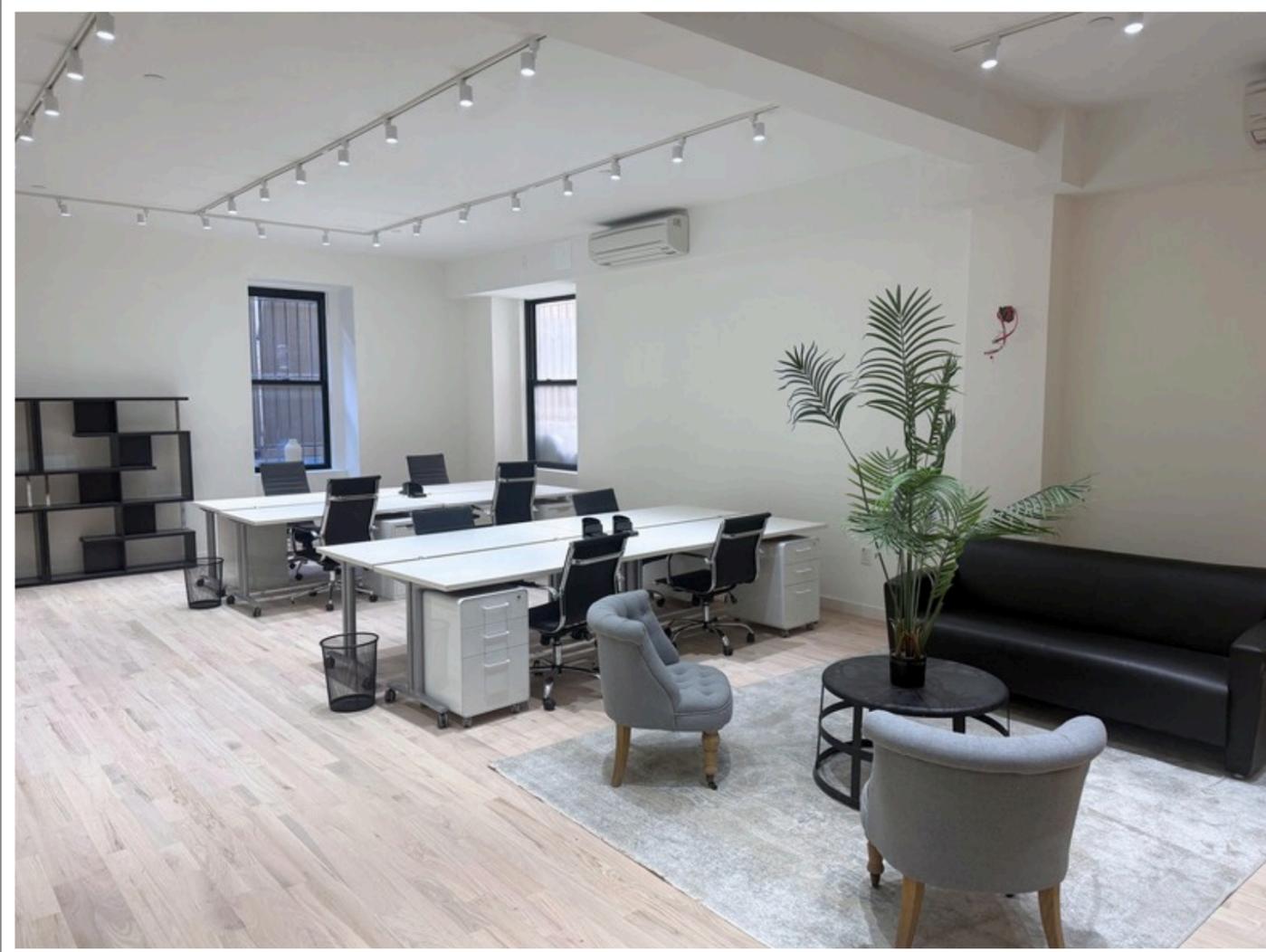


SUITE 301

PLUG & PLAY

HIGH END FURNISHED NEW PREBUILT

2,432 RSF
Base Rent: \$62 PRSF



Open seating for 8+ people



