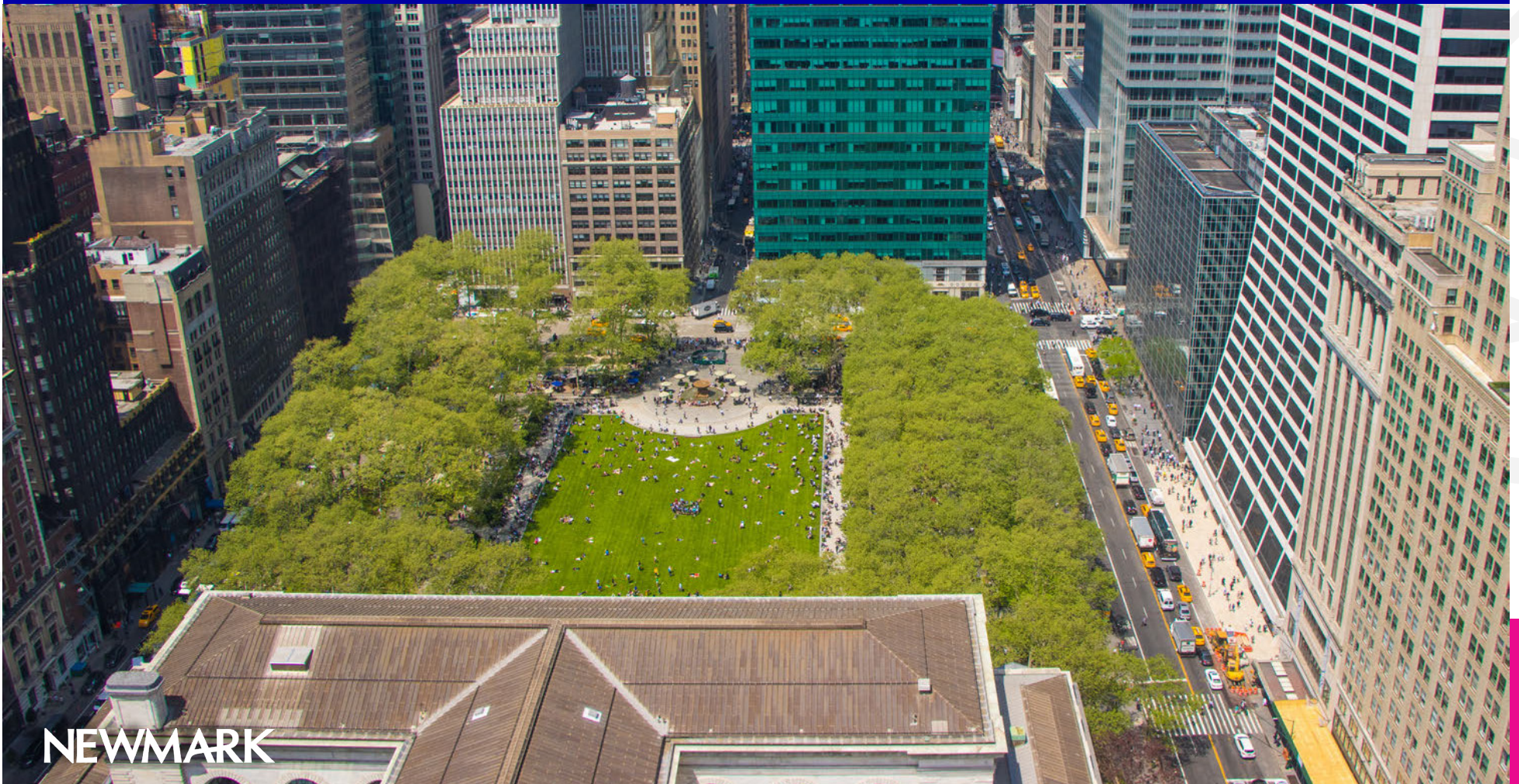


489  
FIFTH  
AVENUE

NEW AMENITY  
CENTER  
OVERLOOKING  
BRYANT PARK  
UNDERWAY

ENTIRE 31ST FLOOR 4,988 RSF



NEWMARK



## ENTIRE 31ST FLOOR - 4,988 RSF - NEW PRE-BUILT



## AVAILABLE FLOORS

ENTIRE 31ST: 4,988 RSF

## POSSESSION

MAY 1, 2023



### BUILDING FEATURES:

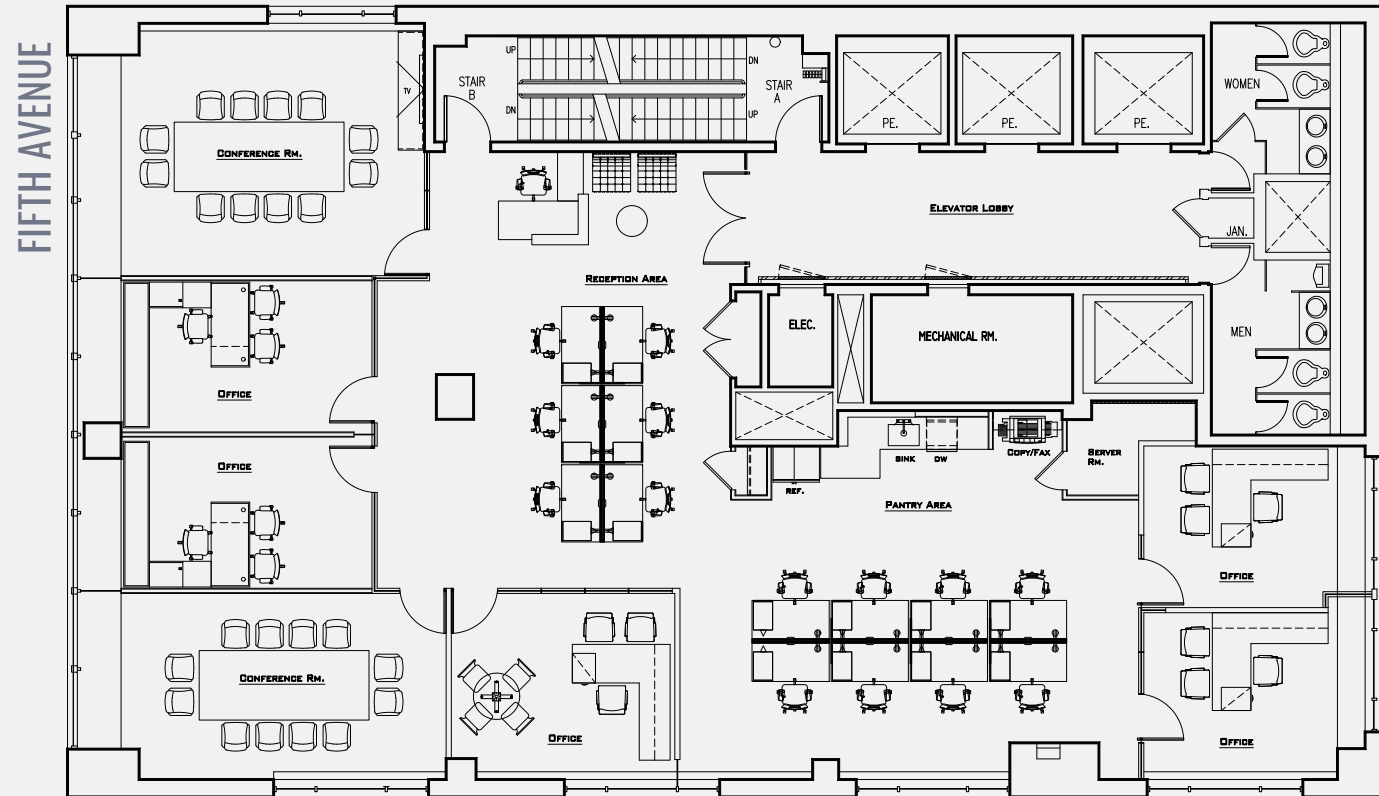
- Landlord in process of creating a new amenity center, which will include a large multi-purpose board room for 32+ people, meeting rooms, communal lounge area, fitness area and bathrooms with showers.
- Spectacular light and views overlooking Bryant Park and New York Public Library
- Recently upgraded lobby and elevators
- Multiple Citi Bike docks in close proximity
- Steps from Bryant Park, New York Public Library, boutique hotels, high-end restaurants, shopping and fitness clubs
- Walking distance to Grand Central, Penn Station and Port Authority
- Walking distance to subways 4 5 6 S 7 B D F M 1 2 3

### SPACE FEATURES:

- 31st Floor - High-end installation built with 5 glass offices, 2 glass conference rooms, open area and a new pantry.

# ENTIRE 31ST FLOOR - 4,988 RSF

## EXISTING CONDITIONS



489  
FIFTH  
AVENUE