



# *EAST* **55** <sup>th</sup> STREET

NEW YORK, NY 10022

**10<sup>th</sup> and 11<sup>th</sup> FLOOR  
OFFICE CONDOS  
22,860 RENTABLE SF  
11,430 SF PER FLOOR  
FOR SALE OR  
FOR LEASE**

# ASSET OVERVIEW

**EAST**  
**5559**  
NEW YORK, NY 10022  
**th**  
**STREET**

## PROPERTY INFORMATION

ADDRESS	55 East 59 <sup>TH</sup> Street
LOCATION	North side of East 59 <sup>TH</sup> Street between Madison and Park Avenues
LOT DIMENSIONS (SF)	132.83' x 100.42'
LOT SIZE (SF)	13,338

## UNIT INFORMATION

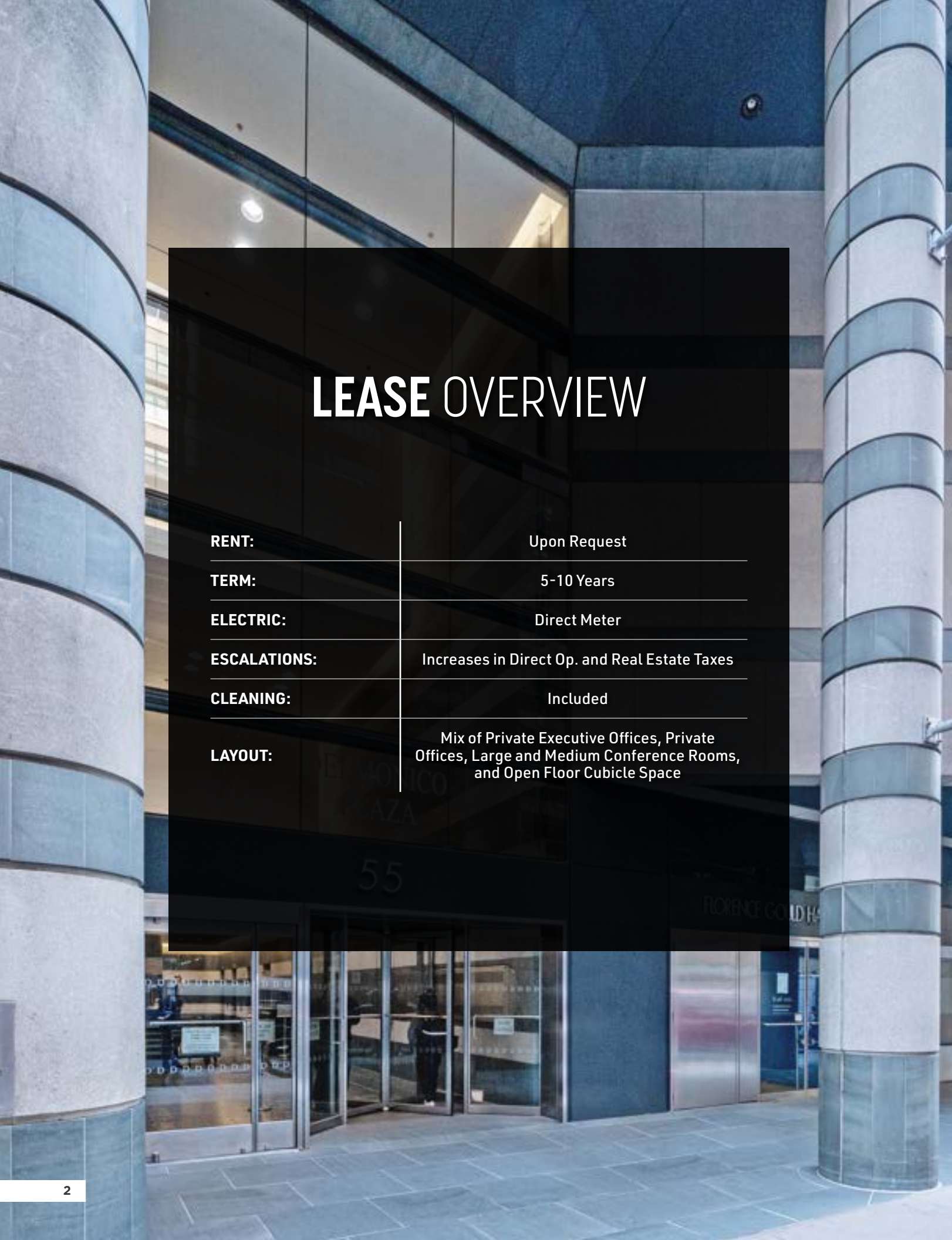
UNIT:	10, 10B, 10C, 11
TAX LOT:	1011, 1012, 1031, 1032
TOTAL RENTABLE SF:	22,861
COMMON AREA MAINTENANCE:	
MONTHLY CAM LOT 1011:	\$5,583.10
MONTHLY CAM LOT 1012:	\$3,390.34
MONTHLY CAM LOT 1031:	\$5,593.56
MONTHLY CAM LOT 1032:	\$14,555.70
MONTHLY COMMON CHARGES:	\$29,123
ANNUAL COMMON CHARGES:	\$349,472
MONTHLY TAXES:	\$37,337
ANNUAL TAXES:	\$448,042
TOTAL TAXES/CAM PER YEAR:	\$797,514
TOTAL TAXES/CAM PER YEAR PER SF:	\$32.48

