

FIVE EAST 59

OFF FIFTH AND MADISON

SERHANT.
COMMERCIAL

RIPCO
REAL ESTATE



AN ICONIC
DESTINATION FOR
ICONIC BRANDS

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PROPERTY OVERVIEW

A Landmark of Luxury, Business, and Innovation, Just Off Fifth Ave.

5 East 59th Street is positioned **at the heart of Manhattan's most coveted retail corridor**. Situated between Fifth and Madison Avenues, this prestigious address directly faces Apple's iconic glass cube flagship—**one of the most photographed and visited retail destinations in New York City**.

Place your business among the world's most distinguished brands, including Tiffany & Co., Gucci, Balmain, Bottega Veneta, and Louis Vuitton. This strategic location just steps from Central Park and the Plaza Hotel—benefits from exceptional foot traffic comprised of a diverse mix of luxury shoppers, international tourists, and Manhattan's affluent residents.



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Historic 5 East 59th Street
Building, formerly The Playboy
Club, is acquired by
AVI & CO
The Real Deal



PROPERTY OVERVIEW, CONT.

5 East 59th Street offers the rare opportunity to **establish your presence in the Plaza District**, Manhattan’s premier luxury retail and office destination. Here, heritage meets contemporary luxury, creating an unparalleled environment where brands don’t just conduct business—they become part of New York’s iconic retail landscape.

For businesses seeking to make their mark, this location offers more than an address—it provides a stage where your brand becomes part of the daily theater of the world’s most prestigious shopping experience.



WHERE BUSINESS THRIVES

Strategically Located for Maximum Growth

5 East 59th Street's **prime frontage and steady foot traffic** make it the ideal address to establish your flagship store or business headquarters. This peerless location benefits from consistent population and economic growth, providing your brand or business with unparalleled access to the customers, resources, talent, and infrastructure that drive long-term success.

Total Daytime Population

.25 Miles	72,857
.50 Miles	262,900
1 Mile	919,9899

Daytime Worker Population

.25 Miles	70,611
.50 Miles	250,692
1 Mile	842,953



PRIME FRONTAGE IN THE WORLD'S PREMIER RETAIL CORRIDOR

A commanding 50-foot frontage along Fifth Avenue distinguishes 5 East 59th Street, where nine floors span an impressive 48,364 square feet of premium commercial space. This iconic address features the potential for a dramatic 21-foot ceiling height at its entrance, created by combining the ground and second floors. The striking facade width offers exceptional visibility and brand presence, maximizing foot traffic exposure in one of Manhattan's most prestigious retail corridors.

OFFICE OFFERING

An Unbeatable Location for Your Manhattan HQ

Above the retail zone, the upper floors provide modern, efficient office spaces with abundant natural light and views of Central Park and the Manhattan skyline. These floors offer **the perfect setting for corporate headquarters, private equity firms, or luxury brands** seeking to combine their retail presence with executive offices.

Floor	Usage	Rentable SF	Ceiling Heights
Roof	Terrace	2,556	-
9th Floor	Private Lounge	4,661	9"1'
8th Floor	Office Hub	4,650	12'1"
7th Floor	Office Hub	4,804	9'4
6th Floor	Office Hub	5,106	12'1"
5th Floor	Office Hub	5,107	12'3"
4th Floor	Office Hub	5,115	15'
3rd Floor	Office Hub	5,882	15'

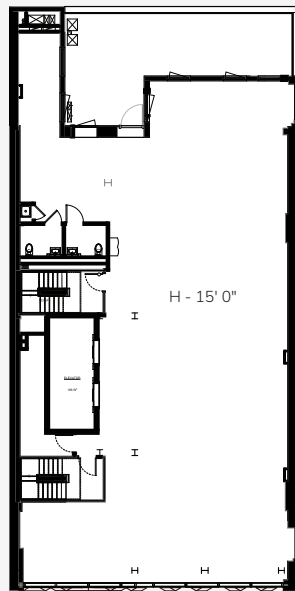
THE OFFERING PLAN



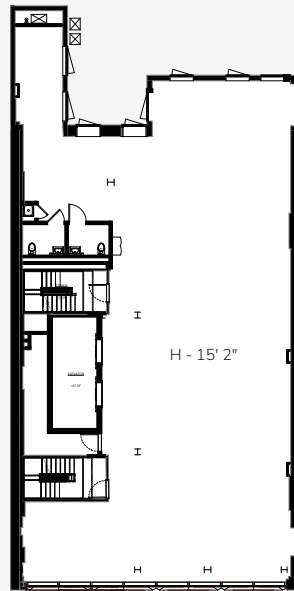
ONE PREMIER LOCATION. LIMITLESS RETAIL AND OFFICE POTENTIAL.

5 East 59th Street presents a rare dual opportunity in one of the world's most coveted commercial locales. With nearly 50,000 square feet in Manhattan's Plaza District, this distinguished property offers exceptional retail and office potential.

