

FIVE EAST 59

OFF FIFTH AND MADISON

PROPERTY OVERVIEW

A Landmark of Luxury, Business, and Innovation, Just Off Fifth Ave.

5 East 59th Street is positioned **at the heart of Manhattan's most coveted retail corridor**. Situated between Fifth and Madison Avenues, this prestigious address directly faces Apple's iconic glass cube flagship—**one of the most photographed and visited retail destinations in New York City**.

Place your business among the world's most distinguished brands, including Tiffany & Co., Gucci, Balmain, Bottega Veneta, and Louis Vuitton. This strategic location just steps from Central Park and the Plaza Hotel—benefits from exceptional foot traffic comprised of a diverse mix of luxury shoppers, international tourists, and Manhattan's affluent residents.



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Historic 5 East 59th Street
Building, formerly The Playboy
Club, is acquired by
AVI & CO
The Real Deal



PROPERTY OVERVIEW, CONT.

5 East 59th Street offers the rare opportunity to **establish your presence in the Plaza District**, Manhattan’s premier luxury retail and office destination. Here, heritage meets contemporary luxury, creating an unparalleled environment where brands don’t just conduct business—they become part of New York’s iconic retail landscape.

For businesses seeking to make their mark, this location offers more than an address—it provides a stage where your brand becomes part of the daily theater of the world’s most prestigious shopping experience.



OFFICE OFFERING

An Unbeatable Location for Your Manhattan HQ

Above the retail zone, the upper floors provide modern, efficient office spaces with abundant natural light and views of Central Park and the Manhattan skyline. These floors offer **the perfect setting for corporate headquarters, private equity firms, or luxury brands** seeking to combine their retail presence with executive offices.

Floor	Usage	Rentable SF	Ceiling Heights
Roof	Terrace	2,556	-
9th Floor	Private Lounge	4,661	9"1'
8th Floor	Office Hub	4,650	12'1"
7th Floor	Office Hub	4,804	9'4
6th Floor	Office Hub	5,106	12'1"
5th Floor	Office Hub	5,107	12'3"

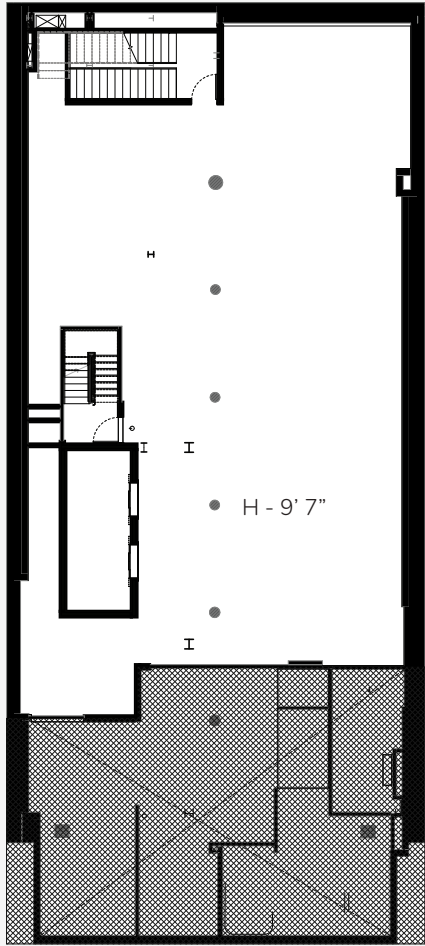
THE OFFERING PLAN



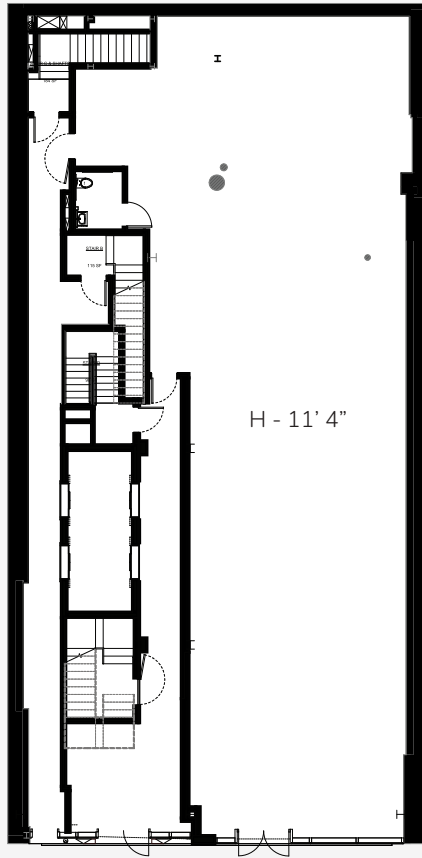
ONE PREMIER LOCATION. LIMITLESS RETAIL AND OFFICE POTENTIAL.

