

401

FIFTH AVENUE

THE TIFFANY BUILDING



BUILDING FEATURES

Naming rights available

23-foot ceiling height

Floor to ceiling windows

PH with SKY light

Spectacular air & light

30-foot column spacing

Fully modernized elevators

New cooling tower

Highly efficient side core floor plate



SPACE AVAILABILITIES

ASKING RENT: UPON REQUEST

POSSESSION: ARRANGED

Ground Floor: 16,755 RSF

B-Level: 15,900 RSF

Retail Basement: 15,180 RSF

Entire 2nd Floor: 28,125 RSF

Entire 3rd Floor: 27,371 RSF

Entire 4th Floor: 27,292 RSF

Entire 5th Floor: 27,292 RSF

Entire 6th Floor: 27,292 RSF

Entire 7th Floor: 27,292 RSF

Entire 8th Floor: 26,416 RSF

8th Floor Mezzanine: 933 RSF

Total: 239,848 RSF



GROUND FLOOR

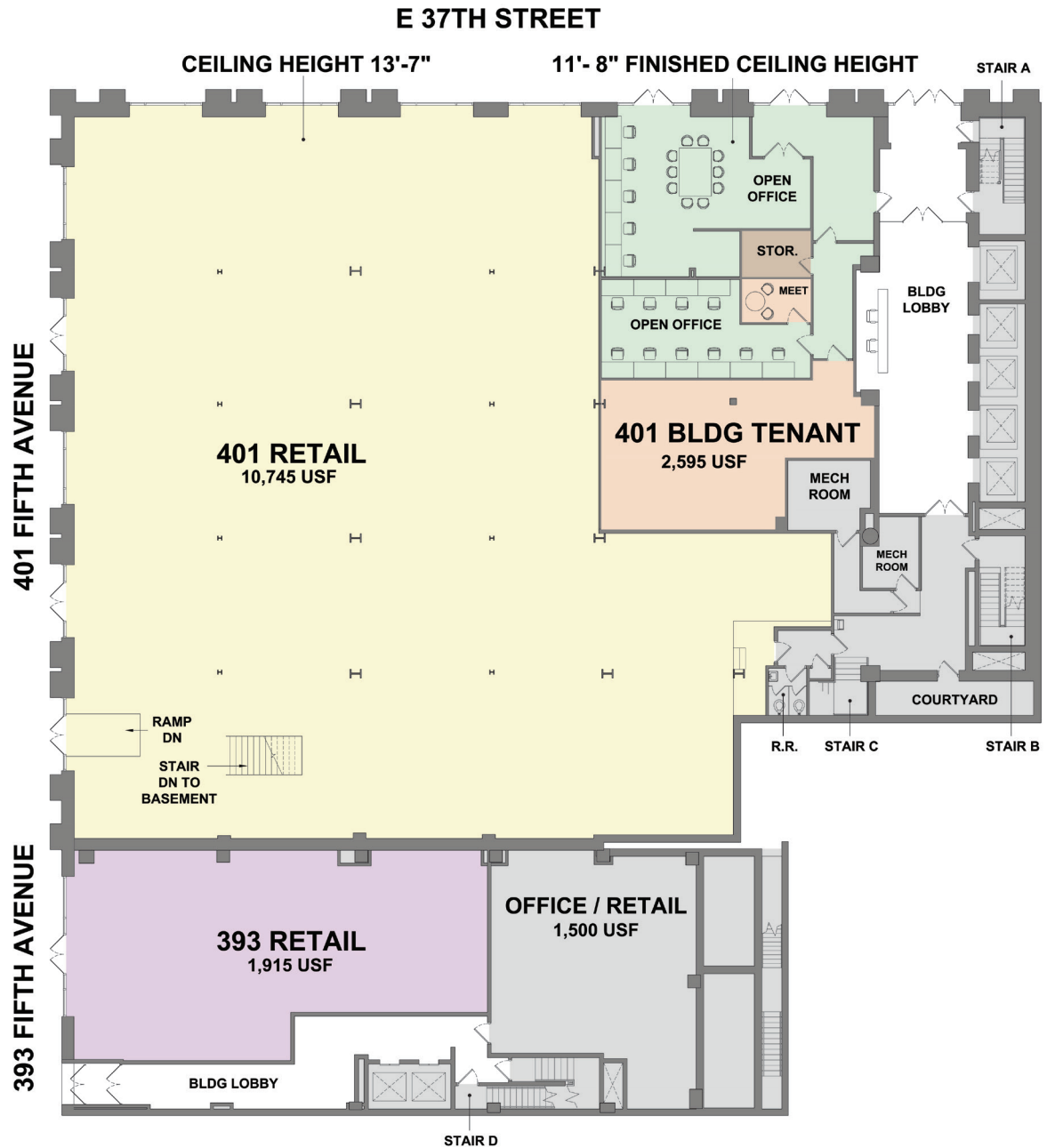
16,755 RSF

- High end creative installation
- 13'-7" Ceiling Height
- 11'-8" Finished Ceiling Height

