

# 535 FIFTH AVENUE

NEW YORK | NY

**DIRECT LEASE POSSIBLE**



## **SUBLEASE - EXCLUSIVE**

### **LOCATION**

Between 44th and 45th Streets

### **TERM**

Through July 31st, 2025

### **PRICE**

Upon Request

### **PREMISES**

**Entire 11th Floor      13,467 RSF**

 **LEE &  
ASSOCIATES**

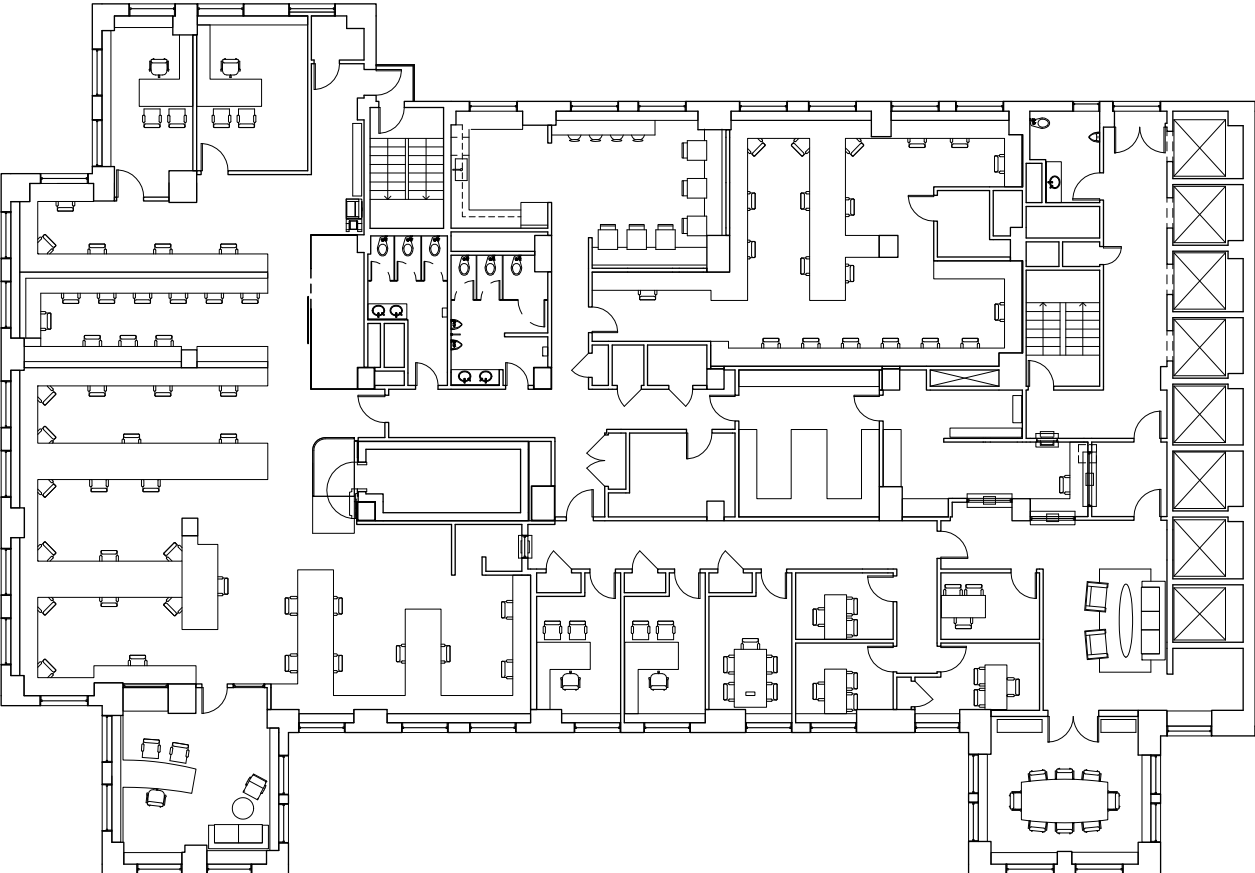
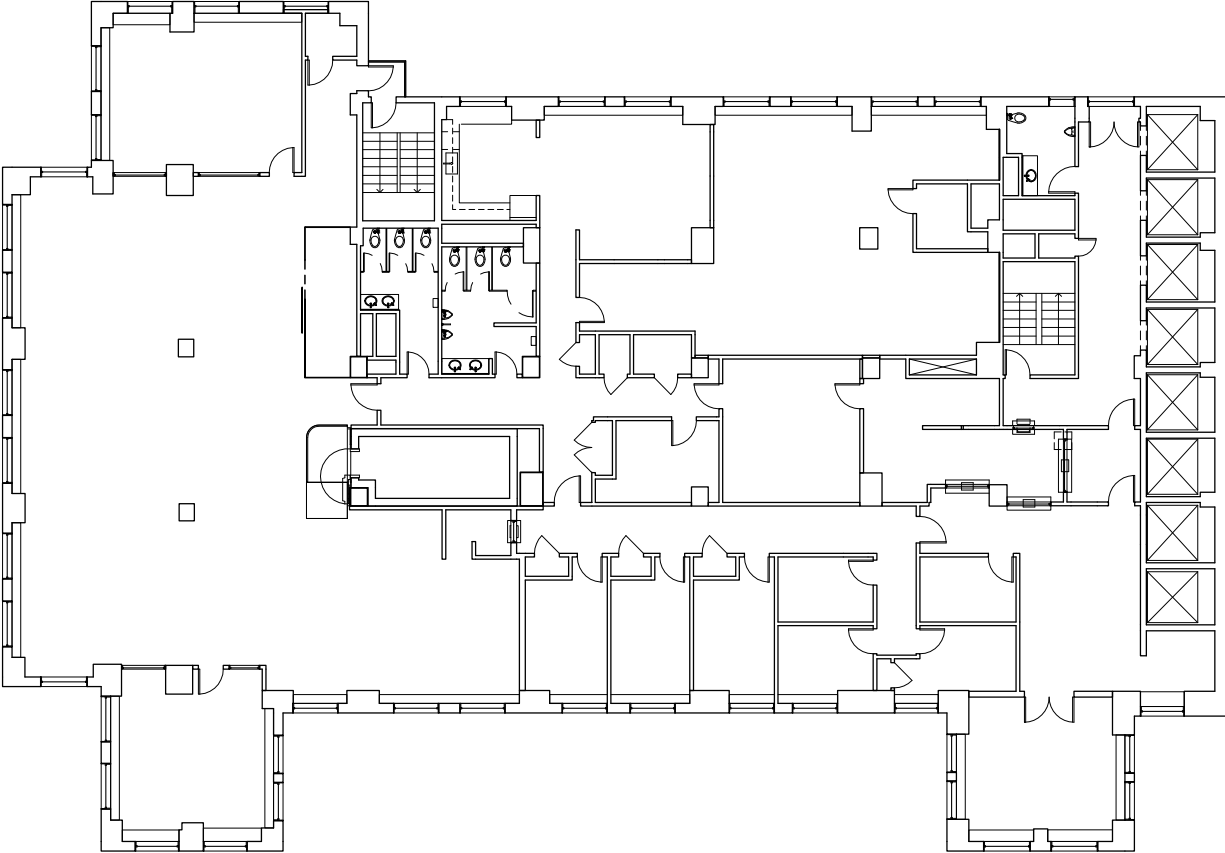
## **FLOOR FEATURES**

