

55
EAST
59
STREET

DELMÓNICO
PLAZA

55

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PRELIFT DELIVERY VEHICLES
BAYVIEW - TUESDAY
BAYVIEW - WEDNESDAY
CONSTRUCTION MATERIALS
CONCRETE AND LUMBER LOANS
BY DELIVERY ONLY

LIVING
OR
DOOR
LOCKED

DOOR
LOCKED

55
EAST
59
STREET





EXECUTIVE SUMMARY







OPPORTUNITY HIGHLIGHTS

- | | |
|-------------------------------|---|
| Impeccably Maintained: | 24-Hour attended lobby and upgraded elevators |
| Ultra-Rare Commodity: | Private, ground level, off street, parking garage |
| Premier Location: | True Live-Work-Play neighborhood with an abundance of restaurants, luxury hotels and retail |
| Ease of Access: | Close block proximity to the N, R W, 4, 5, 6, E, and F subway lines and easily accessible to Grand Central Terminal as well as being two blocks from Central Park |
| Benefits of Ownership: | Ownership provides a user with increased flexibility and full control of the asset |



PROPERTY HIGHLIGHTS

Location / Frontage

55 East 59th Street was completed in 1986. Situated on the north side of 59th Street between Madison and Park Avenues, the 24-story property contains high quality office and retail space.

Lobby

The lobby features a minimalist clean design, leading to the security desk and 7 elevators. The lobby features 24-hour security for afterhours access.





The Condominium

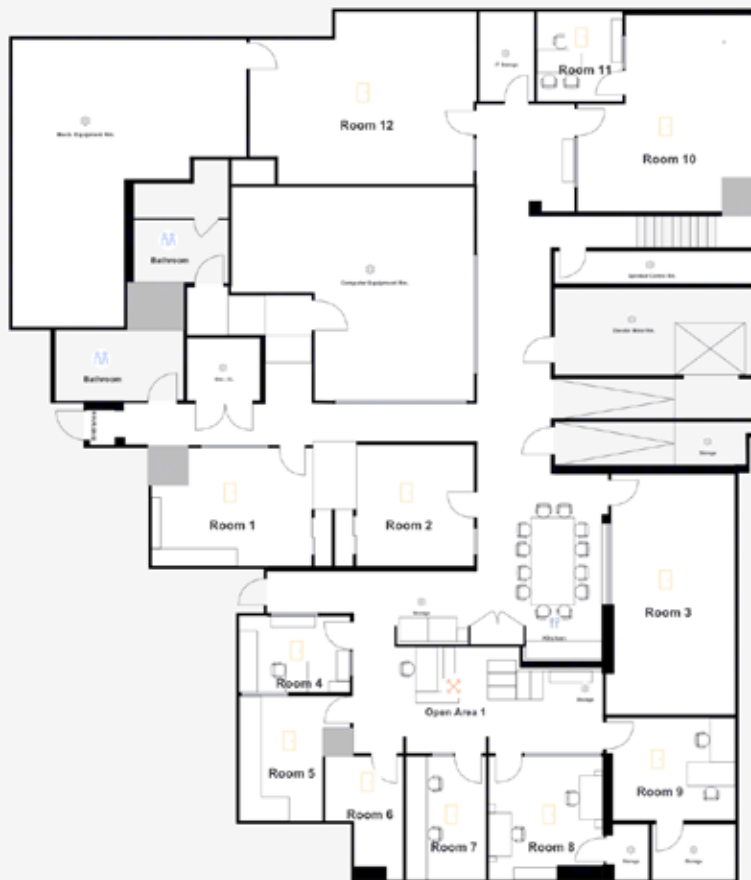
The condominium is comprised of three entire floors of office space (floors 2,3 and 4) interconnected via an internal staircase at the southeast of the floors. In addition, there is a fully serviced, “Club Level” below grade that the current owner has used for break-out and recreational space, additional office and meeting space as well as traditional back of house functions.