ASKING PRICE FOR SALE: **\$10,000,000**

ASKING RENT: **UPON REQUEST**

## ASSET HIGHLIGHTS

- Two Full Floor Office Condos being offered For Sale or For Lease
- High Floors with abundant sunlight on three sides
- Renovated in very high detail and immaculately maintained
- Functional mix of private offices, medium and large conference rooms, and open floor cubicle style seating
- Features a private, oversized executive office with seating area and attached private conference room
- Features a large, multi-purpose training room
- Connectivity between the two floors by an elegantly designed central staircase
- Well-Designed Pantry space on both floors
- Delivered with all furniture and fixtures
- High profile office owners in the building such as Hermes and Emirates Airlines
- Possession: August 2025



# LEASE OVERVIEW

RENT:	Upon Request
TERM:	5-10 Years
ELECTRIC:	Direct Meter
ESCALATIONS:	Increases in Direct Op. and Real Estate Taxes
CLEANING:	Included
LAYOUT:	Mix of Private Executive Offices, Private Offices, Large and Medium Conference Rooms, and Open Floor Cubicle Space



LOBBY VIEW



10<sup>TH</sup> & 11<sup>TH</sup> FLOORS PHOTOS



RECEPTION



STAIRCASE CONNECTING 10TH AND 11TH FLOORS



EXECUTIVE OFFICE



11TH FLOOR CONFERENCE ROOM

## 10<sup>TH</sup> & 11<sup>TH</sup> FLOORS PHOTOS



REAR CORNER OFFICE



CUBICLES

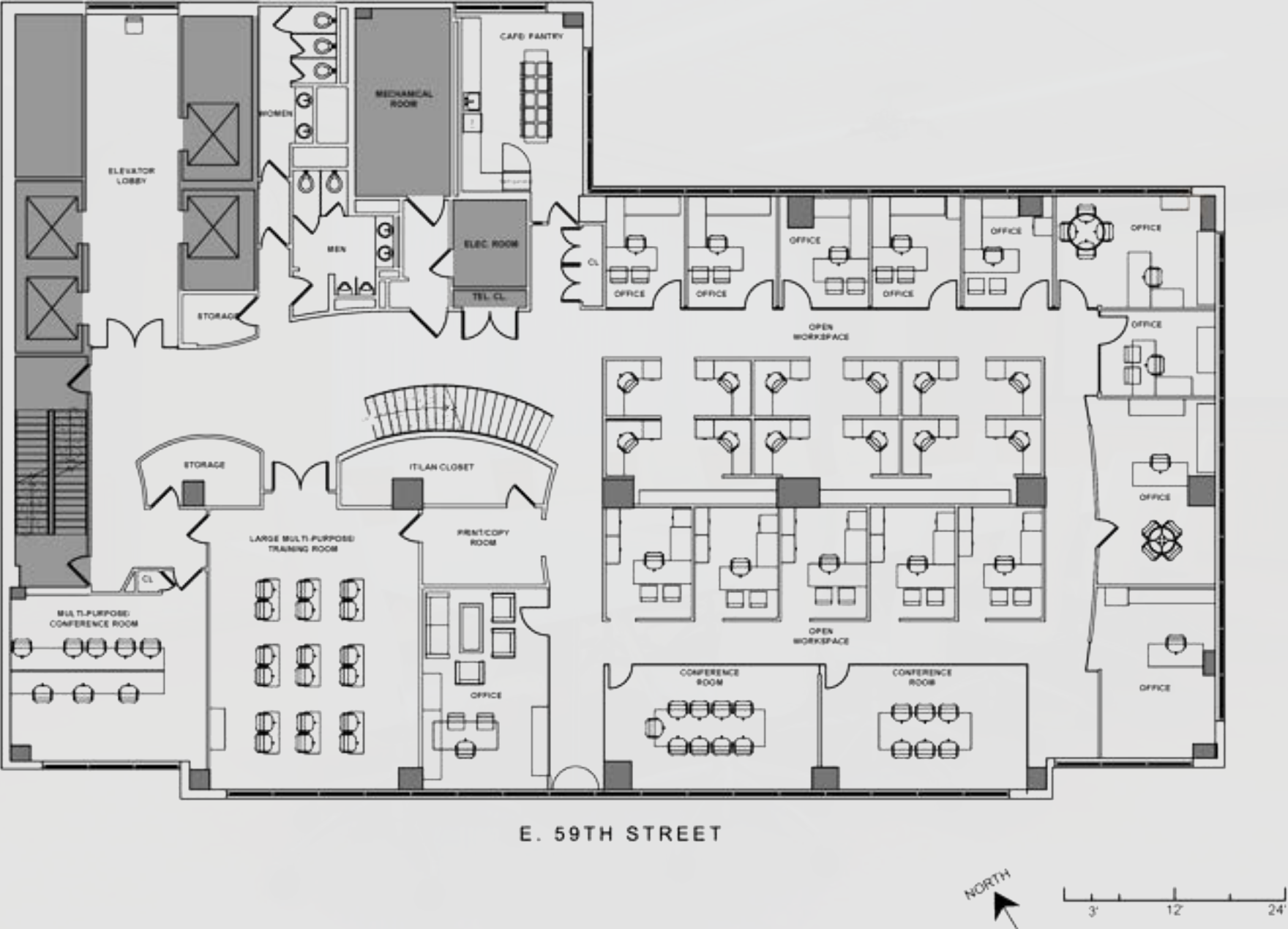


PANTRY ON BOTH FLOORS



10TH FLOOR MULTI-PURPOSE TRAINING ROOM

10<sup>TH</sup> FLOOR PLAN



11<sup>TH</sup> FLOOR PLAN



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STREET  
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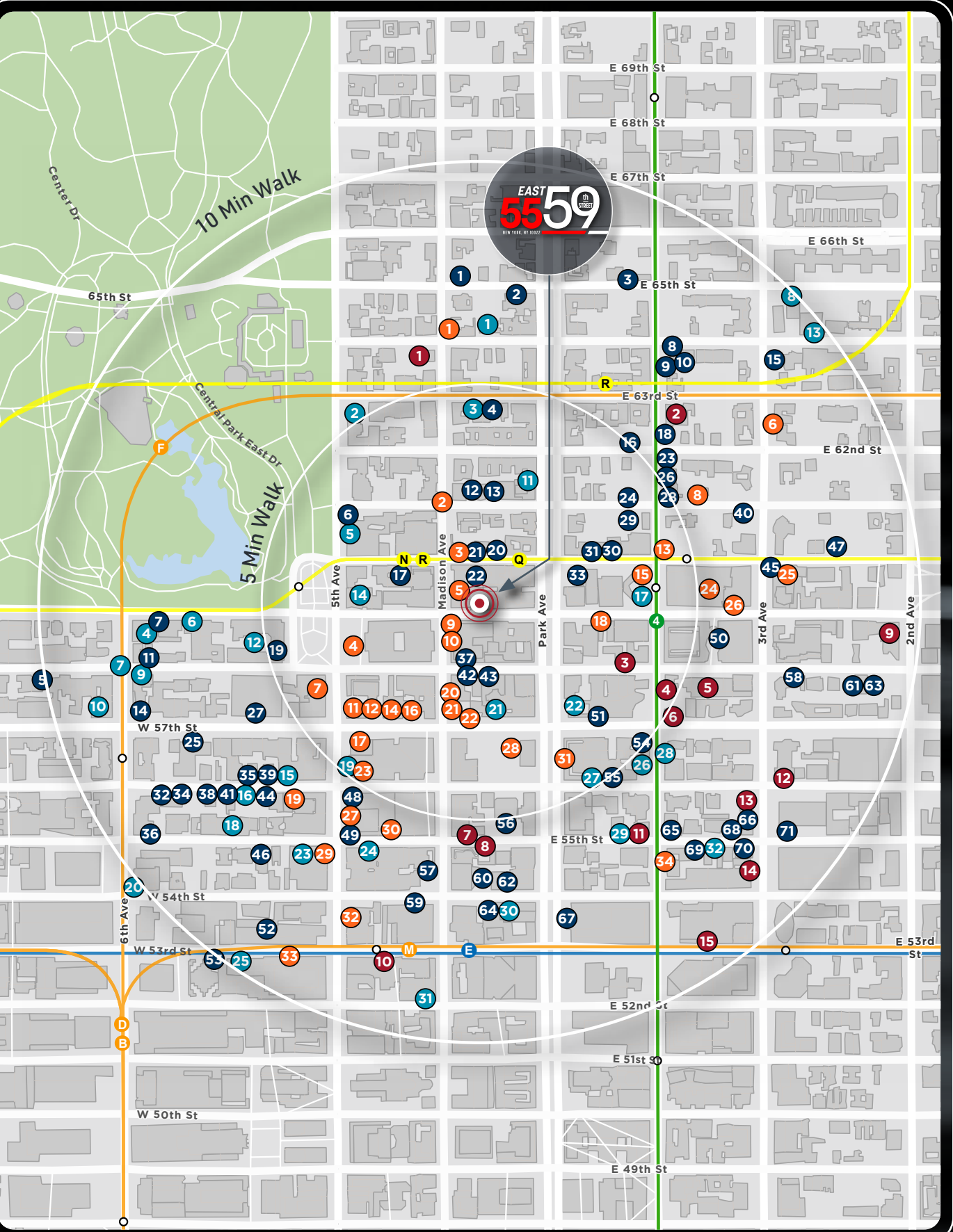
59TH STREET

59TH STREET

PARK AVENUE

MADISON AVENUE

AMENITIES MAP



HOTELS

- 1 Hotel Plaza Athenee
- 2 Fasano Fifth Avenue
- 3 The Lowell
- 4 The Ritz-Carlton New York
- 5 The Pierre
- 6 Park Lane Hotel
- 7 AKA Central Park
- 8 Bristol Plaza
- 9 1 Hotel Central Park
- 10 Hilton Club The Quin New York
- 11 Loews Regency New York Hotel
- 12 The Plaza
- 13 The Gardens Sonesta ES Suites
- 14 The Sherry-Netherland
- 15 Chambers Hotel
- 16 The Whitby Hotel
- 17 Villatel
- 18 Shoreham Hotel
- 19 Trump Hotels
- 20 Warwick New York
- 21 Four Seasons Hotel
- 22 Ritz Tower
- 23 The Peninsula New York
- 24 The St. Regis New York
- 25 Baccarat Hotel
- 26 Hotel 57
- 27 The Lombardy
- 28 Fitzpatrick Manhattan Hotel
- 29 Concorde Hotel New York
- 30 Hotel Elysée
- 31 Omni Berkshire Hotel
- 32 Carvi Hotel New York

