

THE FRED F. FRENCH BUILDING

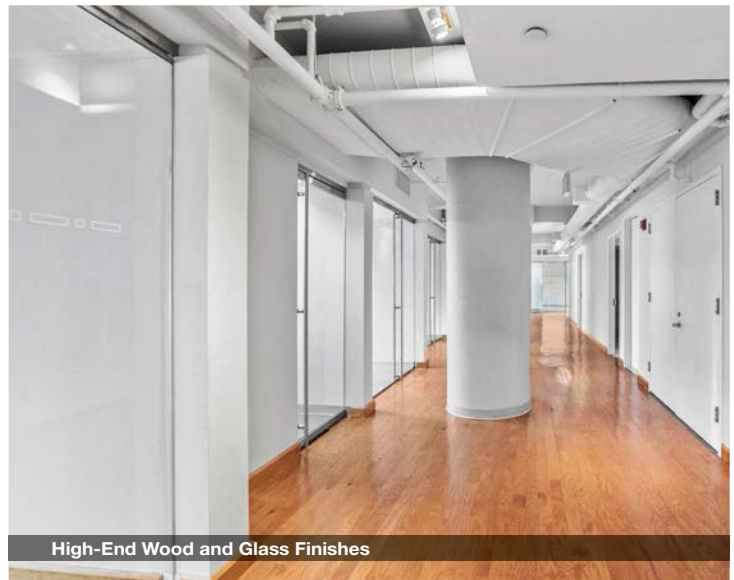
551 FIFTH AVENUE



Fifth Avenue at 45th Street



Magnificent Art Deco Lobby

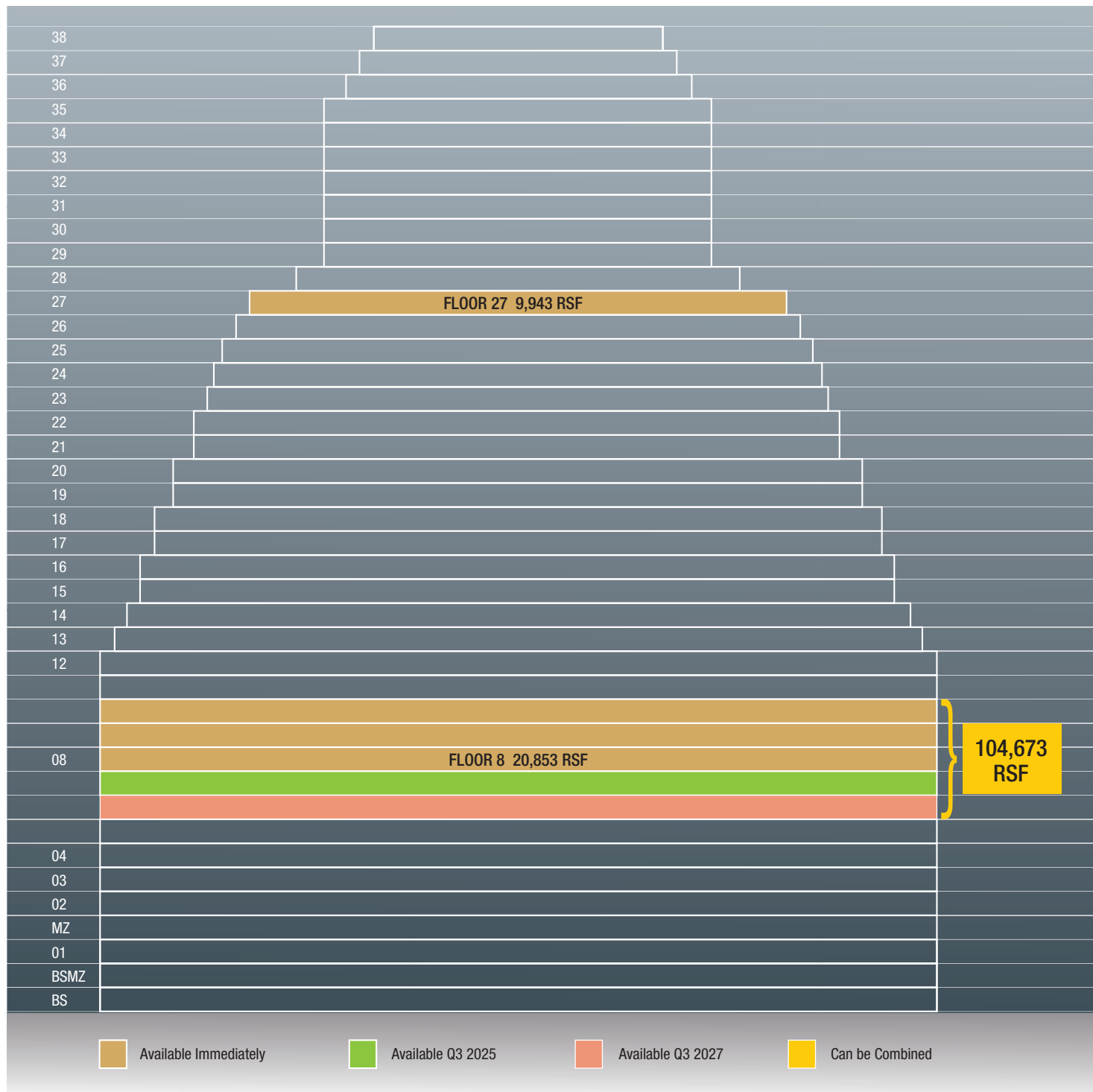


High-End Wood and Glass Finishes

- Renowned 38-story landmark building located at the northeast corner of 45th Street in Midtown Manhattan
- New 7,000 SF conference/amenity space now in progress
- Beautifully restored building exterior, bronze entrances, and Art Deco lobby
- Sweeping panoramic views of Manhattan
- Steps from Grand Central and public transportation, and near major Midtown businesses, upscale 5-star hotels, elegant restaurants, and exclusive retailers