At ground level the condominium benefits from a private, off street, parking garage with space for 3-4 cars. At the northeast end of the parking garage there is a goods elevator which provides direct access between the street level, the Club Level and level 2 of the condominium.

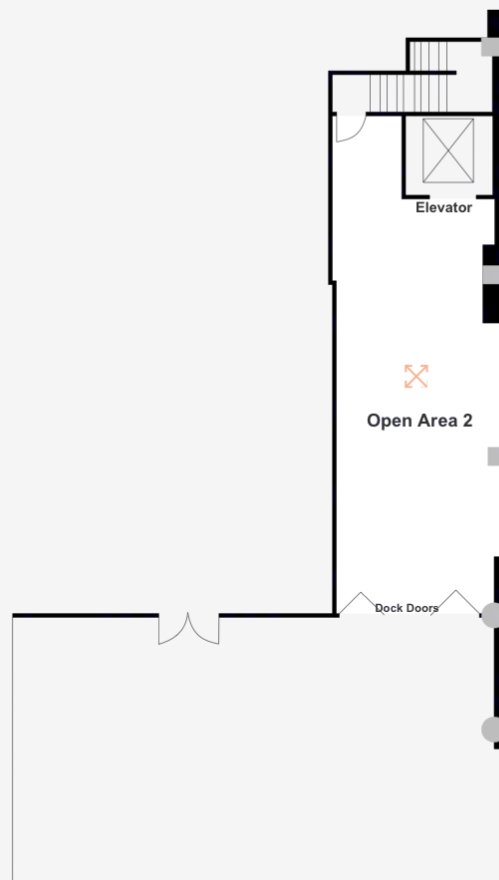
Net Rentable Area

The Condominium contains 52,333 square feet based upon a 27% loss factor for single office tenant floors. The property measures as follows:

Floor	Area (RSF)
Entire 4th Floor	15,421
Entire 3rd Floor	12,381
Entire 2nd Floor	13,092
Lower Level / Club Floor	9,803
Sub-Total	50,697
First Floor / Garage	1,636
Total	52,333



LOWER / CLUB LEVEL
9,803 RSF



GROUND FLOOR
1,636 RSF



2ND FL
13,092 RSF





24	Bizzi & Partners		
23	The Charles H. Revson Foundation		
22	Highgrove Capital		ALS Capital
21	Singapore Economic Development Corporation		Tinker Foundation Inc.
20	Katz Capital LLC		
19	Kowa America		
18	IIJ America	3,155 SF	
17	4,200 SF	Madison Capital	
16	John A. Hartford Foundation		
15	Joho Capital LLC		
14	The American Technion Society		
13	The American Technion Society		
12	Mark Bruce International	Doft & Co., Inc.	5,172 SF
11	SK USA		
10	SK USA		
9	Fiducial		
8	Fiducial		
7	American General Benevolent Union		
6	1st Financial Funding	4,555 SF	
5	United Emirates Republic Airlines		
4	Floor 4 - 15,421 SF		
3	Floor 3 - 12,381 SF		
2	Floor 2 - 13,092 SF		
1	Building Lobby Entrance	FIAF	Garage / Retail 1,636 SF
C			Club Level - 9,803 SF

