

420 FIFTH AVENUE

MAJOR PRICE REDUCTION

FULL FLOOR OFFICE CONDOMINIUM

The 18,003 RSF OFFICE CONDOMINIUM SITUATED ON THE ENTIRE 14TH FLOOR



PROPERTY SUMMARY

| | |
|-------------------|---|
| Location: | The entire westerly block front of Fifth Avenue between West 37th and West 38th Streets |
| Block / Lot: | 839 / 1048 (Storage Lot # 1042) |
| Rentable SF: | 18,003 |
| Common Interest: | 2.9844% |
| Ceiling Height: | 12' 6" (slab to slab) |
| Column Spacing: | 3 columns on entire floor, 40' on center |
| Elevators: | 3 dedicated cabs service floor 9-17 |
| Floor Load: | 50 lbs per square foot |
| HVAC: | Direct expansion system (DX) with a cooling tower that runs from 6am-12am during weekdays and 8am-4pm on Saturdays |
| Current Buildout: | The space is newly renovated currently used as a classroom facility, consisting of nine classrooms with removable partitions, four smaller offices, a full kitchen, pantry, four lavatories, large reception area, carpeted floors, modern exposed ceilings plus several rooms having sheetrock ceilings, LED lighting, TV screens in each classroom, floor-to-ceiling windows, high-end finishes |

| | |
|-----------------------|---|
| R/E Taxes (20/21): | \$566,814 Per Year** |
| | \$31.48 Per RSF** |
| Common Area Charges: | \$212,140 Per Year |
| | \$11.78 Per RSF |
| Annual CapEx Reserve: | \$11,635 Per Year |
| | \$0.65 per RSF |
| Total Carry Costs: | \$790,589 Per Year |
| | \$43.91 Per RSF |
| Reduced Price: | \$21,500,000 \$19,500,000 |
| | \$1,083 Per RSF |



INVESTMENT SUMMARY

420
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The Class A office condominium is located on Fifth Avenue between West 37th and West 38th Streets within one of the most highly desired submarkets in Manhattan, just south of Bryant Park and right next door to Amazon's new headquarters (the former Lord & Taylor Building). The floor contains approximately 18,003 rentable square feet of office space and will be delivered vacant. The floor was recently renovated with a \$3.5million build-out and may be turn-key ready for many occupiers who would benefit from the cost and time savings.

THE PROPERTY

420 Fifth Avenue is a 30-story, 609,000 square foot modern Class A office & retail tower that was constructed between 1988-1990 by the Hammerson Property Investment and Development Corporation of London with high quality granite and glass curtain wall, 12 automatic elevators, a three story clear atrium lobby, and large plaza entry. The building is accessed by entryways off West 37th Street and West 38th Street and is comprised of office floors ranging from 33,000 RSF - 12,000 RSF.





UNIT FEATURES

- Delivered vacant with a new modern installation
- Virtually column free floor plates (3 columns | 40' on center)
- 12' 6" ceiling heights slab-to-slab
- Full floor presence, floor clears immediate surrounding buildings
- Views are protected due to landmark status and zoning limitations of adjacent properties
- Full height windows on all four sides, excellent light and views
- Flexible open layout perfect for a wide range of owner occupiers/tenants, including legal, consulting, Not-For-Profits, TAMI (technology, advertising, media and information) and FIRE (financial services, insurance and real estate) uses

BUILDING HIGHLIGHTS

- Only class A office condominium on Fifth Avenue, premier address
- World class location on the upper floor of a midtown Manhattan high-rise Class A office building on Fifth Avenue
- High security (24/7), 3-story clear atrium lobby, and large plaza entry
- Close proximity to Grand Central Terminal, Penn Station, The Port Authority Bus Terminal, PATH trains and twelve subway lines
- Prestigious owner roster including Luxxotica, Helaba Bank, The Rockefeller Foundation, Mediterranean Shipping Company and the Girl Scouts of America
- Adjacent to Amazon's new headquarters (former Lord & Taylor Building), Luxottica's new headquarters (1 West 37th Street)
- Two blocks from Bryant Park, Herald Square, The New York Public Library, Macy's, and the Empire State Building
- Please visit the buildings website: www.4205thavecondo.com for more detailed building specifications

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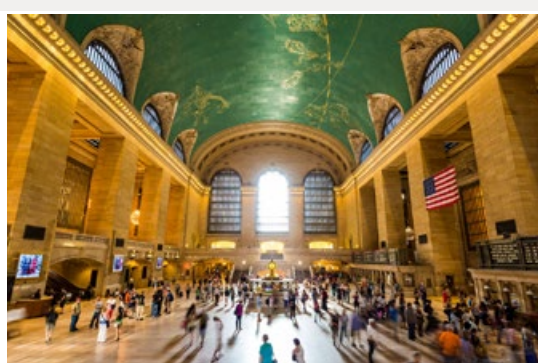


IN THE HEART OF MIDTOWN'S COMMUTER TRIANGLE

- Conveniently positioned within walking distance to Grand Central Terminal, Port Authority and Penn Station
- Midtown South feel with Class A Bryant Park efficiency and location
- Directly next to Amazon's new headquarters (the former Lord & Taylor building at 424 Fifth Avenue)

LOCATION...LOCATION...LOCATION

- An ideal Midtown location near Bryant Park, between Times Square and Grand Central Terminal
- Sitting at the crossroads of commerce and tourism, this area offers professionals a vibrant work environment, replete with restaurants, retail, convenient public transportation, and after-work entertainment
- Bryant Park, one of New York's most beloved open spaces, is just a few blocks away, as is Fifth Avenue's exclusive retail corridor, and the Theater District
- This location provides close proximity to twelve subway lines and the three primary railroads servicing Westchester/Fairfield Counties, Long Island, and New Jersey including the **4 5 6 7 B D F N Q** and **R** trains along with the 42nd Street Shuttle, Metro North, Long Island Railroad and Path trains



14TH FLOOR PLAN



420 FIFTH AVENUE