COLOR KEY

	Bldg Tenant Space
	Meeting
	Support
	401 Retail Tenant
	393 Retail Tenant

SPACE TYPE	QTY
Open Offices	2
Retail	2
Office/Retail	1
Mechanical Rooms	2
Storage	1
Building Lobby	2
Courtyard	1



B-LEVEL FLOOR

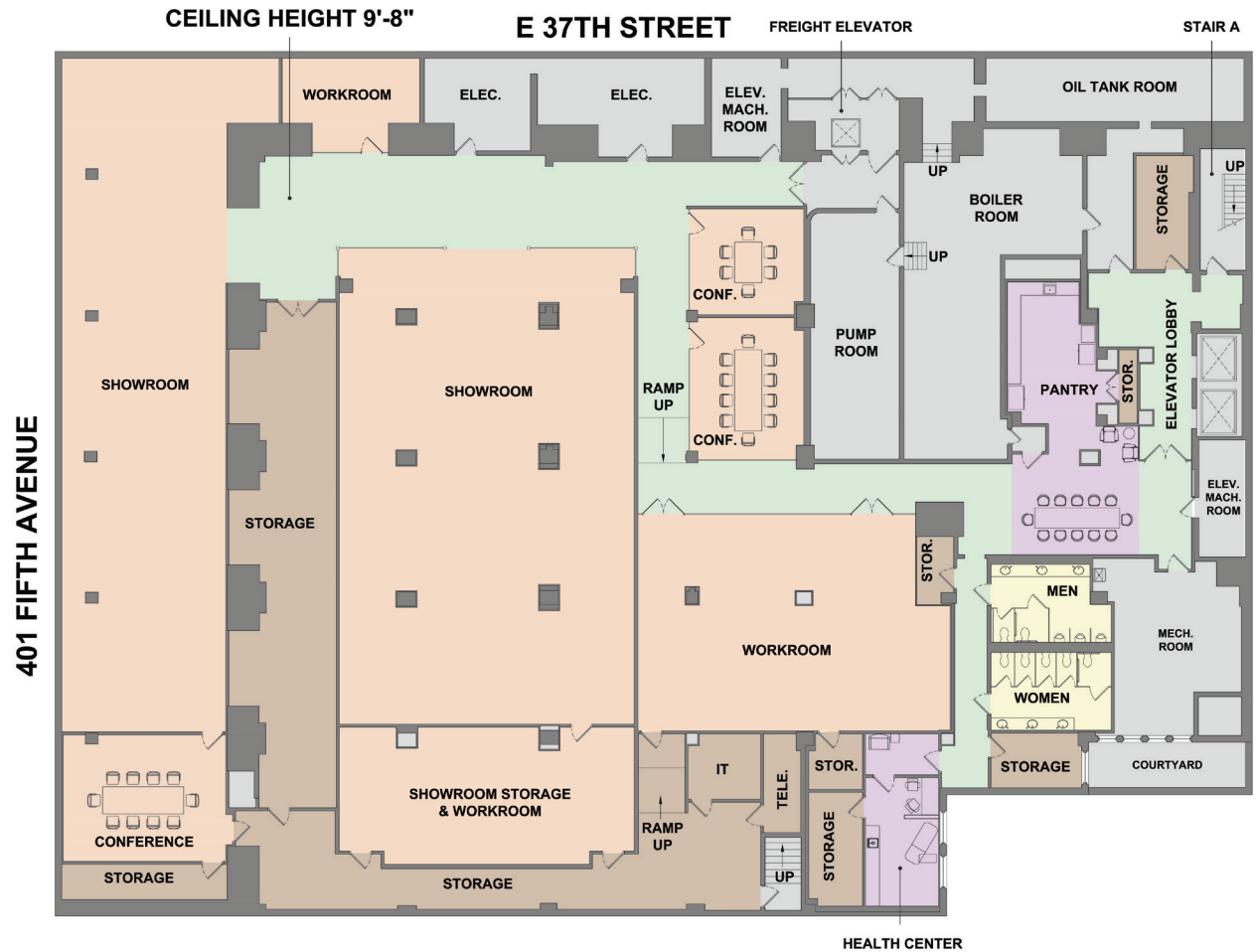
15,900 RSF

- High end creative installation
- 9'-8" Ceiling Height

COLOR KEY

Office
Meeting
Amenity
Restrooms/Landry
Support

SPACE TYPE	QTY
Workrooms	2
Conference Rooms	3
Showrooms	2
Pantry	1
Storage Rooms	9
Showroom Storage/Workroom	1
Health Center	1
Elevator lobby	1
Courtyard	1



