

489 FIFTH AVENUE

ENTIRE 14A FLOOR 4,251 RSF
ENTIRE 14TH FLOOR 4,988 RSF
TOTAL: 9,239 RSF
ENTIRE 12TH FLOOR 4,988 RSF

**BOUTIQUE
FULL FLOORS
AVAILABLE**



ENTIRE 12TH FLOOR - 4,988 RSF - EXISTING CONDITIONS



AVAILABLE FLOORS

ENTIRE 14A:	4,251 RSF	TOTAL: 9,239 RSF
ENTIRE 14TH:	4,988 RSF	
ENTIRE 12TH:	4,988 RSF	

POSSESSION: **IMMEDIATE**

BUILDING FEATURES:

- Recently upgraded lobby and elevators
- Steps from Bryant Park, New York Public Library, boutique hotels, high-end restaurants, shopping and fitness clubs
- Walking distance to Grand Central, Penn Station and Port Authority
- Multiple Citi Bike docks in close proximity
- Walking distance to subways **4 5 6 S 7 B D F M 1 2 3**

SPACE FEATURES:

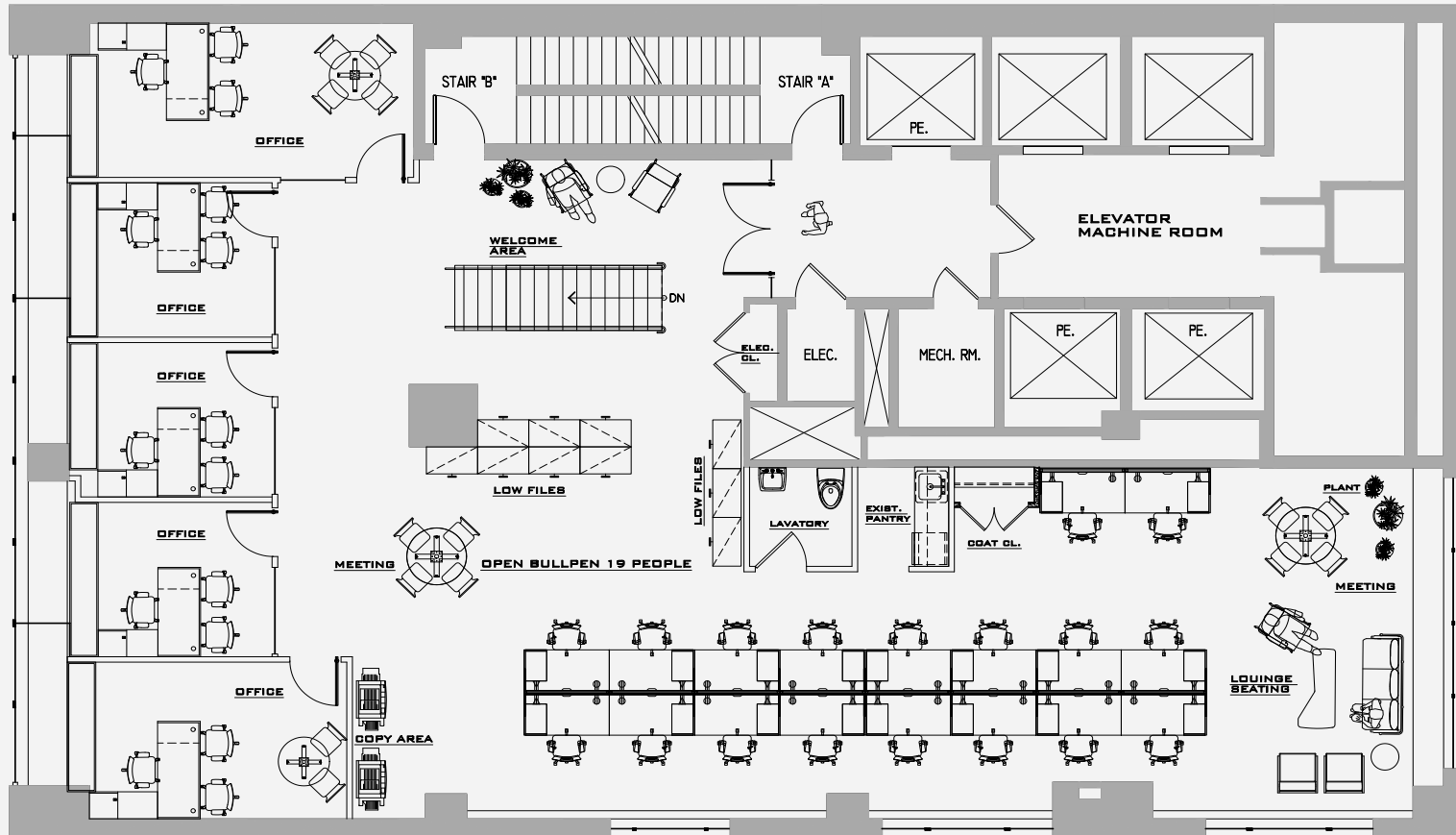
- 14A and 14th Floors - Must be leased together as duplex, currently in raw condition with internal staircase. Landlord to turnkey for tenant using high-end building standard finishes.
- 12th Floor - High-end creative installation built with 5 glass offices, 1 glass conference room, large open area, open collaborative pantry, polished concrete floors, and exposed ceilings.
- Spectacular light and views overlooking New York Public Library.



