

Unit #27 at

420 FIFTH AVE

11,850 RSF Full Floor Office Condo



EXECUTIVE SUMMARY

420 Fifth Avenue, a 30-story commercial office condominium building situated on the west side of Fifth Avenue between West 37th and 38th Streets. Unit #27 occupies the entire 27th Floor and measures approximately 11,850 rentable square feet. The building features oversized windows and 360 degree views of the Midtown skyline, providing the space with excellent light and air.

Currently, the unit is leased to "Fantaseyes", a privately held accessories company which designs and manufactures various accessories for well-known retailers worldwide. Their current 11-year lease is set to expire in June of 2030 and there is an additional 5-year extension option. The refined space has been fully built out and renovated featuring common space, showrooms/conference rooms, private offices, a reception area and kitchen.

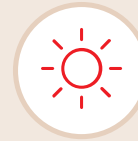
This represents an incredible opportunity for a prospective buyer to acquire a fully built out, full-floor office condo in one of the premier mixed-use office buildings along Fifth Avenue in Midtown. Future ownership will benefit immensely from having a strong, cash-flowing tenant in the near term with the flexibility long term to deliver the space vacant for a potential owner-user purchase.

ASKING PRICE: \$9,640,000

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 / 1027
Building Dimensions	197.5.5' x 145'
Stories	30
Unit Number	27
Unit Rentable SF	11,850
Lot Dimensions	197.5.5' x 145'
Lot Square Footage	28,638
Zoning	C5-3 / MID
Assessment (23/24)	\$2,075,681
Full Taxes (23/24)	\$219,856
General Central BID	\$1,116
Total Taxes	\$220,972

HIGHLIGHTS



**Excellent
Light & Air**



**Full-floor
Advantage**



**Refined Office/
Showroom
Buildout**



**Cash-Flowing
Tenant with Term
Remaining**

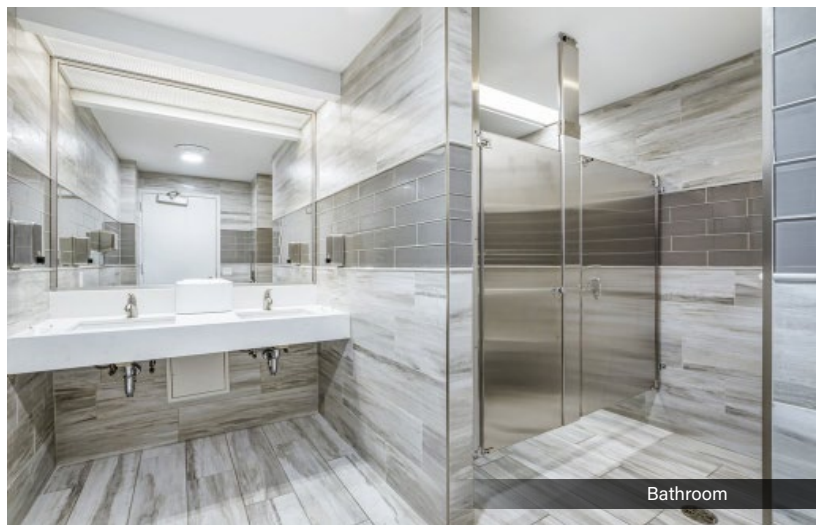
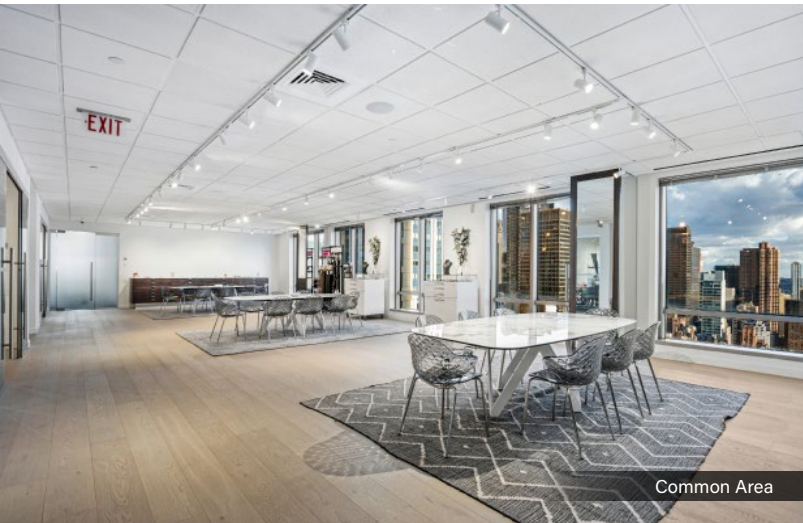