RETAIL BASEMENT

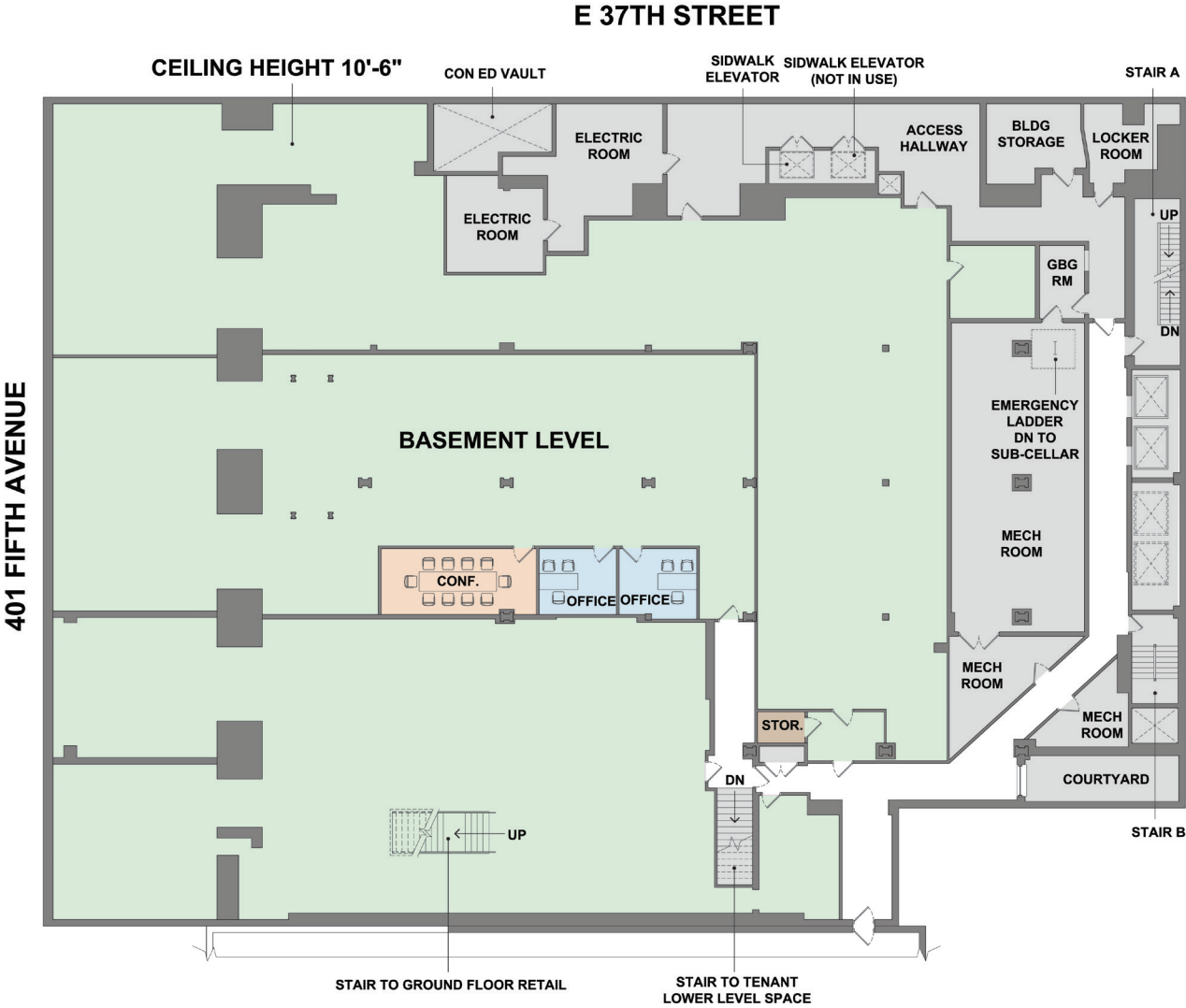
15,180 RSF

- High end creative installation
- 10'-6" Ceiling Height

COLOR KEY

Office
Meeting
Tenant Space

SPACE TYPE	QTY
Locker Room	1
Access Hallway	1
Mechanical Room	3
Electric Rooms	2
Storage Rooms	2
Courtyard	1



ENTIRE 2ND FLOOR

28,125 RSF

- High end creative installation
- Interconnecting staircase between 2nd and 3rd Floors

COLOR KEY

	General Tenant Space
	Office
	Meeting
	Amenity
	Restrooms/Laundry
	Support

SPACE TYPE	QTY
Offices	14
Conference Rooms	5
Workrooms	3
Workstations	77
Pantry	1
Landry Room	1



