

# 420 FIFTH AVENUE



## 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
Price:	\$21,500,000 \$1,194 Per RSF

*\*All square footages are approximate and should be independently verified*  
*\*\*The real estate taxes should be challenged with a tax certiorari as they should be approx. \$16.00/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](http://www.4205thavecondo.com) for more detailed building specifications



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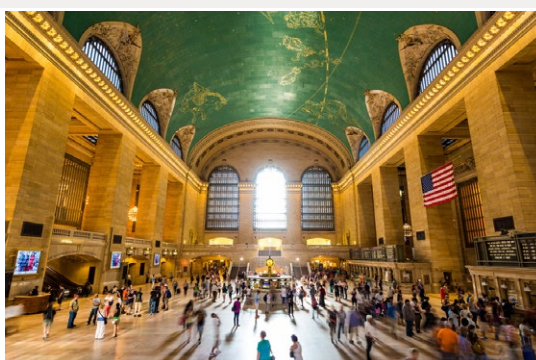


## IN THE HEART OF MIDTOWN'S COMMUTER TRIANGLE

- 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