5 East 59th Street presents a rare dual opportunity in one of the world's most coveted commercial locales. With nearly 50,000 square feet in Manhattan's Plaza District, this distinguished property offers exceptional retail and office potential.

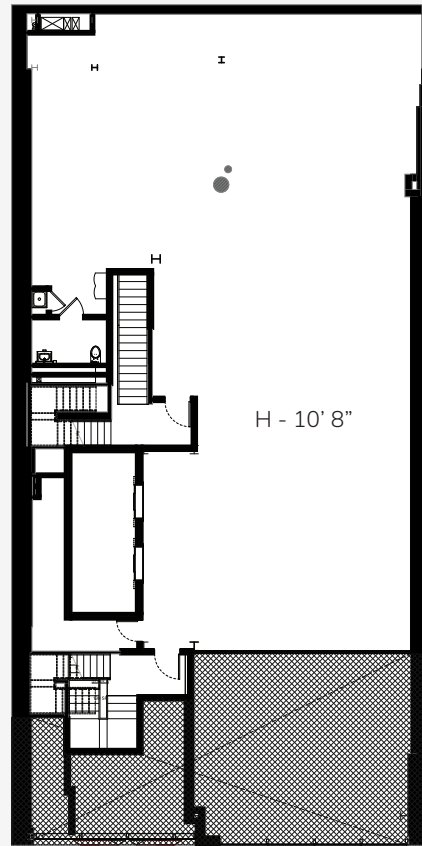
Bright, modern, and open office spaces on the upper floors provide iconic park views and incredible flexibility for businesses and brands looking for a prestigious address to match their ambition.



Cellar Floor



Ground Floor



Second Floor

FLAGSHIP OPPORTUNITY

Ground Floor, Second Floor, and Cellar Floor

5 East 59th Street presents an extraordinary multi-level retail canvas in Manhattan's luxury corridor. This offering provides **the scale and flexibility demanded by today's premier brands.**

Ground Floor & Second Floor

- Premium 50ft street frontage directly facing Apple's iconic flagship
- 5,000ft² facade exceptional branding opportunity
- Soaring ceiling heights (21ft) ideal for dramatic brand statements
- Floor-to-ceiling windows maximizing visibility and natural light
- Flexible floor plates adaptable to various retail concepts
- Dedicated street-level entrance

FLAGSHIP OPPORTUNITY, CONT.

Cellar Floor & Sub-Cellar

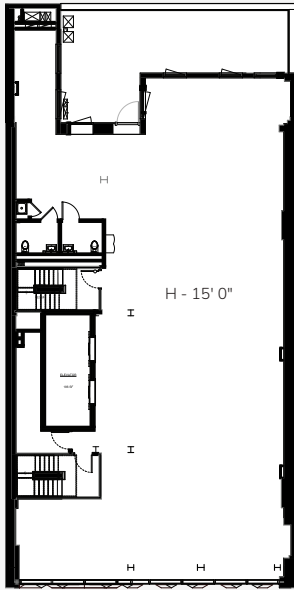
- Extensive support space for inventory and operations
- High ceiling heights uncommon for below-grade retail
- Infrastructure ready for modern retail technologies

This versatile retail footprint can accommodate:

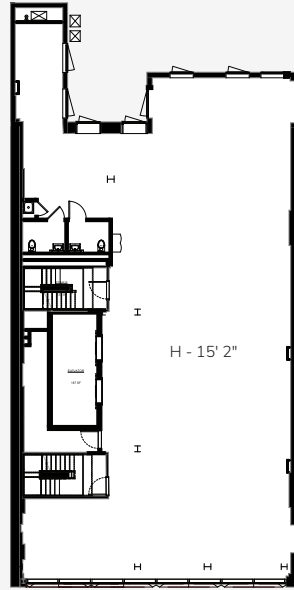
- Luxury flagship stores
- Multi-brand retail concepts
- Experiential retail destinations
- Premium showrooms
- Gallery spaces

The property's modern infrastructure and systems support the most demanding retail requirements while offering the flexibility to create uniquely branded environments across multiple levels.