- Prestigious building tenants include Denihan Hospitality Group, Pace University Midtown, Morton's The Steakhouse, Zamir Equities, Knotel, and Jonathan Rose Companies

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FULL FLOOR OPPORTUNITIES



5 CONTIGUOUS FLOORS UP TO 104,673 RSF
FLOORS 6 TO 10
20,853 +/- RSF per floor
SAMPLE FLOOR LAYOUTS

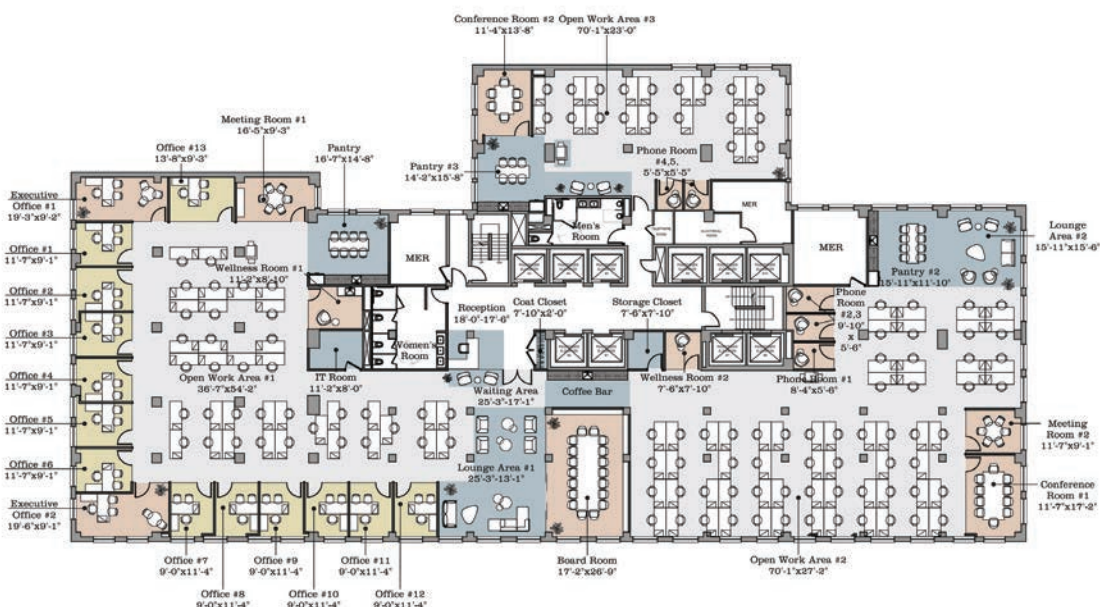
OFFICE INTENSIVE LAYOUT



QTY	DESCRIPTION
3	Executive Offices
29	Private Offices
3	Conference Rooms
1	Board Room
2	Reception/Waiting Areas
2	Phone Rooms
1	Wellness Room
1	IT Room
1	Storage Room
2	Lounge Areas
1	Coat Closet
1	Pantry
85	Workstations
118	Personnel

*Occupancy to be confirmed with certificate of occupancy (CO).

