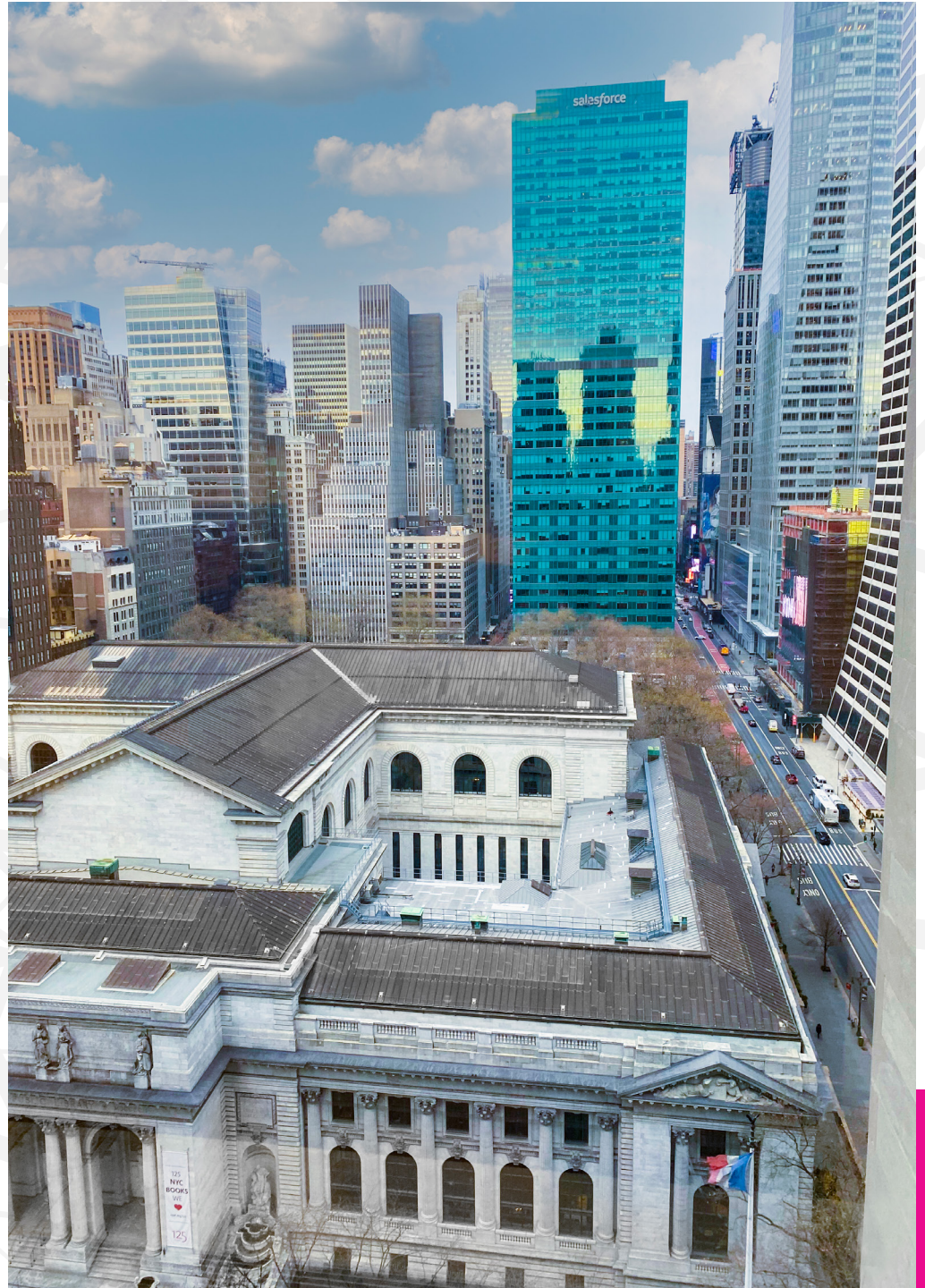


489 FIFTH AVENUE

**NEW AMENITY
CENTER
OVERLOOKING
BRYANT PARK
UNDERWAY**

ENTIRE 15TH FLOOR	4,988 RSF
ENTIRE 14TH FLOOR	4,988 RSF
ENTIRE 12TH FLOOR	4,988 RSF
ENTIRE 11TH FLOOR	4,988 RSF



ENTIRE 15TH FLOOR - 4,988 RSF - NEW PRE-BUILT



ENTIRE 12TH FLOOR - 4,988 RSF - CREATIVE PRE-BUILT



ENTIRE 11TH FLOOR - 4,988 RSF - CREATIVE PRE-BUILT