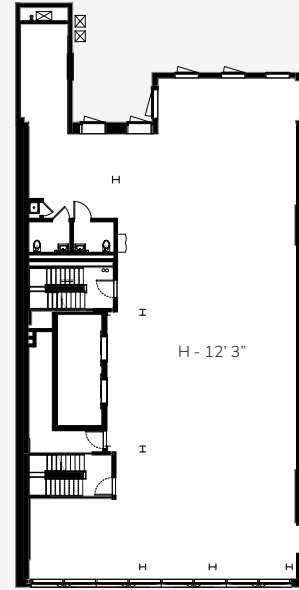




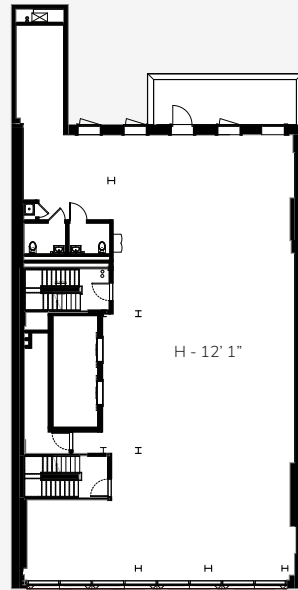
Third Floor



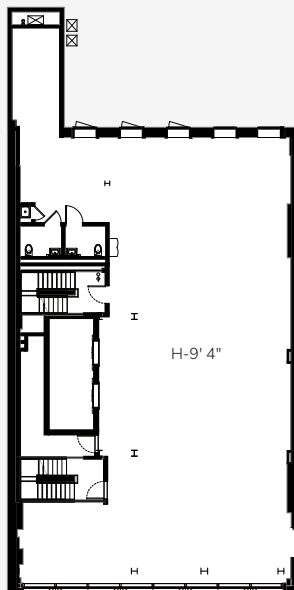
Fourth Floor



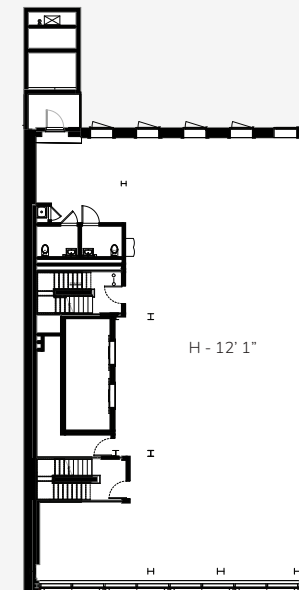
Fifth Floor



Sixth Floor



Seventh Floor



Eighth Floor

WHERE BUSINESS MEETS DISTINCTION

Third, Four, Fifth, Sixth, Seventh, and Eighth Floors

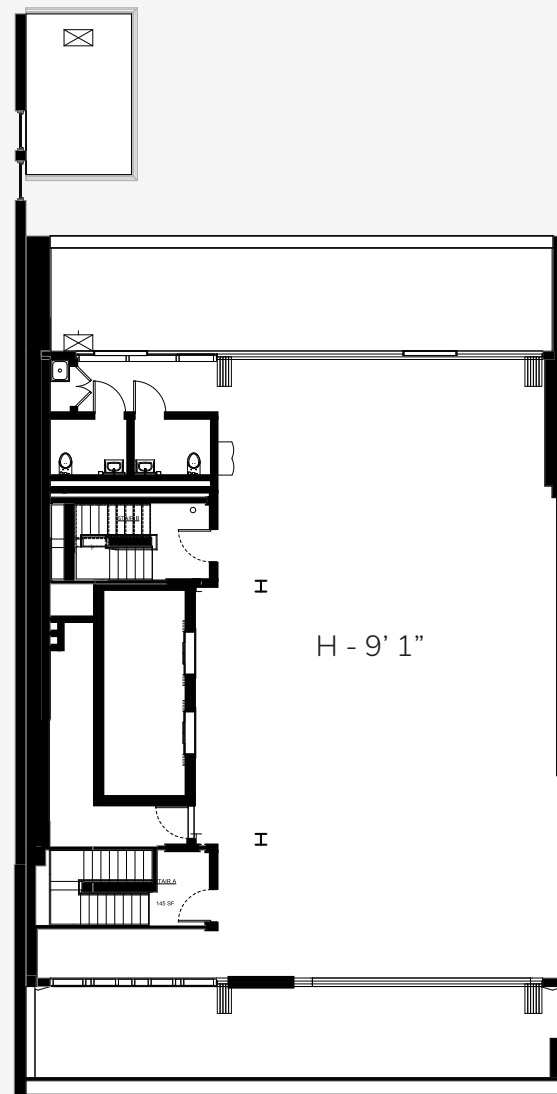
Experience premium office spaces designed for forward-thinking businesses at 5 East 59th Street. Column-free floors feature open layouts and panoramic city views, creating **an environment that inspires innovation and productivity.**