ENTIRE 3RD FLOOR

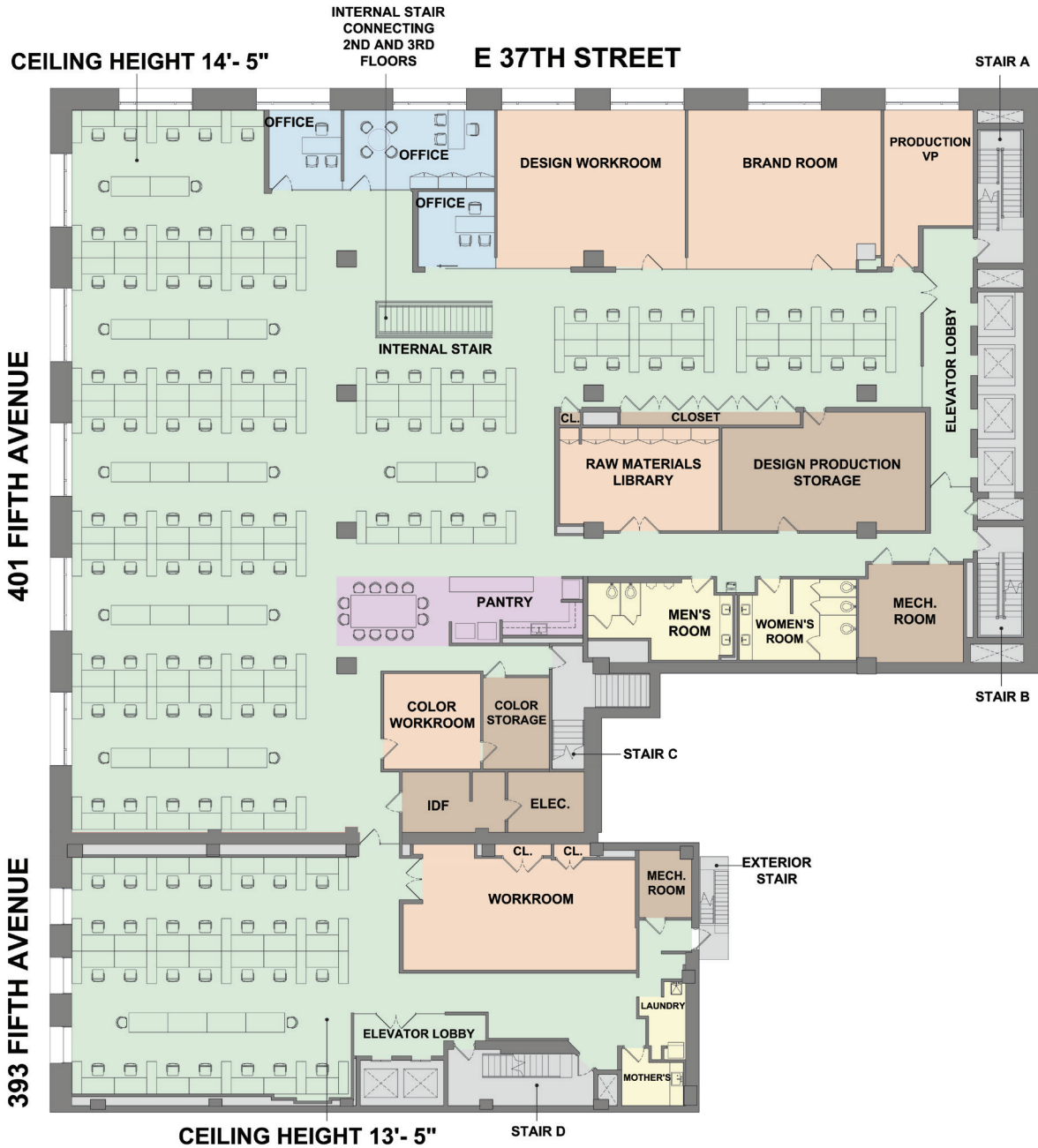
27,371 RSF

- High end creative installation
- Ceiling Heights from 14'-5" to 13'-5"
- Interconnecting staircase between 2nd and 3rd Floors

COLOR KEY

<div></div>	General Tenant Space
<div></div>	Office
<div></div>	Meeting
<div></div>	Amenity
<div></div>	Restrooms/Laundry
<div></div>	Support