ENTIRE 14A FLOOR - 4,251 RSF

PROPOSED PLAN

FIFTH AVENUE

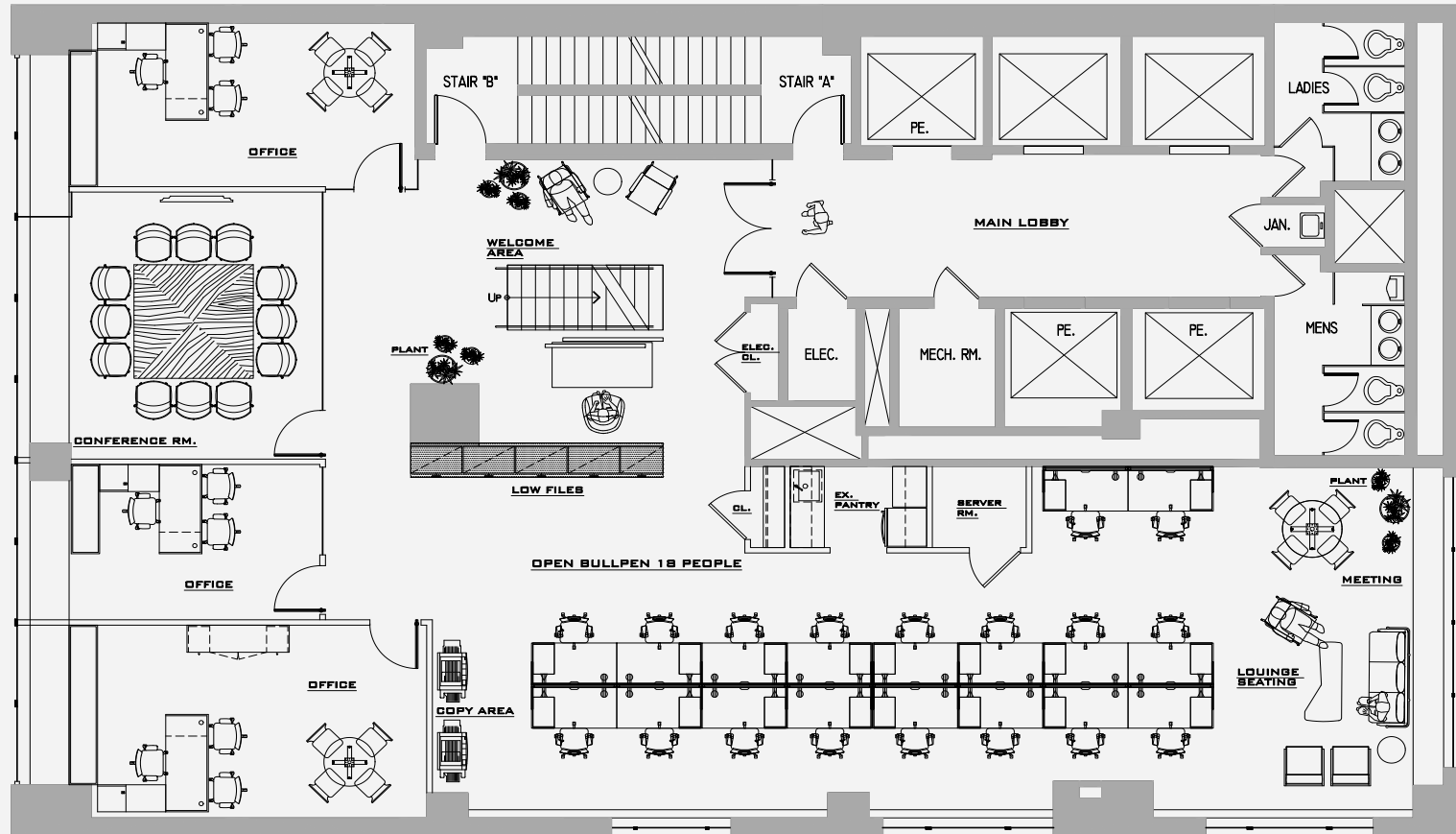


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ENTIRE 14TH FLOOR - 4,988 RSF