2 Flex Rooms, 1 Conference Room

SUITE 301

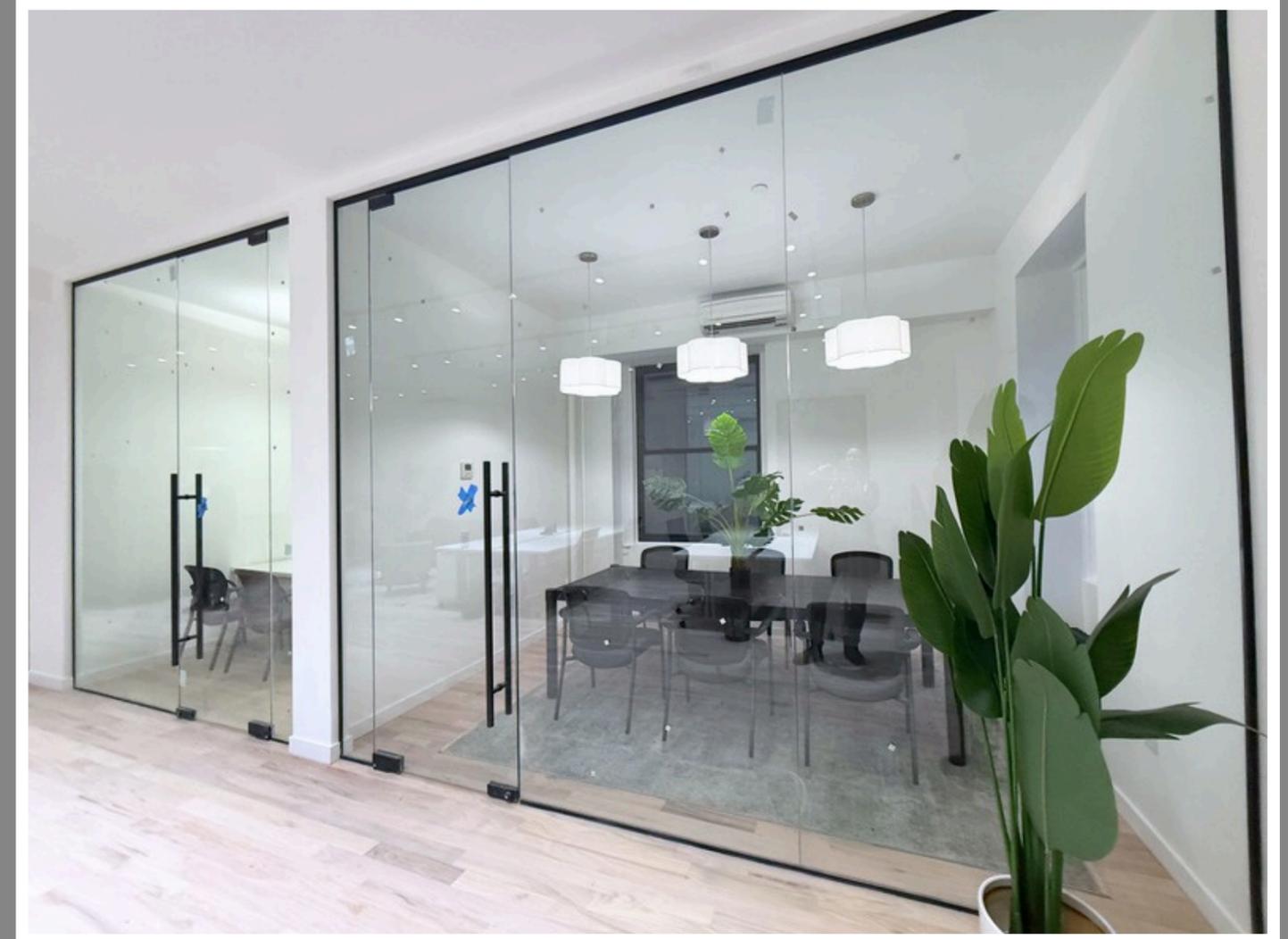
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SPACE FEATURES