SPACE TYPE	QTY
Offices	3
Workrooms	6
Workstations	115
Pantry	1
Laundry Room	1



ENTIRE 4TH FLOOR

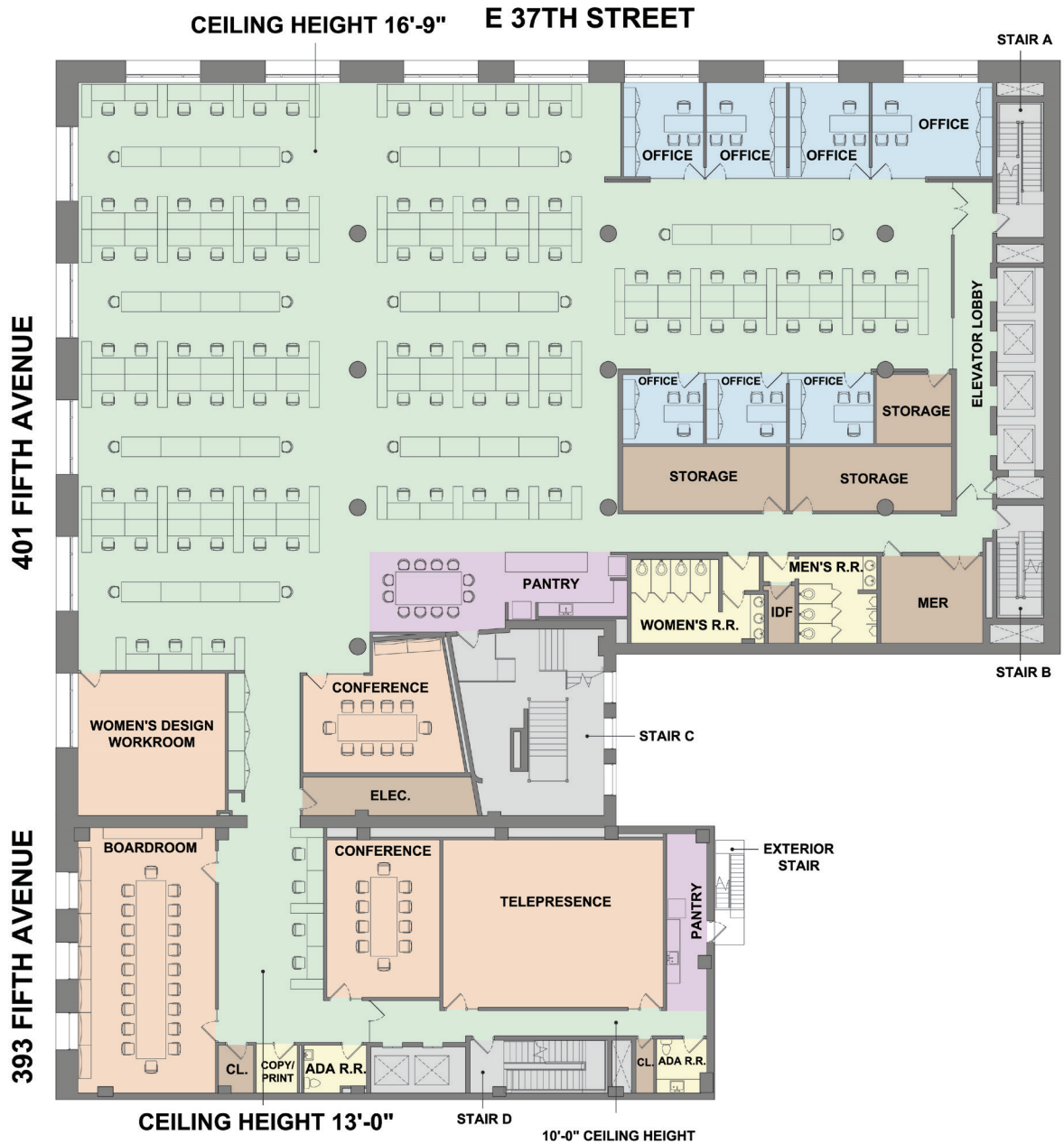
27,292 RSF

- High end creative installation
- Ceiling Heights from 16'-9" to 13'-0"

COLOR KEY

	General Tenant Space
	Office
	Meeting
	Amenity
	Restrooms/Laundry
	Support

SPACE TYPE	QTY
Offices	7
Conference Rooms	2
Board Room	1
Workstations	101
Pantry	1



ENTIRE 5TH FLOOR

27,292 RSF

TERM: NEGOTIABLE

POSSESSION: ARRANGED

- High end creative installation
- 13'-6" Ceiling Height
- Interconnecting staircase between 5th and 6th Floors

