

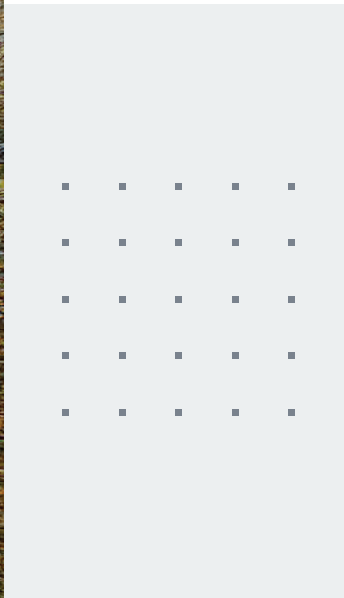
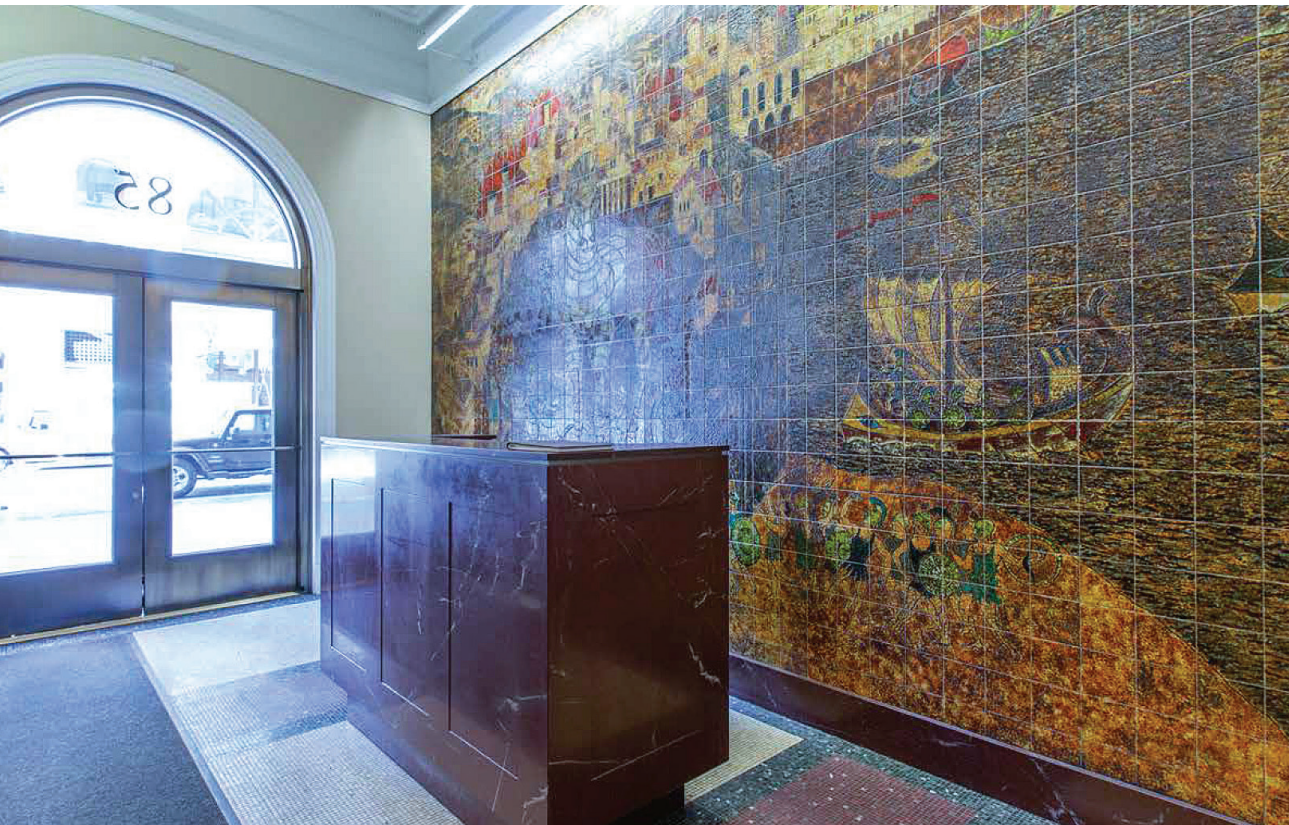
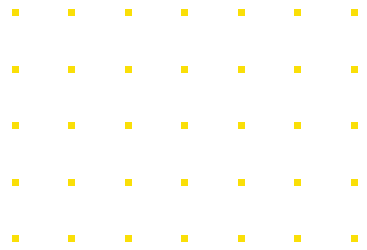
85 FIFTH AVENUE

OFFICE CO-OP

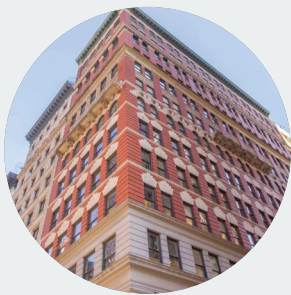
UNION SQUARE/FLATIRON
8,500 RSF - ENTIRE 10TH FLOOR



85 FIFTH AVENUE



85 FIFTH AVENUE



PROPERTY SUMMARY

Location The entire N/E corner of Fifth Ave. & 16th St.

