



# 535 FIFTH AVENUE

## BRAND NEW FURNISHED TOWER FLOOR AVAILABILITY

Entire 22nd Floor - 4,647 RSF

POSSESSION: **IMMEDIATE**

TERM: **FLEXIBLE**

---

### FEATURES:

- High end prebuilt ready for occupancy
- Large windows with excellent light and 3 sides of unobstructed views
- Furniture available
- Consists of 4 offices, 2 conference rooms & 2 breakout rooms
- 24/7 upgraded lobby with keypad access
- Convenient location in close proximity to Port Authority and Grand Central Terminal Subway Lines:  
**B D F M 4 5 6 7**
- Bus Lines: M1, M2, M3, M4 and M104
- Exposed ceilings

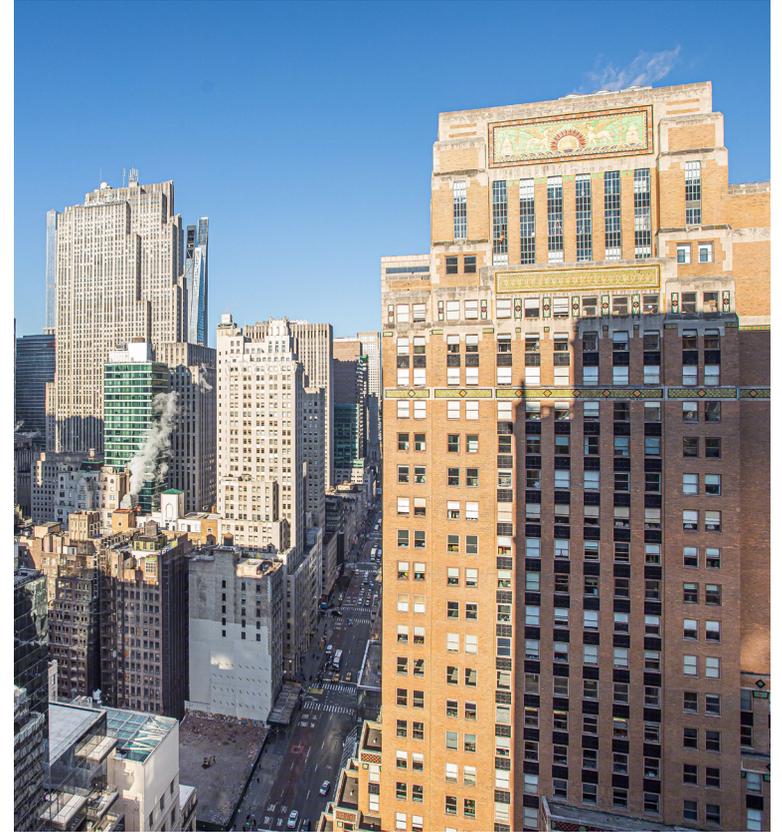
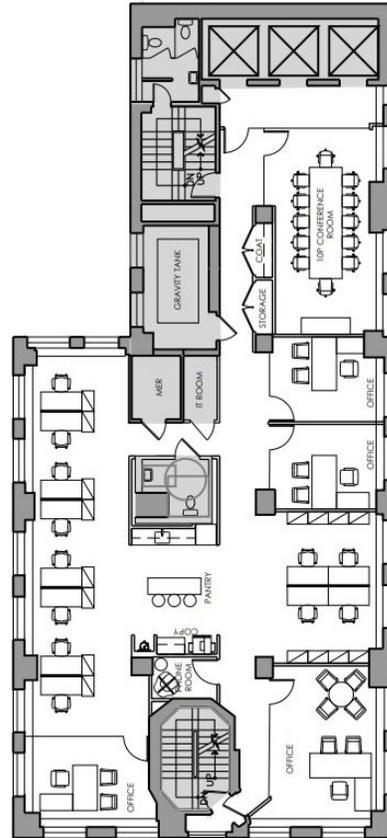


GRAND CENTRAL

**THE PORT AUTHORITY**  
OF NEW YORK & NEW JERSEY

# 535 FIFTH AVENUE

ENTIRE 22ND FLOOR - 4,647 RSF



- PREBUILT

## Neighborhood

### Dining

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

### Grab & Go

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

### Clubs

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

### Hotels

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

### Coffee

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

### Wellness

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

### Cocktails

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