PROPOSED PLAN

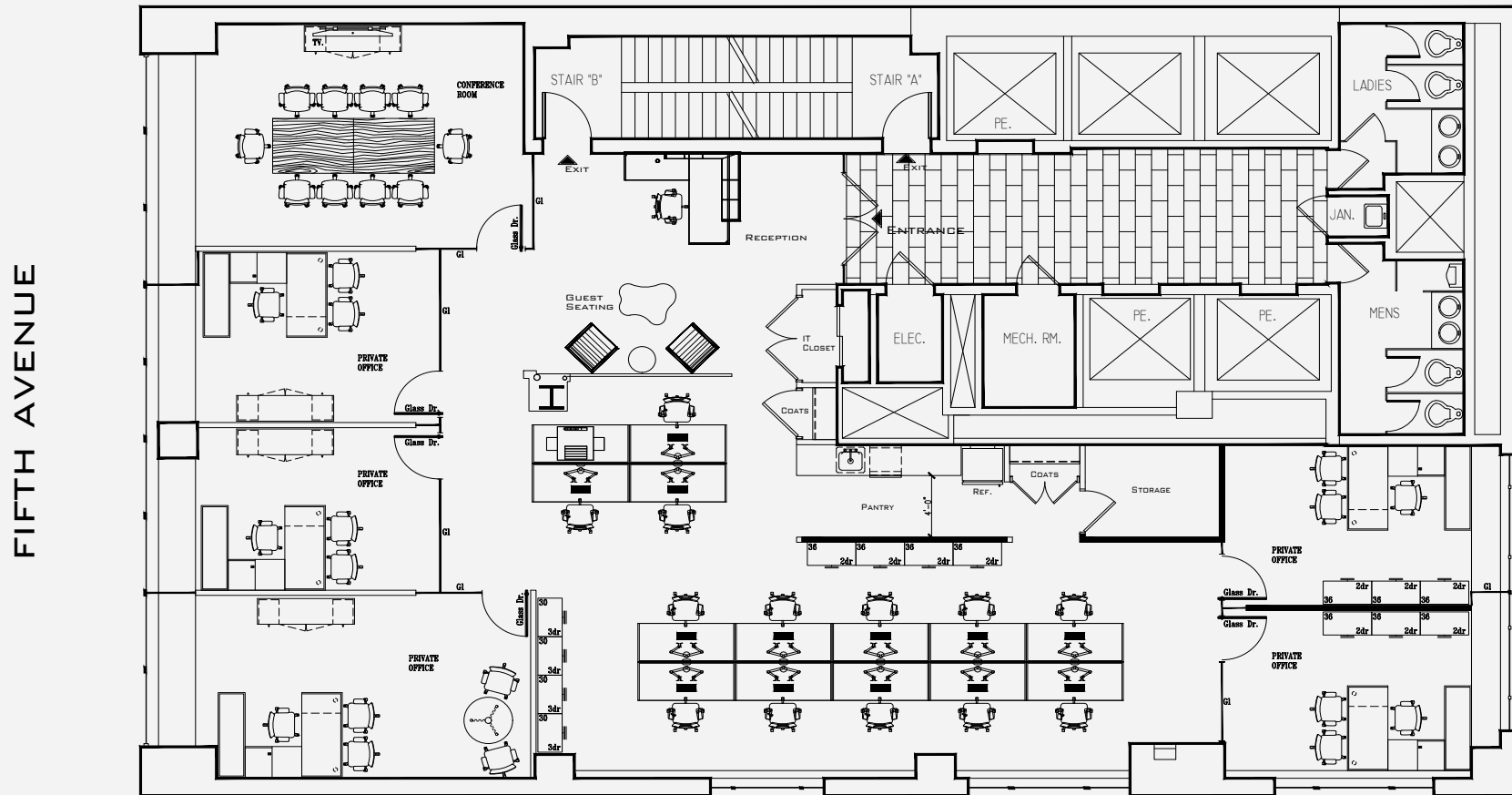
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ENTIRE 12TH FLOOR - 4,988 RSF

EXISTING CONDITIONS



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