COLOR KEY

	General Tenant Space
	Office
	Meeting
	Amenity
	Restrooms/Laundry
	Support

SPACE TYPE	QTY
Offices	2
Workrooms	5
Workstations	94
Pantry	1
Laundry Room	1



ENTIRE 6TH FLOOR

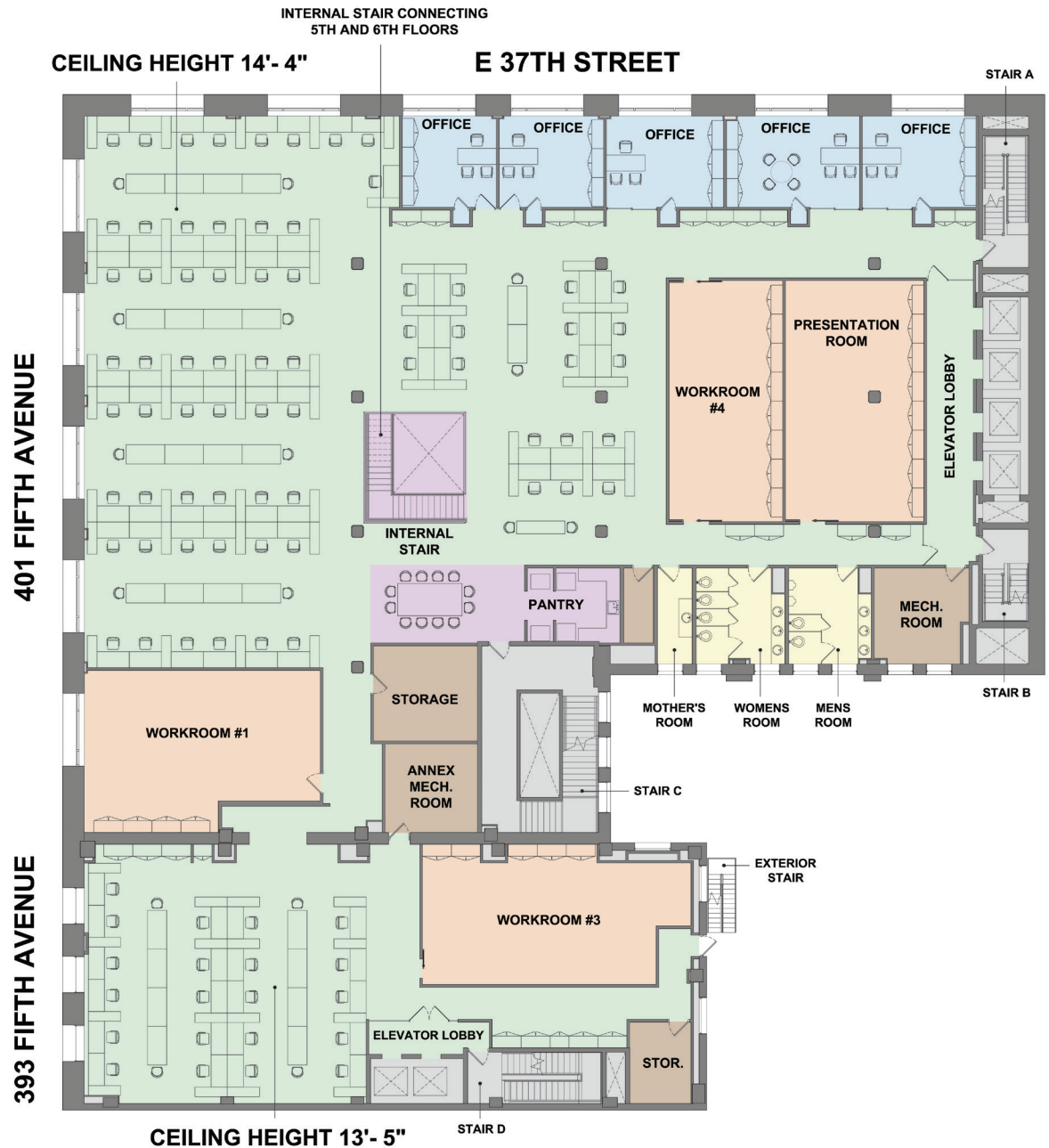
27,292 RSF

- High end creative installation
- Ceiling Heights from 14'-4" to 13'-5"
- Interconnecting staircase between 5th and 6th Floors