HEALTH CLUBS / GYMS

- 1 Remorca Fitness
- 2 Equinox
- 3 Definitions Private Training Gyms
- 4 Orangetheory Fitness
- 5 Sitaras Fitness
- 6 Phyt NYC
- 7 Bally Total Fitness
- 8 The Core Club
- 9 Crunch Fitness
- 10 Equinox
- 11 Reform Athletics
- 12 Inform Fitness
- 13 Power Pilates
- 14 TITLE Boxing Club
- 15 TMPL

RESTAURANTS

- 1 Match 65 Brasserie
- 2 Daniel

- 3 The East Pole
- 4 Majorelle
- 5 Loi Estiatorio
- 6 Perrine
- 7 Sarabeths
- 8 Alice's Tea Cup Chapter II
- 9 Loco Coco
- 10 JoJo
- 11 Quality Meats
- 12 La Goulue
- 13 Serafina Always
- 14 Quality Italian
- 15 Tony's Di Napoli
- 16 David Burke Tavern
- 17 Avra Madison
- 18 Korean Express
- 19 The Palm Court
- 20 Il Mulino New York - Uptown
- 21 Philippe By Philippe Chow
- 22 Le Bilboquet
- 23 Ajisai Japanese Fusion
- 24 Il Postino
- 25 Nobu Fifty Seven
- 26 August
- 27 Cucina 8 1/2
- 28 Lilli & Loo
- 29 Lezzet Mediterranean Turkish Restaurant
- 30 The Bar Room
- 31 Amali
- 32 Beyond Sushi
- 33 Piccola Cucina Uptown
- 34 Bengal Tiger Indian Food
- 35 Tina's Cuban Cuisine
- 36 PizzArte
- 37 LAVO
- 38 Blue Willow
- 39 Felice 56
- 40 Isle of Capri
- 41 Red Peony Chinese Cuisine
- 42 Serafina Osteria
- 43 TAO Uptown
- 44 Il Tinello Ristorante Italiano
- 45 Anassa Taverna NYC
- 46 Pizza By Certé
- 47 Serendipity 3
- 48 Armani Ristorante
- 49 The Polo Bar
- 50 Hutong
- 51 Nare Sushi
- 52 The Modern
- 53 Fogo de Chão Brazilian Steakhouse
- 54 My Pie Pizzeria Romana

- 55 American Cut Steakhouse Midtown
- 56 Aquavit
- 57 Caviar Russe
- 58 Land of Plenty
- 59 Papillon Bistro & Bar
- 60 Nera
- 61 Chola
- 62 Cellini Restaurant
- 63 Club A Steakhouse
- 64 Monkey Bar
- 65 Crab House
- 66 Darbar Grill
- 67 Mystik Masaala
- 68 Teppen Ramen
- 69 Omar's Mediterranean
- 70 Kati Shop
- 71 P.J. Clarke's

SHOPPING

- 1 Chanel
- 2 Tom Ford
- 3 Marc Jacobs
- 4 Apple
- 5 Suitsupply
- 6 JackRabbit
- 7 Bergdorf Goodman
- 8 Lush
- 9 Amsale
- 10 Fratelli Rossetti
- 11 Louis Vuitton
- 12 Saint Laurent
- 13 Cohen's Fashion Optical
- 14 Burberry
- 15 SEPHORA
- 16 Chanel
- 17 Tiffany & Co
- 18 Argosy Book Store
- 19 Ada Diamonds
- 20 Coach
- 21 Fendi
- 22 Breitling
- 23 Gucci
- 24 Bloomingdale's
- 25 madonna &
- 26 The Home Depot
- 27 Omega
- 28 Turnbull & Asser
- 29 Wempe Jewelers
- 30 Crockett & Jones
- 31 Ethan Allen
- 32 Proper Cloth
- 33 UNIQLO
- 34 Bianca Jewelers