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# 420 FIFTH AVE

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17,616 RSF Part Third Floor Office Condo





# ASKING PRICE: \$14,900,000

## EXECUTIVE SUMMARY

RRS has been retained on an exclusive basis to arrange for the sale of 3 Units located at 420 Fifth Avenue, a 28-story commercial office condominium building situated on the west side of Fifth Avenue between 37th and 38th Streets. The 3 units occupy a major portion of the 3rd Floor and measure approximately 17,616 square feet in total. The building features oversized windows and views of the corner of Fifth Avenue and 38th Street providing the space with natural light and air.

Currently all three units are leased to Major League Soccer as a single contiguous space and their current lease expires on Aug 31, 2026. The space has been fully built out and recently renovated, featuring a generous number of workstations, conference rooms, two private handicap rest rooms within the space, private offices with full height glass partitions, kitchen, double door glass reception area directly in front of the elevator lobby.

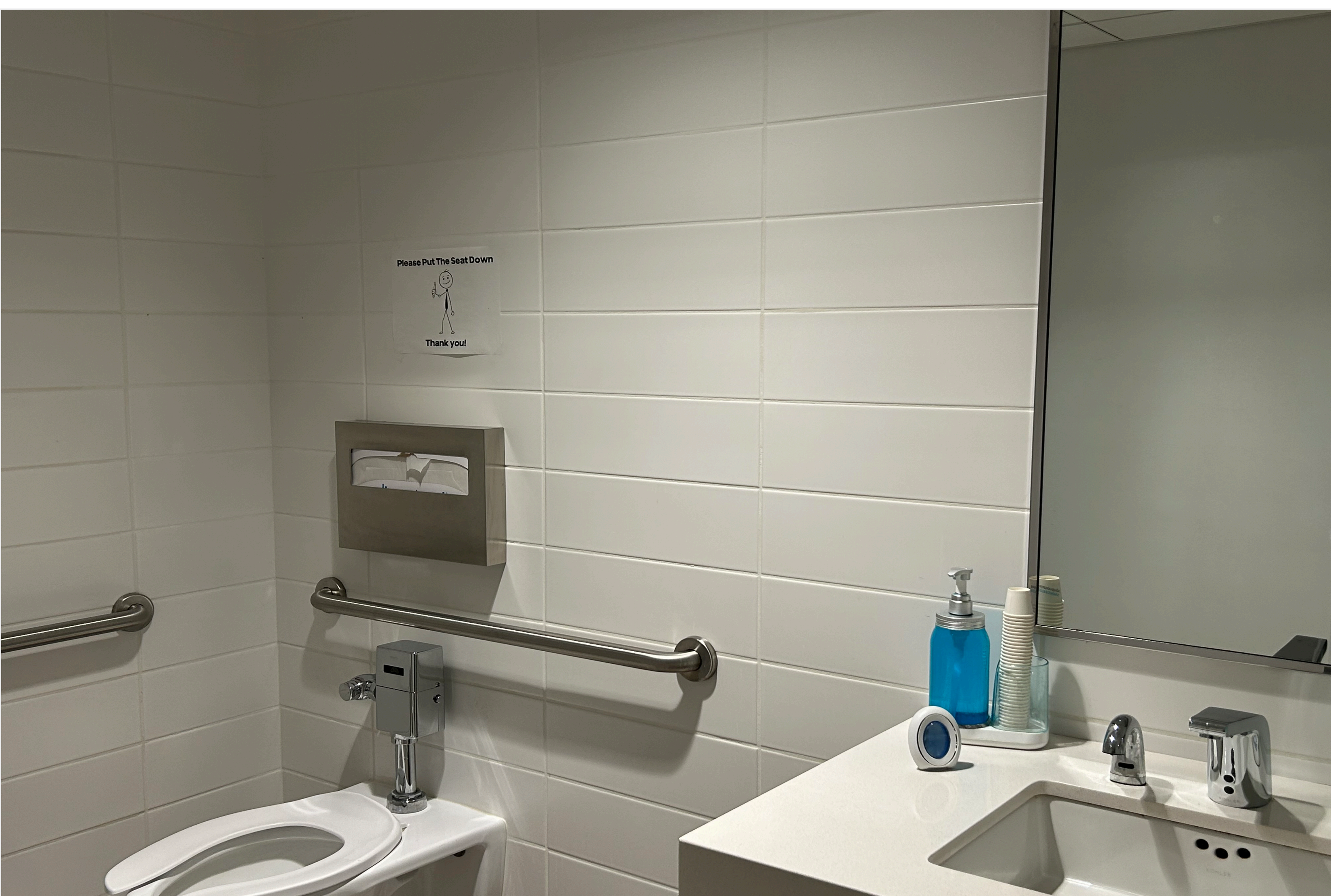
This represents an unusual opportunity for a prospective buyer to acquire fully built out, flexible sized office condos in one of the finest mixed use office buildings on Fifth Avenue in Midtown.