Two full-service amenity floors strike the perfect balance between professional functionality and corporate luxury. Located in Manhattan's prestigious Plaza District, your company will **join a community of industry leaders in one of New York's most sought-after business destinations.**

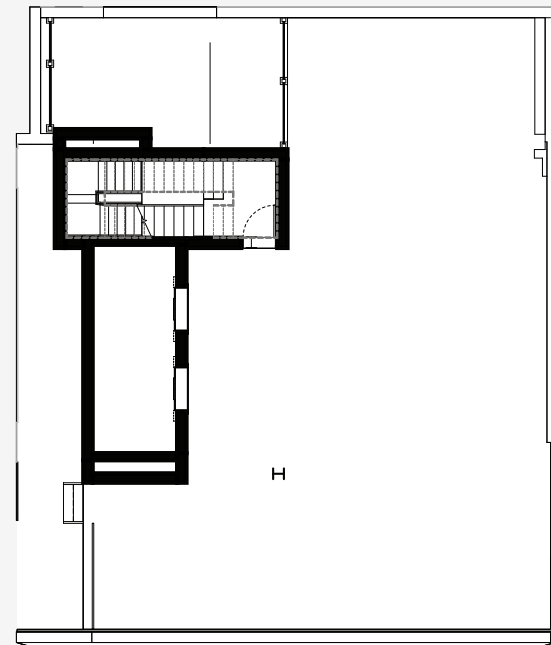








Ninth Floor



Roof Terrace

PRIVATE LOUNGE & ROOF TERRACE

Ninth Floor and Roof Terrace

Crowning 5 East 59th Street are two extraordinary amenity floors. From morning meetings to evening receptions, **these sophisticated spaces enhance the workplace experience** while providing a prestigious entertainment venue for tenants and their guests.

9th Floor Private Lounge

- Light-filled entertainment space with floor-to-ceiling windows
- Wraparound outdoor terrace offering fresh air and city views
- Ideal for client meetings, team gatherings, or private events
- Direct view of Central Park and Fifth Avenue's architectural landmarks

PRIVATE LOUNGE & ROOF TERRACE, CONT.

Roof Terrace

- Sprawling outdoor space with 360-degree Manhattan views
- Landscaped areas with comfortable seating groups
- Covered and open-air entertaining areas
- Perfect for corporate events or casual gatherings
- Stunning backdrop of Central Park and Midtown skyline
- Lighting designed for day-to-night versatility

These premium amenity floors provided tenants with:

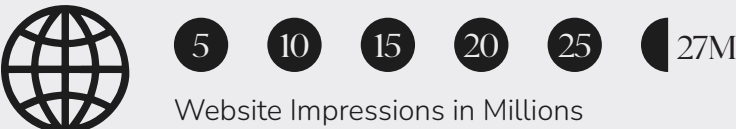
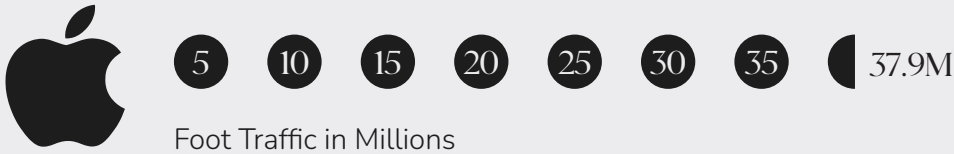
- Exclusive event spaces for corporate entertaining
- Casual meeting areas outside traditional offices
- Indoor/outdoor workflow options
- Premium tenant amenity differentiating the property
- Unique vantage point of Manhattan's most prestigious retail corridor





