

# LEASE

## PROFESSIONAL SPACE FOR LEASE - MIDTOWN

545 5th Avenue New York, NY 10017



LEASE RATE

\$50.00 SF/yr - 3,276 SF



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### OFFERING SUMMARY

Lease Rate:	\$50.00 SF/yr (MG)
Building Size:	180,349 SF
Available SF:	3,276 SF
Lot Size:	12,550 SF
Year Built:	1930
Zoning:	C5-3
Market:	Manhattan
Submarket:	Midtown

### PROPERTY OVERVIEW

Introducing 545 5th Avenue - a fantastic opportunity that you won't want to miss! We are thrilled to offer a 9th-floor professional space for sublease in one of New York City's most prestigious and bustling areas. This space provides approximately 3,276 square feet of rentable area, perfectly suited for a variety of professional needs. Located in the heart of Midtown Manhattan, this prime location ensures exceptional convenience and accessibility. The building is situated amidst a vibrant commercial and cultural hub, drawing a substantial flow of foot traffic from both tourists and long-time residents alike. Surrounded by iconic landmarks, world-class dining, shopping, and entertainment options, your business will thrive in this dynamic and energetic environment. The space itself is designed to accommodate modern business requirements, offering a flexible layout that can be tailored to your specific needs. Whether you are looking to expand your existing operations or establish a new presence in Midtown, this sublease opportunity provides the ideal setting. Don't miss the chance to position your business at 545 5th Avenue, where unparalleled convenience meets prestige and visibility. Contact us today to learn more about this exceptional sublease opportunity and to schedule a viewing. Midtown Manhattan is the vibrant central hub of New York City, housing iconic landmarks like the Empire State Building, the Chrysler Building, and the United Nations headquarters. It's also home to popular tourist destinations such as Broadway, Times Square, and Koreatown, making it a dynamic and culturally rich neighborhood. This area is incredibly well-connected, with multiple public transit stations, including the bustling Penn Station, which is the busiest transportation hub in the Western Hemisphere. The space is suitable for various uses, including professional or creative purposes.

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### LOCATION INFORMATION

Building Name	Professional Space For Lease - Midtown
Street Address	545 5th Avenue
City, State, Zip	New York, NY 10017
County	New York
Market	Manhattan
Sub-market	Midtown
Cross-Streets	East 45th Street
Market Type	Mega

### BUILDING INFORMATION

Building Class	A
Tenancy	Multiple
Number of Floors	13
Year Built	1930

### PROPERTY HIGHLIGHTS

- 9th Floor - 3,276 rentable square feet
- Close to Grand Central Terminal, Times Square-42nd Street N, Q, R, W train station, Grand Central-42nd Street 4, 5, 6, 7, S train station

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### LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	3,276 SF	Lease Rate:	\$50.00 SF/yr

### AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
545 5th Avenue, New York, NY 10017	3,276 SF	Modified Gross	\$50.00 SF/yr	Professional Space



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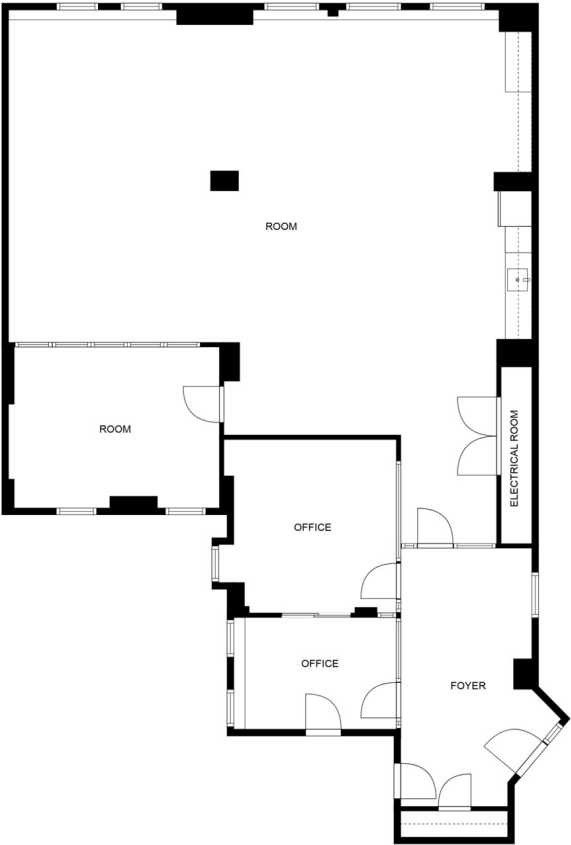
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	175,214	627,442	1,231,731
Average Age	39.9	40.4	40
Average Age (Male)	40.3	40.8	39.9
Average Age (Female)	40.4	40.6	40.6

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	127,101	411,531	735,827
# of Persons per HH	1.4	1.5	1.7
Average HH Income	\$156,148	\$166,414	\$153,771
Average House Value	\$803,118	\$863,241	\$800,505

2020 American Community Survey (ACS)

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