## PROPERTY INFORMATION

Address	420 Fifth Avenue, New York, NY 10018
Location	Located on the west side of Fifth Ave between W 37th and W 38th Streets.
Block / Lot	839/1013, 1034, 1035
Building Dimensions	197.5.5' x 145'
Stories	28
Unit Number	27
Unit Rentable SF	17,616 total
Lot Dimensions	197.5.5' x 145'
Lot Square Footage	28,638
Zoning	C5-3 / MID
Assessment (23/24)	\$3,085,670
Full Taxes (23/24)	\$326,834
General Central BID	1,659
Total Taxes	\$328,493

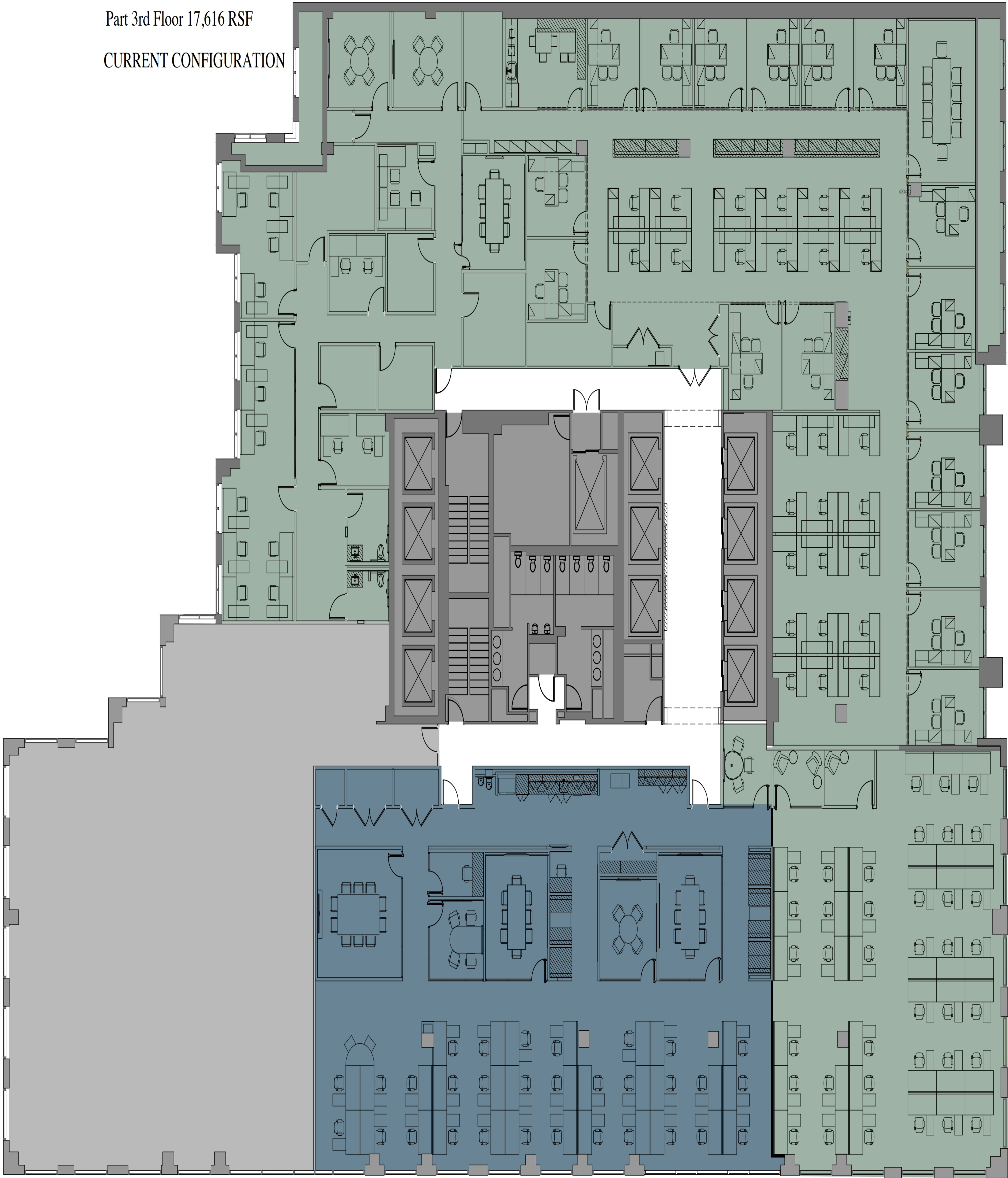


# PROPERTY IMAGES





Part 3rd Floor 17,616 RSF  
CURRENT CONFIGURATION



5TH AVENUE

420 5TH AVENUE

LEGEND: UNIT A				
17,616 RSF				
WORKSPACE	SEATS	QTY	QTY	
SHARED OFFICE	2	2	4	
SHARED OFFICE	3	1	3	
SHARED OFFICE	4	1	4	
SHARED OFFICE	8	1	8	
PRIVATE OFFICE	1	17	17	
WORKSTATION (5'x8')	1	27	27	
WORKSTATION (5'-6'x5')	1	39	39	
TOTAL HEADCOUNT			102	
COLLAB SPACE				
CONFERENCE ROOM	10	1	10	
CONFERENCE ROOM	8	2	16	
MEETING ROOM	4	2	8	
MEETING ROOM	3	1	3	
SUPPORT		QNTY		
PANTRY	1			
WELLNESS RM	1			
ADA RESTROOM	2			
STORAGE CLOSETS	3			
UNDEFINED ROOMS	6			

LEGEND: UNIT B				
7,322 RSF				
WORKSPACE	SEATS	QTY	TOTAL	
WORKSTATION	1	31	31	
TOTAL HEADCOUNT			31	
COLLAB SPACE				
CONFERENCE ROOM	10	1	10	
CONFERENCE ROOM	8	2	16	
CONFERENCE ROOM	4	2	8	
PHONE ROOM	1	1	1	
SUPPORT		QNTY		
PANTRY	1			
STORAGE	3			

EXISTING OWNER				
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