UNMATCHED VISIBILITY

Apple Store Foot Traffic Sets the Benchmark



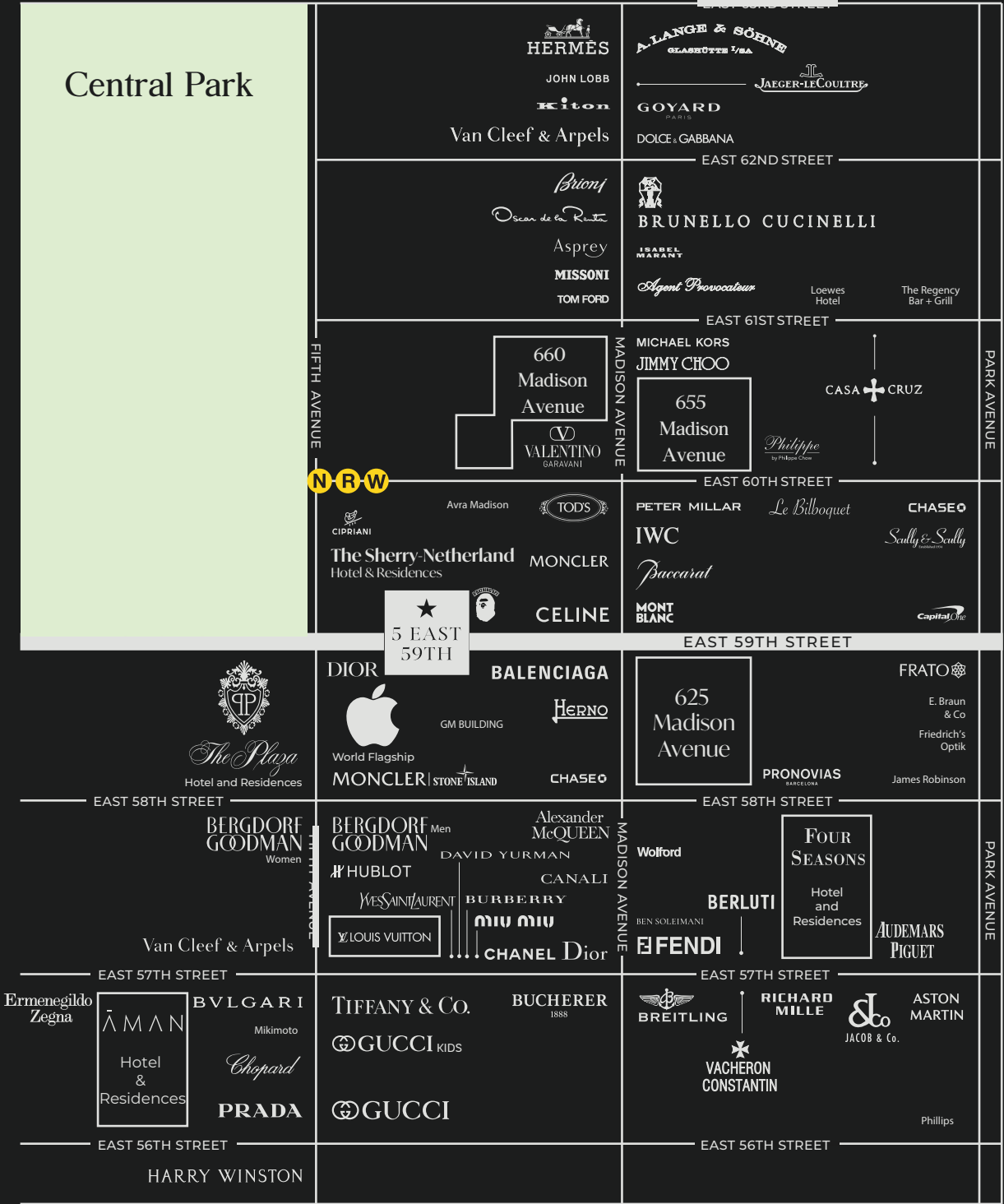
Location matters. With 37.9 million annual impressions (walking, driving, biking, rolling, etc.), the Apple Store's location showcases unmatched visibility and customer engagement potential. By comparison, 59th Street sees 27 million impressions, reinforcing the value of prime, high-traffic locations for maximizing business growth and brand impact.



NEIGHBORHOOD | THE PLAZA DISTRICT



5 EAST 59TH STREET | 47



UNMATCHED ACCESSIBILITY

5 East 59th Connects Your Business to the Heart of New York City



Weekday Ridership	10,589
Weekend Ridership	14,244



Weekday Ridership	37,615
Weekend Ridership	39,358

With over 50,000 riders passing through 5th Avenue on a typical weekend, 5 East 59th Street offers unparalleled accessibility and visibility for your business.