Light on 3 sides

Creative installation with high end finishes including 10 ft glass fronts

2 flex rooms, 1 conference room

11ft ceiling heights

Refinished hardwood flooring, soft high-top seating, desk space for 8 plus (could easily be expanded to 12 plus)

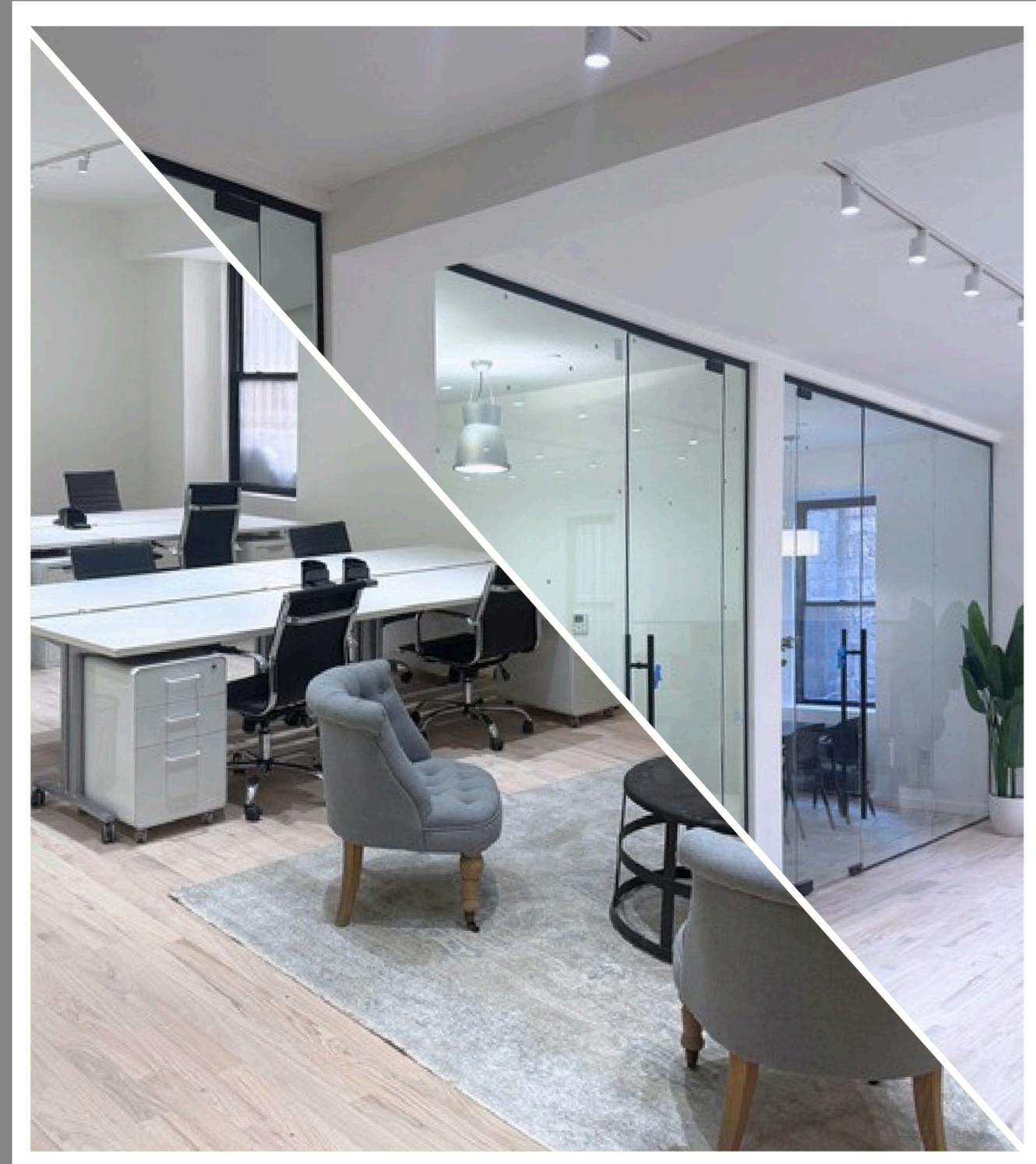
Open pantry set up with dishwasher and fridge including icemaker