AVAILABLE FLOORS

ENTIRE 15TH:	4,988 RSF
ENTIRE 14TH:	4,988 RSF
ENTIRE 12TH:	4,988 RSF
ENTIRE 11TH:	4,988 RSF

POSSESSION

IMMEDIATE	▶ TAKE A VIRTUAL TOUR
IMMEDIATE	▶ TAKE A VIRTUAL TOUR
IMMEDIATE	▶ TAKE A VIRTUAL TOUR
IMMEDIATE	▶ TAKE A VIRTUAL TOUR

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**

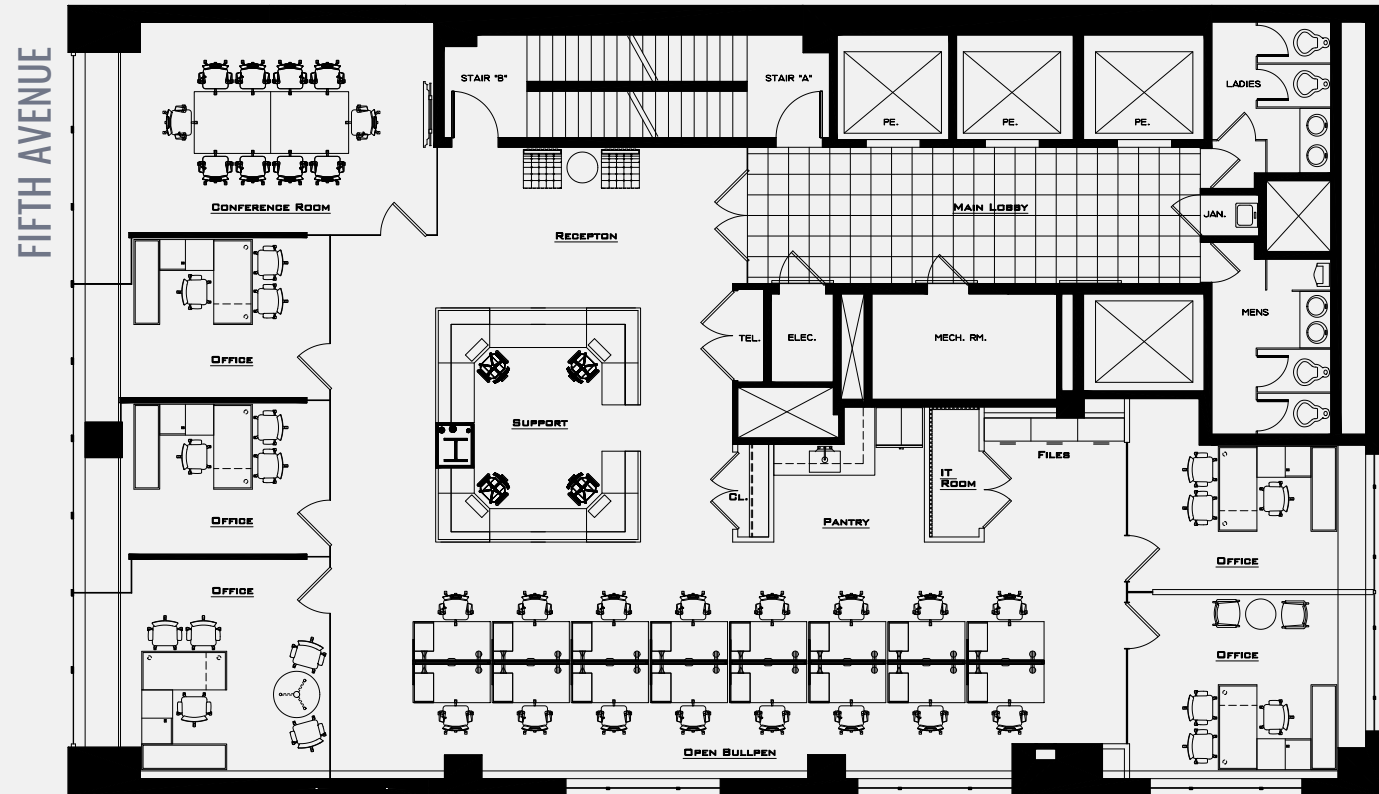
SPACE FEATURES:

- 15th Floor - High-end installation built with 5 glass offices, 1 glass conference room and large open area.
- 14th Floor - Currently in raw condition. Landlord to turnkey for tenant using building standard finishes.
- 12th Floor - High-end creative installation built with 5 glass offices, 1 glass conference room, large open area, open collaborative pantry, polished concrete floors, and exposed ceilings.
- 11th Floor - Fully furnished, high-end creative installation built with 5 glass offices, 2 glass conference room, large open area, open collaborative pantry, polished concrete floors, and exposed ceilings.



ENTIRE 15TH FLOOR - 4,988 RSF

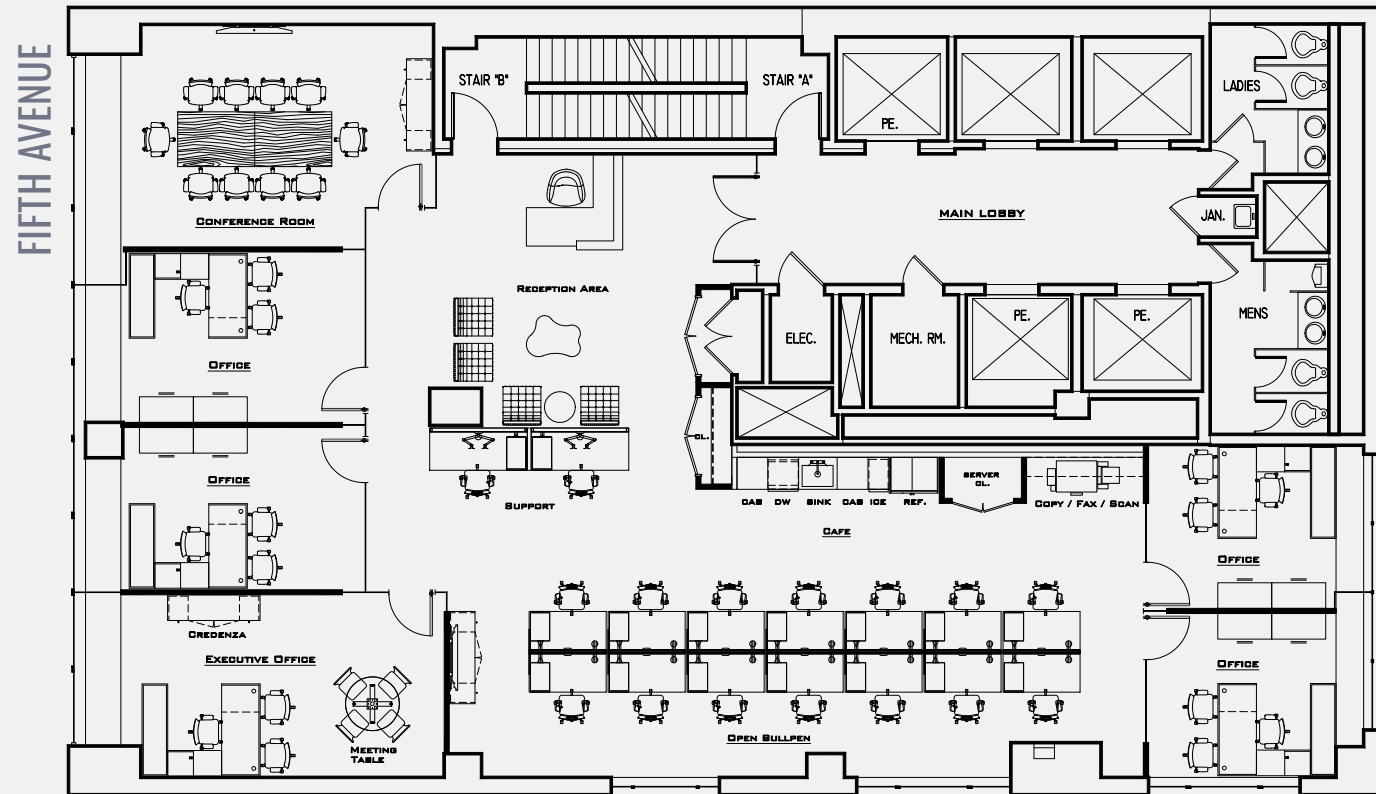