STACKING PLAN

55
EAST
59
STREET

LOCATION DESCRIPTION

Plaza Hotel

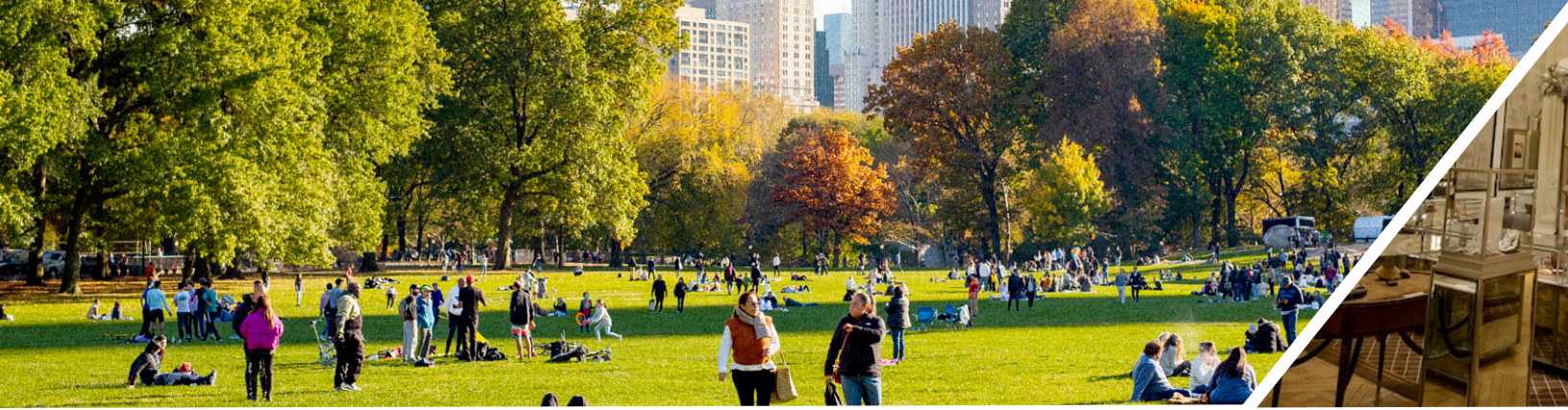


Il Mulino

Transport

Transit options near 55 East 59th Street include the 4, 5, 6 train lines which can be accessed at the 59 Street Subway Station with 3 min of walking. N, Q, R train lines which can be accessed at the 5 Avenue-59 Street Subway Station with 4 min of walking. N, Q, R train lines which can be accessed at the Lexington Avenue-59 Street Subway Station with 5 min of walking. F train lines which can be accessed at the Lexington Avenue-63 Street Subway Station with 7 min of walking. F train lines which can be accessed at the 57 Street Subway Station with 9 min of walking.





Live-Work-Play

With easy access to the residential neighborhoods of Manhattans upper east side as well as all of the hotels, restaurants, bars and shops of the area, 55 East 59th Street finds itself in the heart of a true Live-Work-Play environment.

E/D EAT / DRINK

- | | |
|--------------------------|-------------------------|
| 1. Il Mulino | 9. Nare Sushi |
| 2. Le Bilboquet | 10. Piccola Cucina |
| 3. Avra Madison Estiatro | 11. The Bar Room Lezzet |
| 4. Tao Uptown | 12. Sweetgreen |
| 5. Lavo | 13. Starbucks/Amazon Go |
| 6. Nello | 14. Starbucks |
| 7. Philippe Chow | 15. Liberty Bagels |
| 8. Serafina Always | 16. Sprinkles Cupcakes |

S SLEEP

- | | |
|---------------------|------------------|
| 1. The Plaza | 5. The Pierre |
| 2. The Ritz Carlton | 6. The St Regis |
| 3. 1 Hotel | 7. The Peninsula |
| 4. Lowes Regency | |

S SHOP

- | | |
|---------------------|-----------------------------------|
| 1. Bergdorf Goodman | 8. BALENCIAGA |
| 2. Bloomingdale's | 9. Scully & Scully |
| 3. Apple | 10. Sherry-Lehmann Wine & Spirits |
| 4. Louis Vuitton | 11. Argosy Book Store |
| 5. Chanel | 12. SUITSUPPLY |
| 6. Dior | |
| 7. BAPE STORE | |

P PLAY

1. Central Park

A ARRIVE

1. 5th Ave / 59th Street
2. Lexington Ave / 59th Street
3. Lexington Ave / 63rd Street