HALF OPEN PLAN/HALF OFFICE INTENSIVE LAYOUT

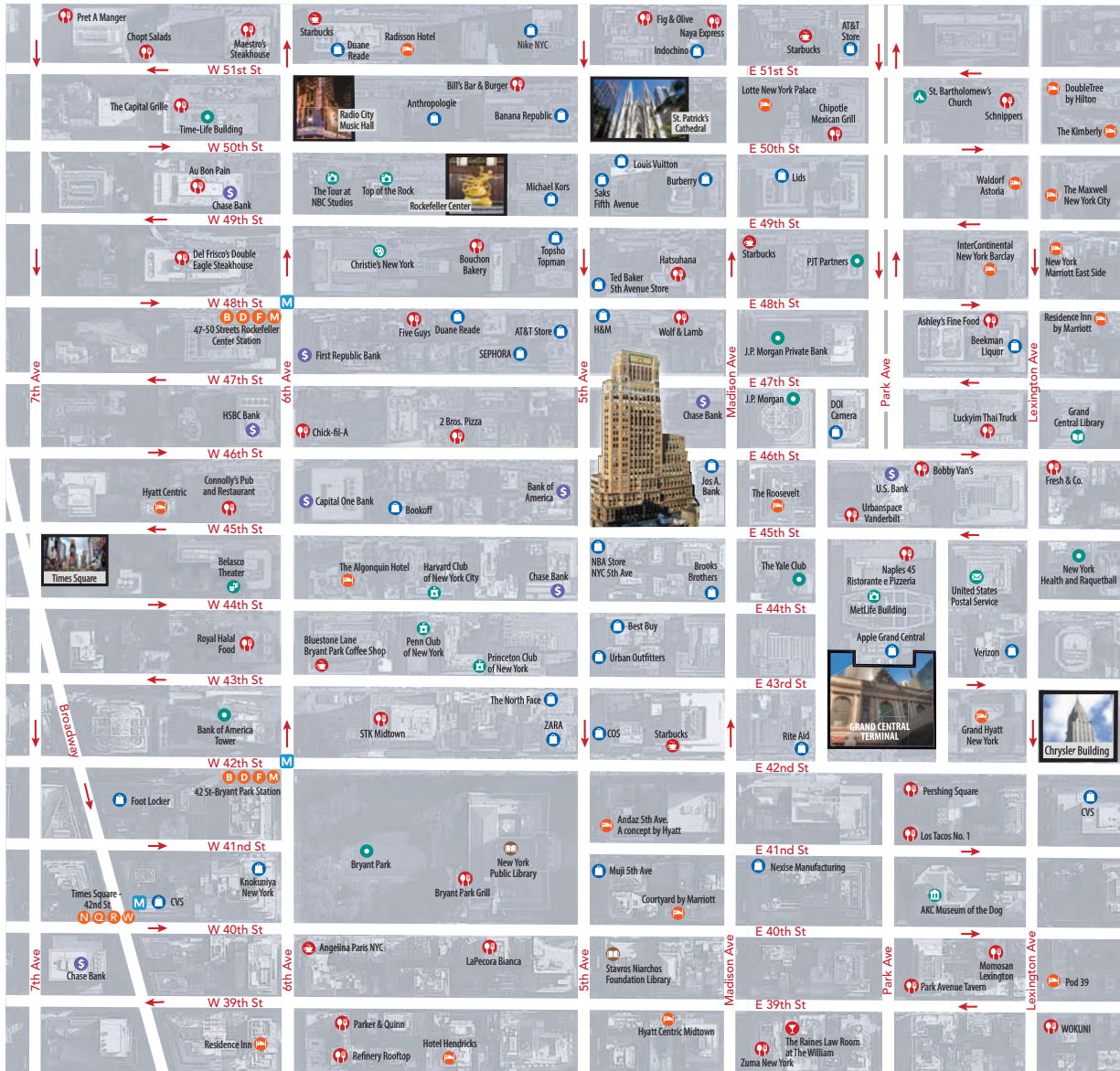


QTY	DESCRIPTION
2	Executive Offices
1	Board Room
2	Meeting Rooms
2	Conference Rooms
13	Private Offices
1	Reception/Waiting Area
5	Phone Rooms
1	IT Room
1	Storage Room
2	Wellness Rooms
2	Lounge Areas
1	Coat Closet
3	Pantries
1	Coffee Bar
71	Workstations
87	Personnel

*Occupancy to be confirmed with certificate of occupancy (CO).

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WORLD-CLASS MIDTOWN PLAZA DISTRICT



TRANSPORTATION

Grand Central Terminal, New York City bus and subway lines public transportation

4 5 6 Q B D F M E N M1 M2 M3 M4 Q32

SHOPPING

Saks Fifth Avenue, Burberry, Tumi, Apple, Best Buy, Zara, H&M, Sephora, Brooks Brothers, Ted Baker, and more

DESTINATIONS

Rockefeller Center, St. Patrick's Cathedral, The Yale Club, Diamond District, Radio City Music Hall, Harvard Club, and Grand Central Terminal

RESTAURANTS

The Capital Grill, STK Midtown, Bobby Van's, Bryant Park Grill, Wolf & Lamb, as well as hundreds of other restaurants and coffee shops

HOTELS

The Peninsula New York, Warwick New York, New York Hilton Midtown, Sheraton New York Times Square, The St. Regis New York, Waldorf Astoria New York, Grand Hyatt, The Roosevelt, The Algonquin, and InterContinental New York Barclay

PARKS & RECREATION

Central Park, Bryant Park, New York Health and Raquetball, Blink Fitness, and Equinox

EXPERIENCED OWNERSHIP. ROCK-SOLID REPUTATION.

PREMIER MANHATTAN LOCATIONS