**Premier Mixed-Use
Office Building
Along Fifth Avenue**

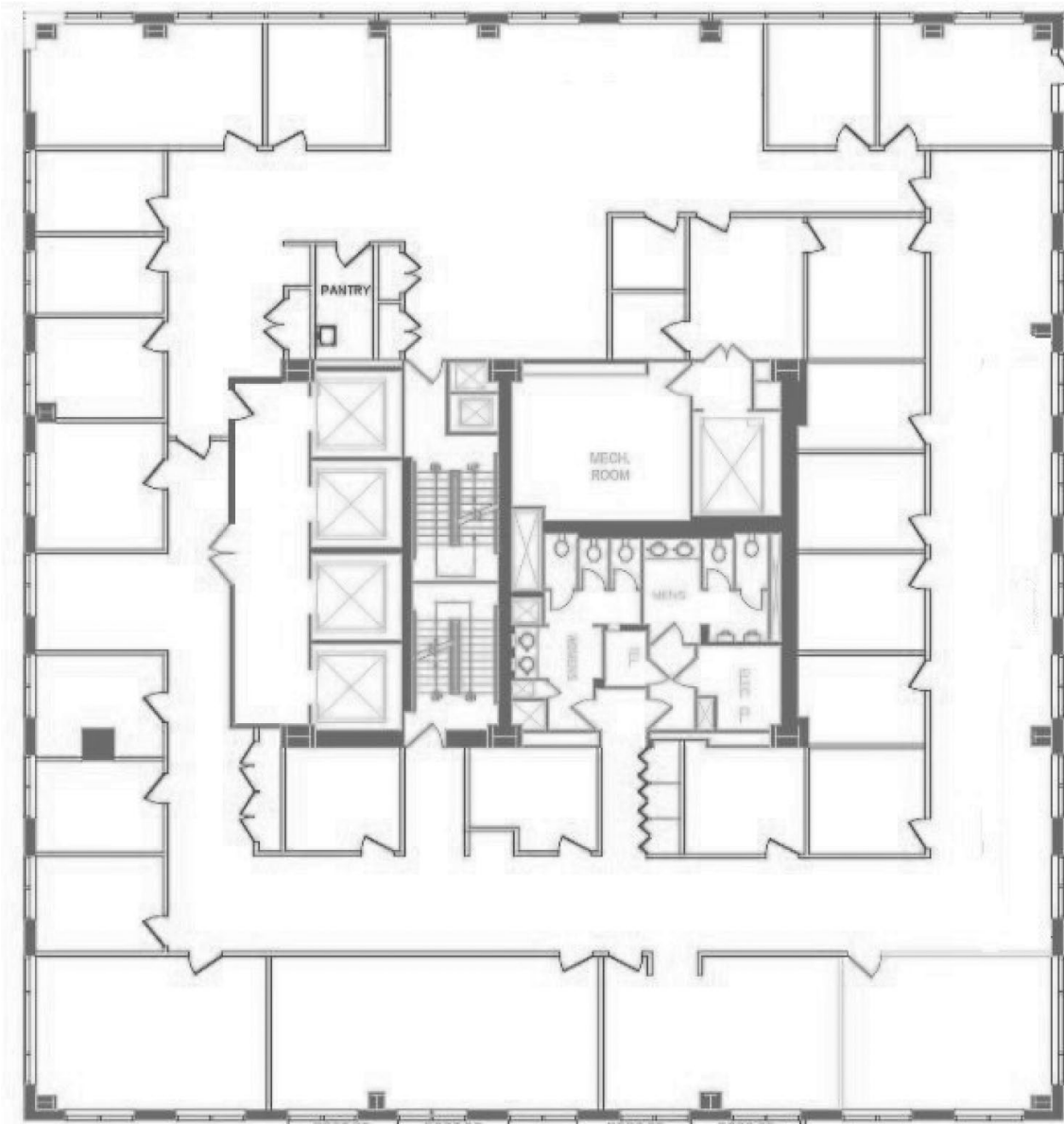
FINANCIAL SNAPSHOT

Gross Revenue	\$757,258
Less Taxes	(\$220,972)
Less Common Charges	(\$164,185)
Less Management & Misc	(\$10,000)
Net Operating Income	\$362,101

PROPERTY IMAGES



UNIT #27 CURRENT CONFIGURATION
11,850 RSF



420 FIFTH AVENUE



Unit #27 View



Building Entrance