Rentable SF 8,500

Ceiling Height 14 feet (slab to slab)

Elevators 2 passenger; 2 freight

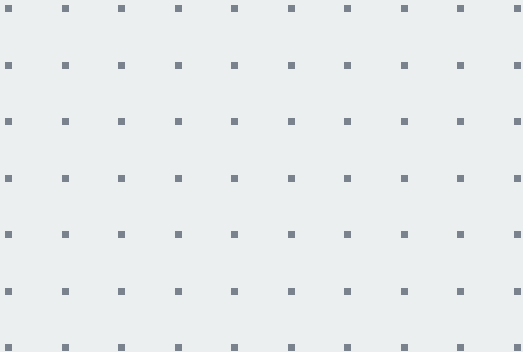
Projected Carrying Charges

Annual \$204,471

Monthly \$17,039

Per RSF \$24/sf

* Inclusive of Real Estate Taxes, Maintenance and Sprinkler Charges

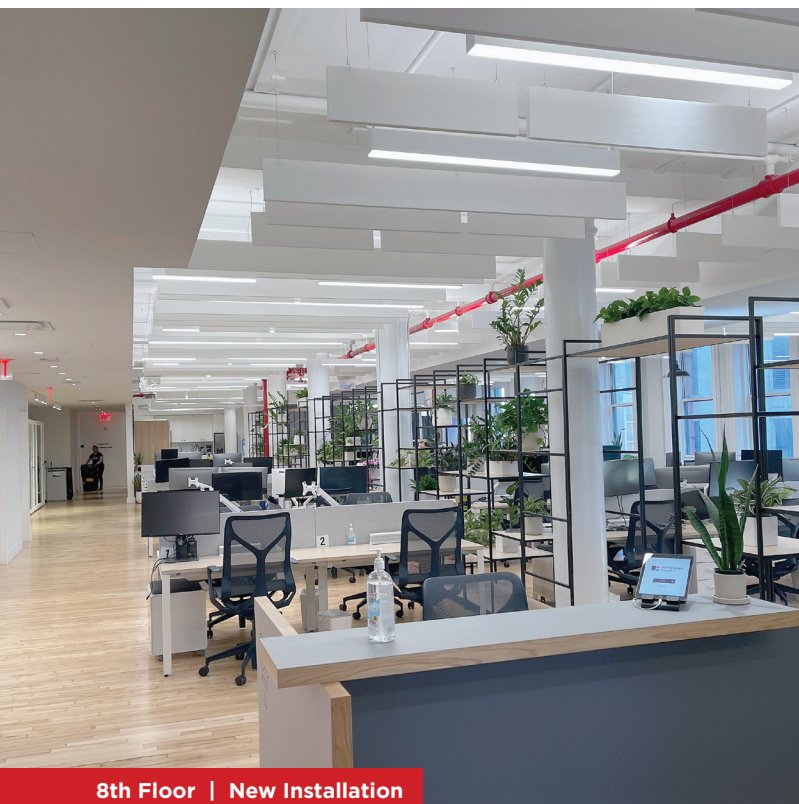


85 FIFTH AVENUE

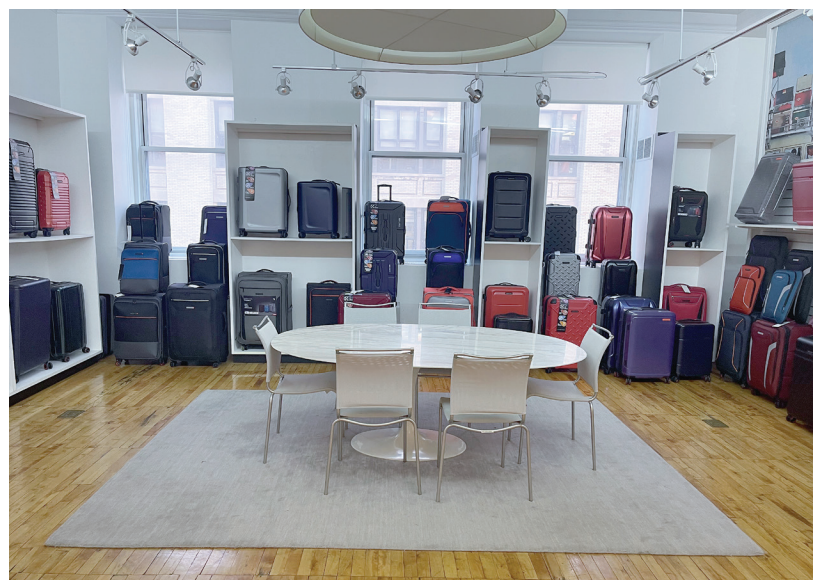


KEY HIGHLIGHTS

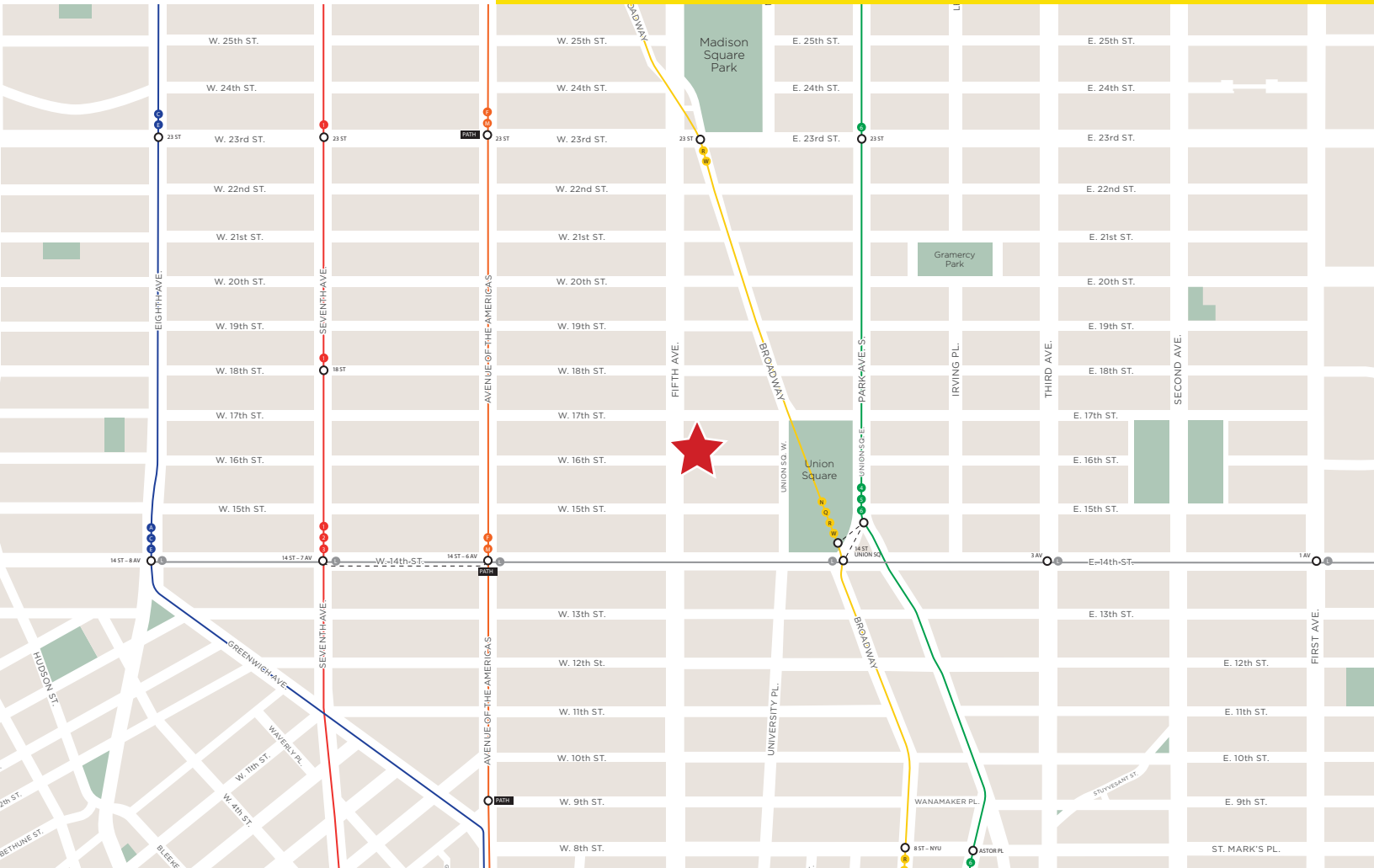
- Current market lease rates exceed the annual carrying costs
- Eliminate occupancy risk and future rent increases