COLOR KEY

	General Tenant Space
	Office
	Meeting
	Amenity
	Restrooms/Laundry
	Support

SPACE TYPE	QTY
Offices	5
Conference Rooms	4
Workrooms	4
Workstations	90
Pantry	1



ENTIRE 7TH FLOOR

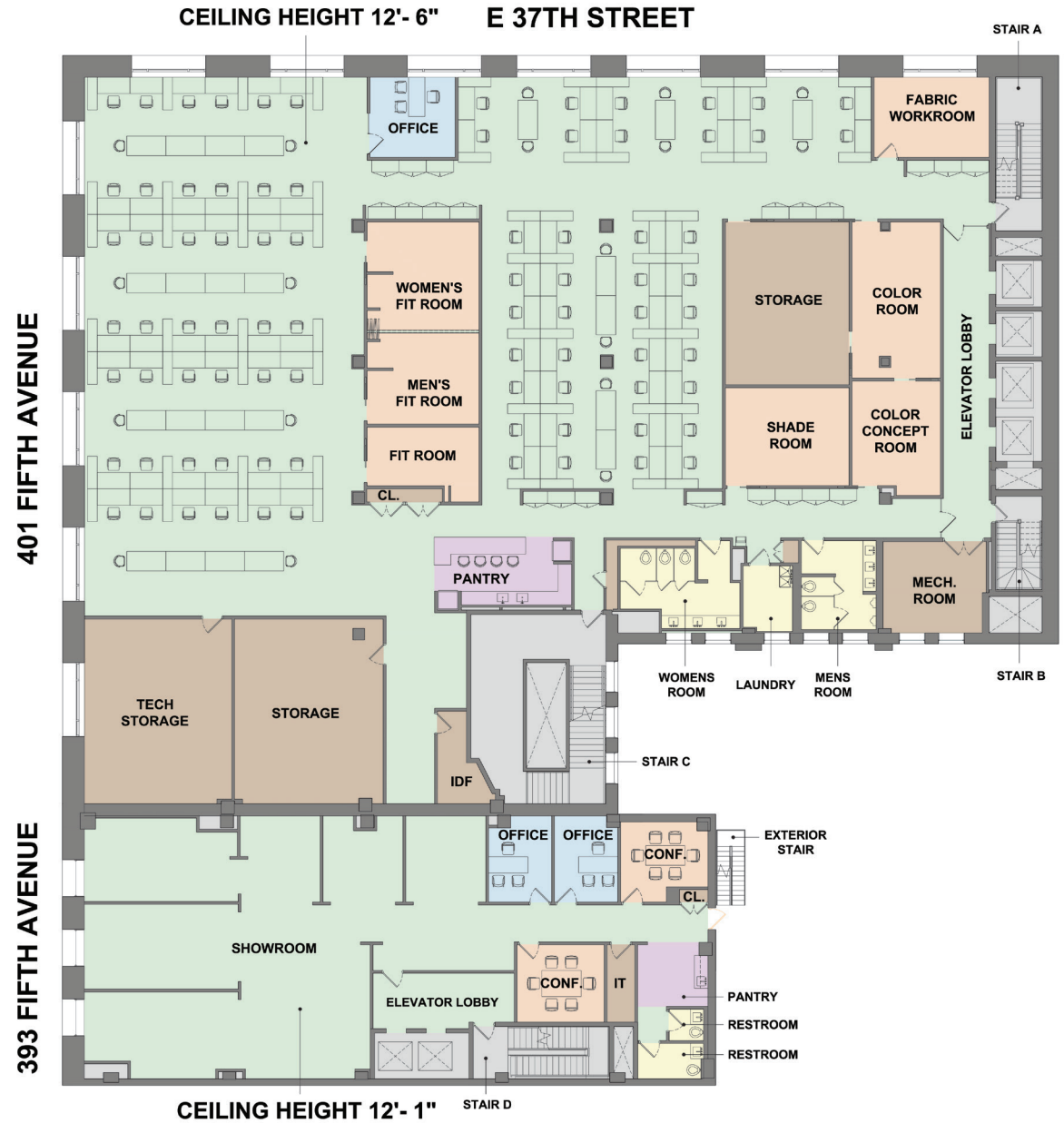
27,292 RSF

- High end creative installation
- 12'-6" Ceiling Height

COLOR KEY

General Tenant Space	
Office	
Meeting	
Amenity	
Restrooms/Laundry	
Support	

SPACE TYPE	QTY
Offices	3
Conference Rooms	2
Workrooms	7
Workstations	82
Pantry	1
Laundry Room	1