Tenant controlled ductless HVAC system

Prominent double glass entry

Smart Phone Keyless access

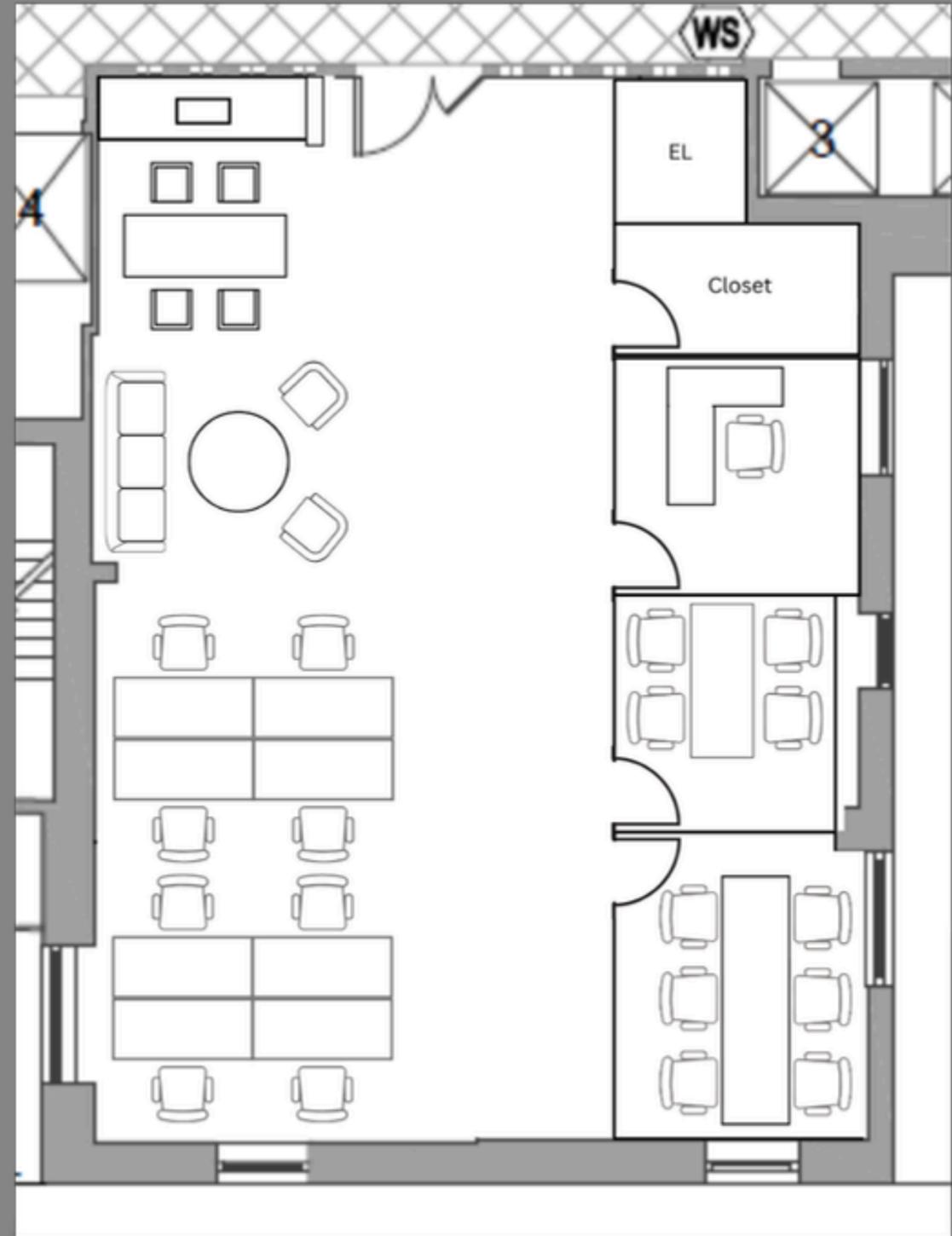
Updated common corridor



EXISTING CONDITIONS

FLOOR PLAN - 301

HIGH END FURNISHED NEW PREBUILT



NOT TO SCALE