8th Floor | New Installation



85 FIFTH AVENUE



IN THE HEART OF MIDTOWN SOUTH

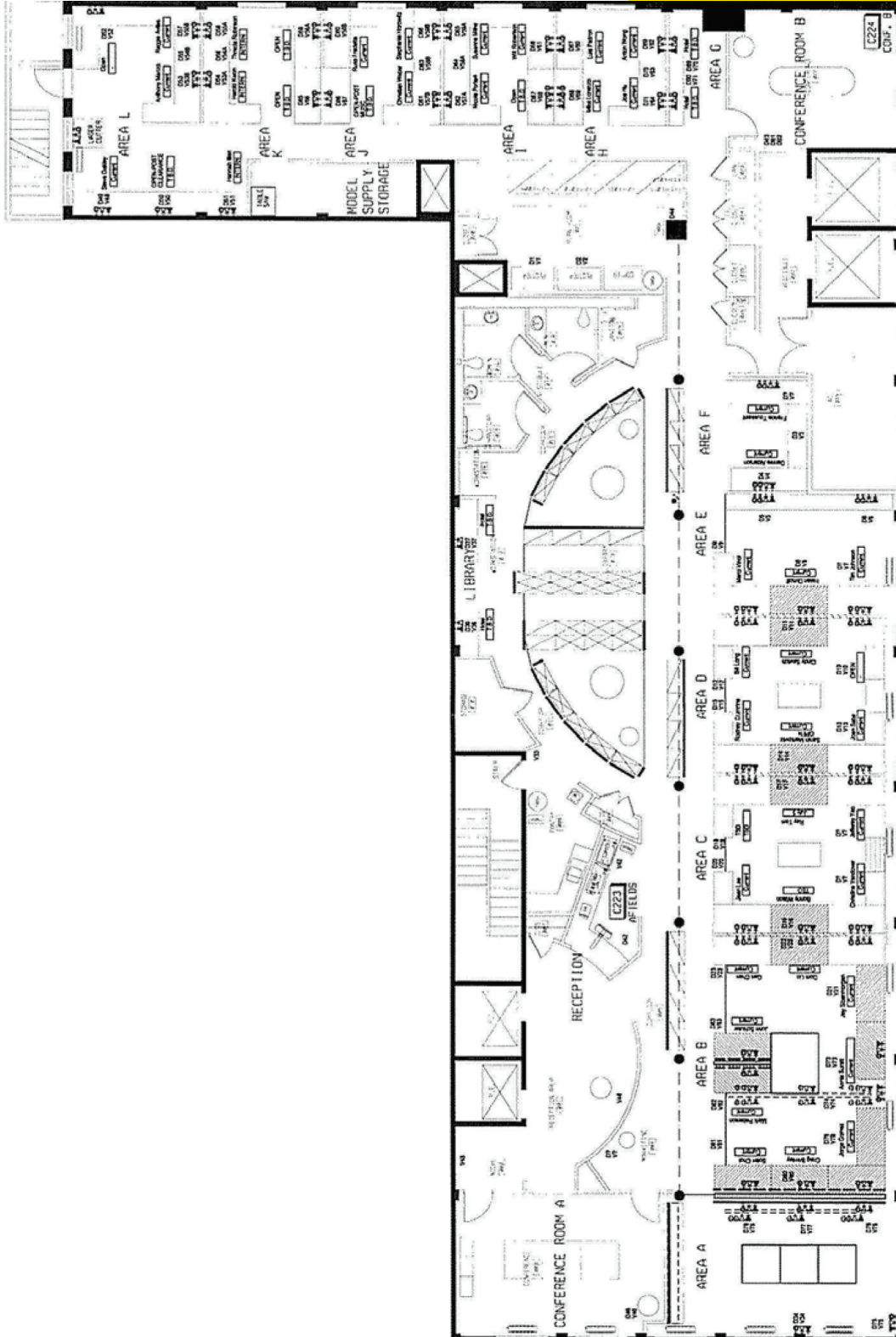
Conveniently positioned within walking distance to Union Square and Madison Square Park.



- 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
- Proximity to Union Square, one of New York's most beloved open spaces
- This location provides proximity to 16 subway lines including the **1 2 3 4 5 6 L** **N Q R W F M A C E** and **PATH**

85 FIFTH AVENUE

FLOOR PLAN - AS BUILT



85 FIFTH
AVENUE

OFFICE CO-OP

ENTIRE 10TH FLOOR - 8,500 RSF

ASKING PRICE

UPON REQUEST