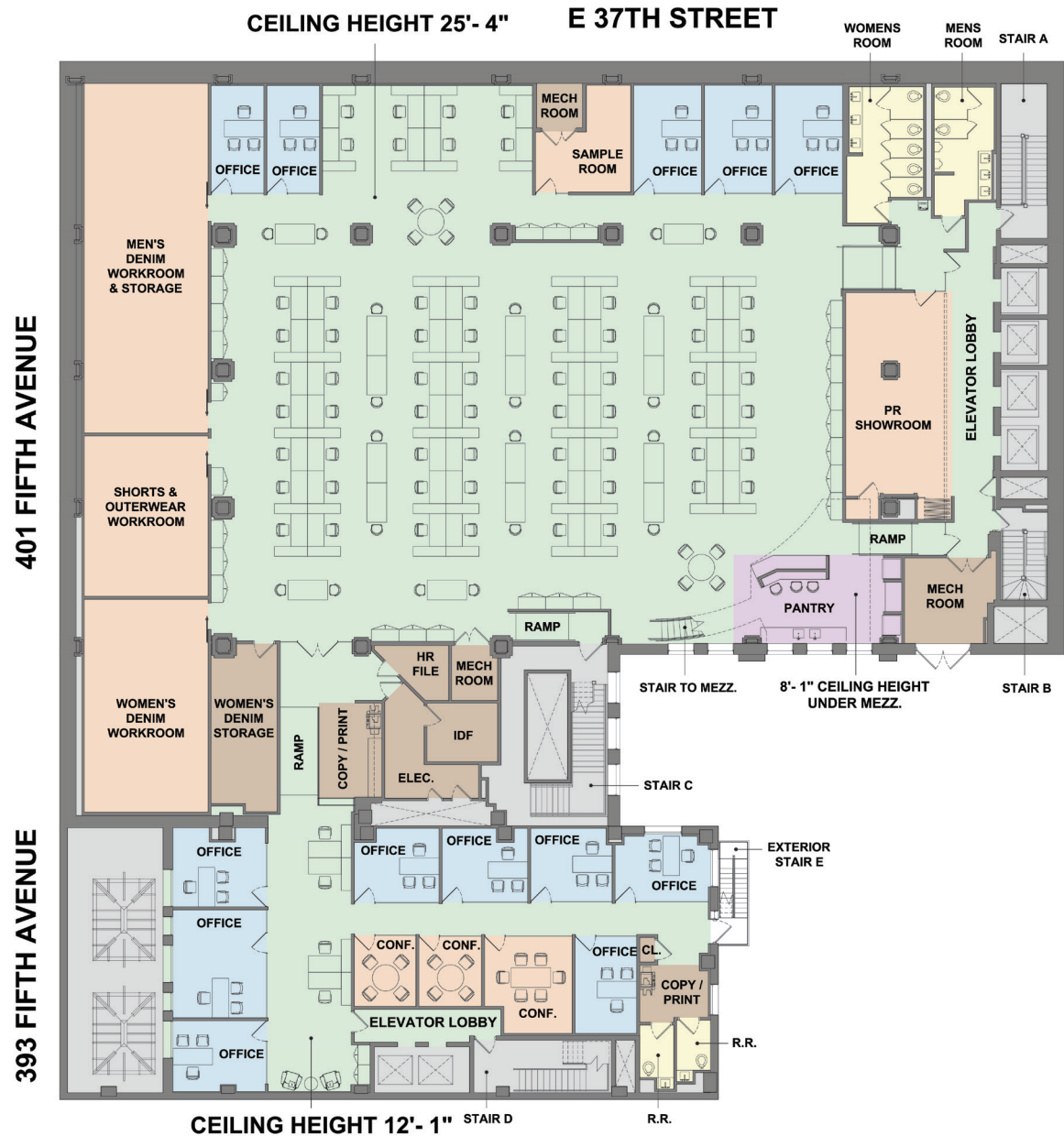
26,416 RSF

- High end creative installation
- Fully column free
- 25'-4" Ceiling Height

COLOR KEY

- General Tenant Space
- Office
- Meeting
- Amenity
- Restrooms/Laundry
- Support

SPACE TYPE	QTY
Offices	13
Conference Rooms	3
Workrooms	5
Workstations	66
Pantry	1



8TH FLOOR MEZZANINE

933 RSF

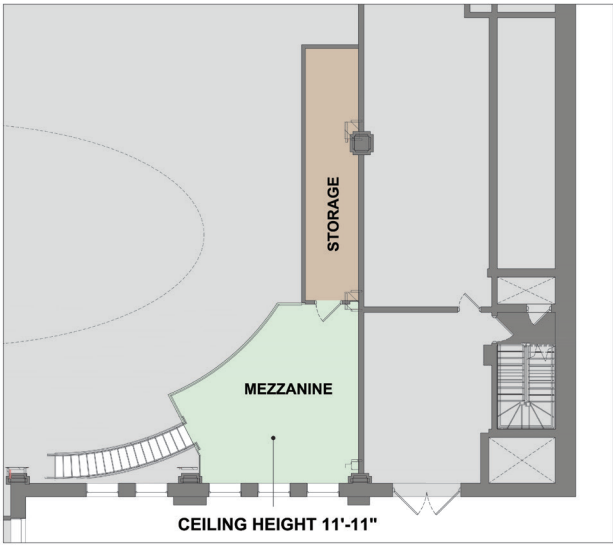
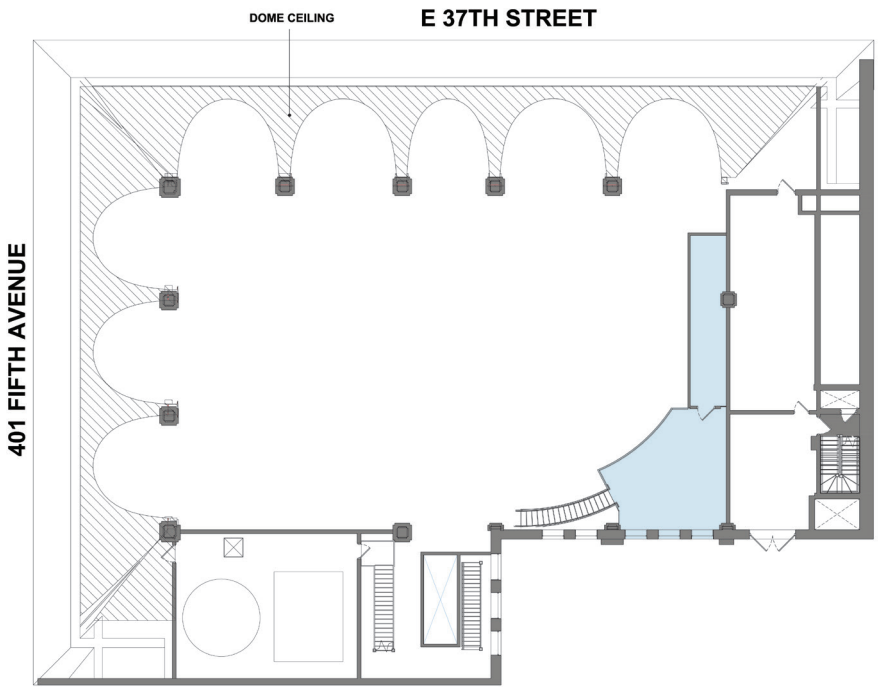
- High end creative installation
- 11'-11" Ceiling Height

COLOR KEY

General Tenant Space

Support

SPACE TYPE	QTY
Mezzanine	1
Storage Rooms	1





IN THE HEART OF EVERYTHING

LOCATION OVERVIEW