- One Executive Office
- Seven Office/Huddle Rooms
- One 9 person Team Room
- One 8-10 person conference room
- Eat-in pantry/break room
- Mail/storage room
- Open seating for 60-75 employees
- Recently built space with exposed ceilings, security entrance and walk-in vault
- Telecommunication systems and furniture are available
- Windows on three sides



# 11TH FLOOR

## EXISTING CONDITIONS





**RESTAURANTS**

- 1 THE CAPITAL GRILL
- 2 SUSHI YASUDA
- 3 SAKAGURA
- 4 LITTLE COLLINS
- 5 PARK AVENUE TAVERN
- 6 SINIGUAL
- 7 SHAKE SHACK
- 8 PATSY'S PIZZERIA
- 9 CIPRIANI
- 10 PERSHING SQUARE
- 11 PIETROS
- 12 WHEELTAPPER
- 13 CHIPOTLE MEXICAN GRILL
- 14 WOKUNI
- 15 LUKE'S LOBSTER
- 16 BENJAMIN PRIME
- 17 ESSEN
- 18 PETER DILLON'S
- 19 LE BOTANISTE
- 20 DELMONICO
- 21 DOCKS OYSTER BAR
- 22 ROSSINI'S

**RETAIL**

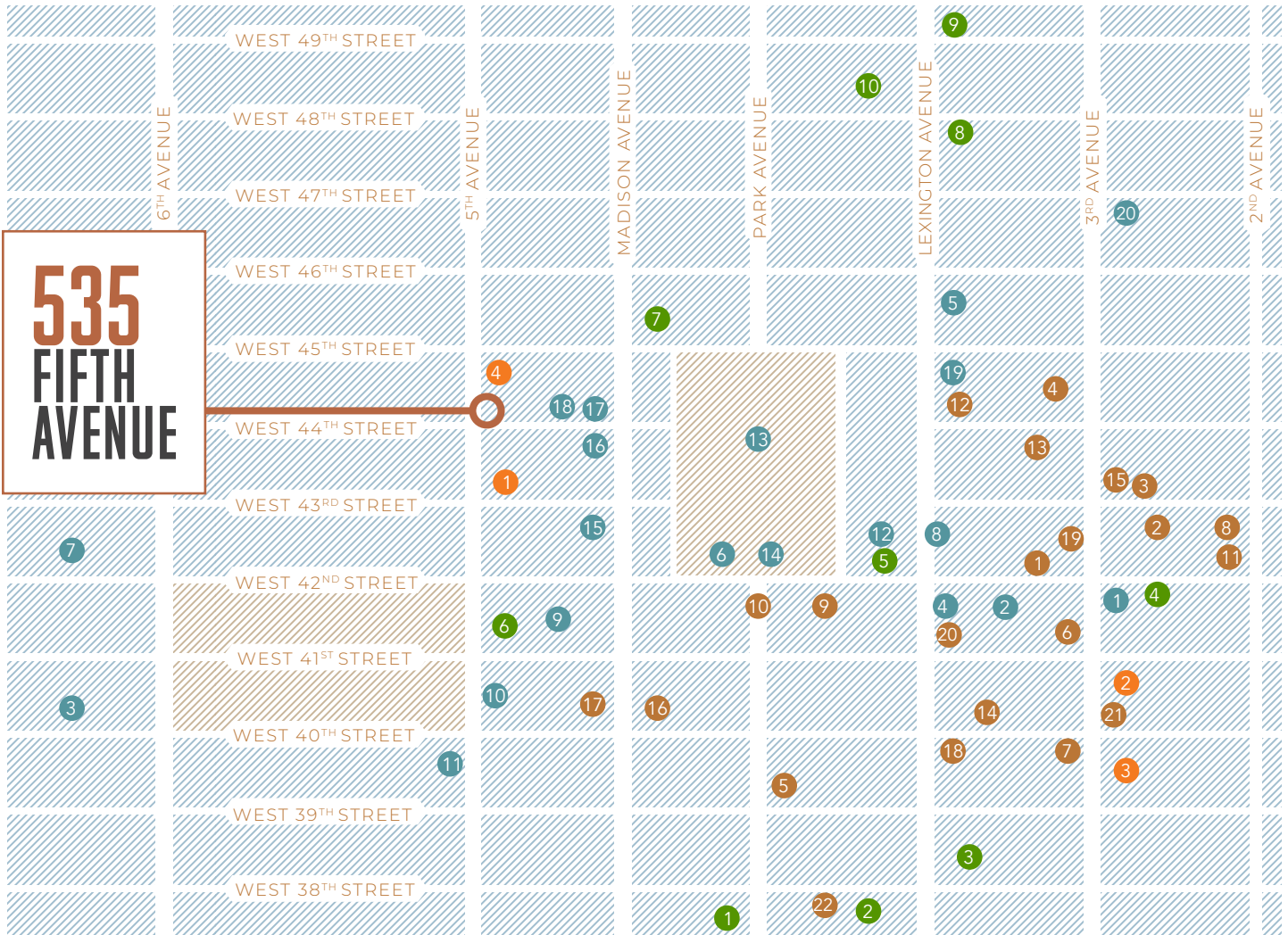
- 1 GAP
- 2 FOOT LOCKER
- 3 CVS
- 4 LOFT
- 5 T-MOBILE
- 6 VINEYARD VINES
- 7 VERIZON
- 8 CHASE BANK
- 9 SEPHORA
- 10 MUJI
- 11 STAPLES
- 12 GRAND CENTRAL MARKET
- 13 APPLE
- 14 BANANA REPUBLIC
- 15 ANN TAYLOR
- 16 COACH
- 17 BOOKS BROTHERS
- 18 ALLEN EDMONDS
- 19 BATH & BODY WORKS
- 20 FEDEX

**HOTEL**

- 1 IBEROSTAR
- 2 THE TUSCANY
- 3 POD 39
- 4 THE WESTIN NEW YORK GRAND CENTRAL
- 5 GRAND HYATT NEW YORK
- 6 ANDAZ 5TH AVENUE
- 7 THE ROOSEVELT
- 8 THE LEXINGTON HOTEL
- 9 THE MAXWELL
- 10 INTERCONTINENTAL NEW YORK BARCLAY

**LIFESTYLE**

- 1 EQUINOX
- 2 NEW YORK SPORTS CLUBS
- 3 ORANGETHEORY
- 4 FITNESS REPUBLIC





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