EXISTING CONDITIONS



489
FIFTH
AVENUE

ENTIRE 14TH FLOOR - 4,988 RSF

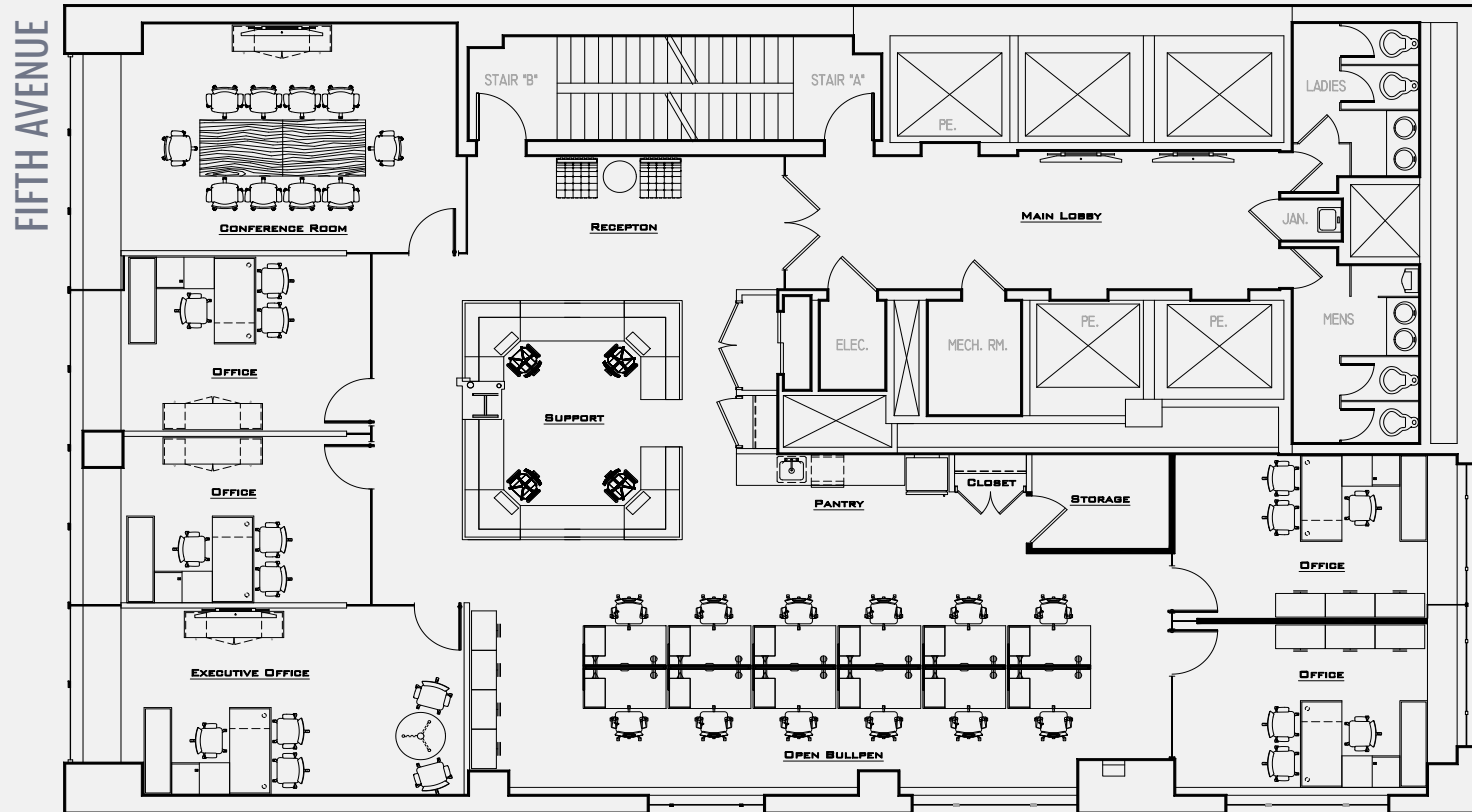
PROPOSED PLAN



489
FIFTH
AVENUE

ENTIRE 12TH FLOOR - 4,988 RSF

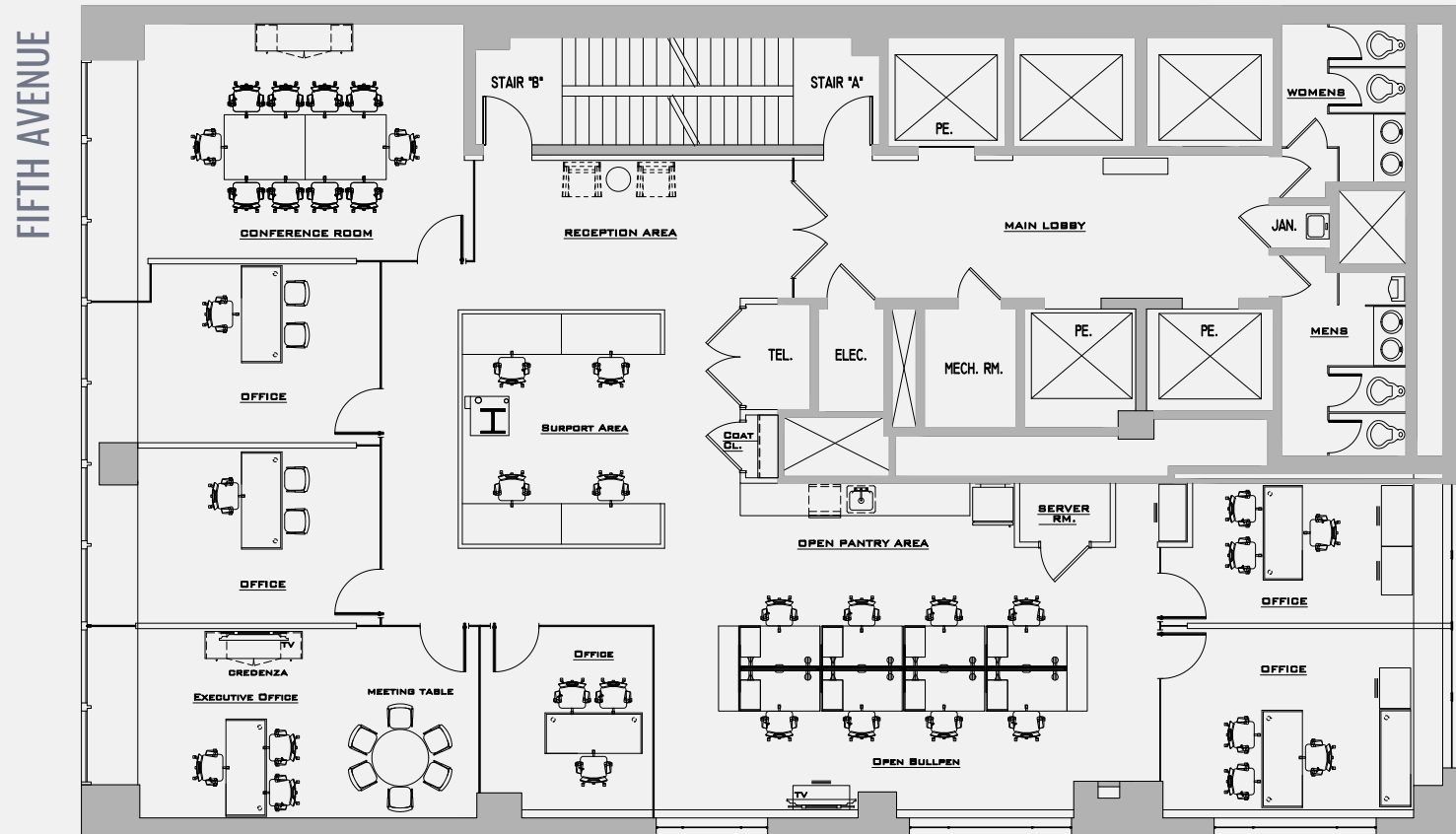
EXISTING CONDITIONS



489
FIFTH
AVENUE

ENTIRE 11TH FLOOR - 4,988 RSF

EXISTING CONDITIONS



489
FIFTH
AVENUE