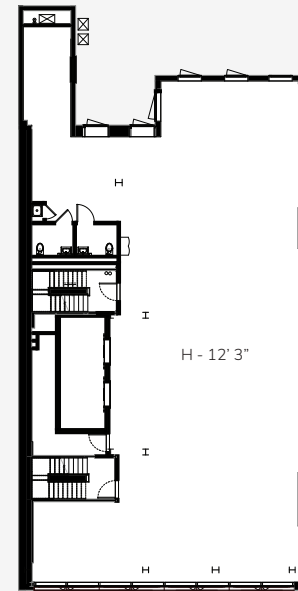
Bright, modern, and open office spaces on the upper floors provide iconic park views and incredible flexibility for businesses and brands looking for a prestigious address to match their ambition.



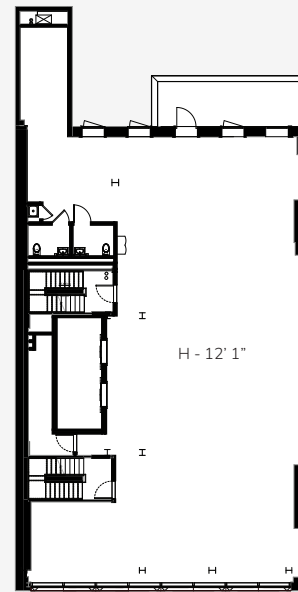
Third Floor



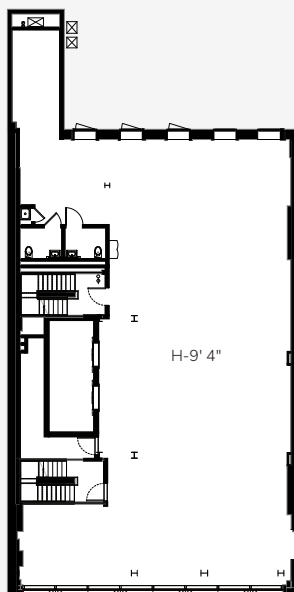
Fourth Floor



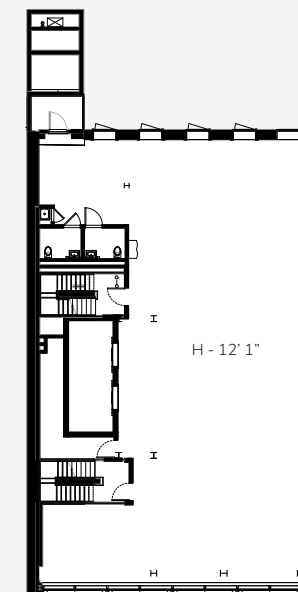
Fifth Floor



Sixth Floor



Seventh Floor



Eighth Floor

WHERE BUSINESS MEETS DISTINCTION

Third, Four, Fifth, Sixth, Seventh, and Eighth Floors

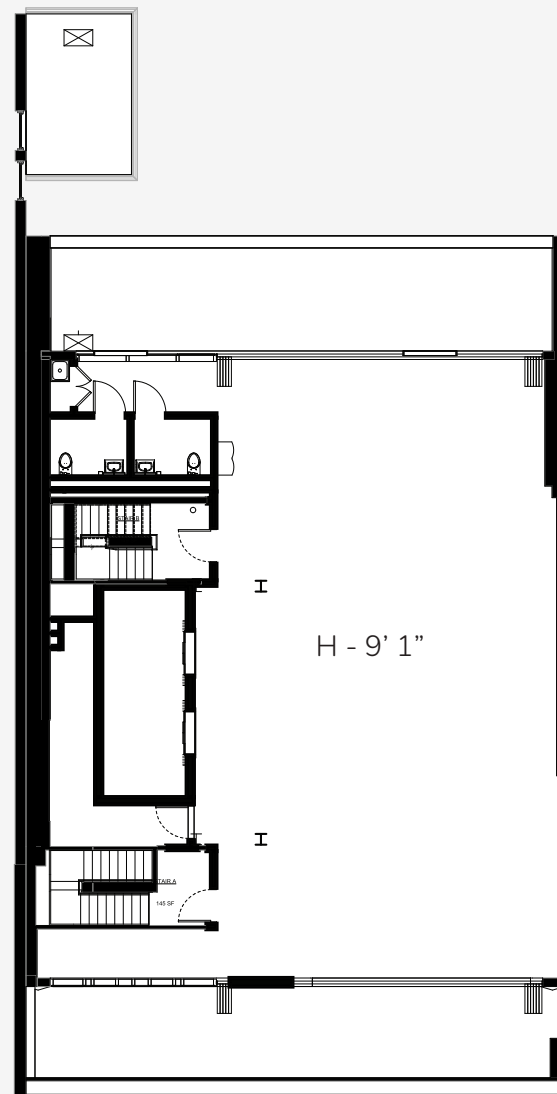
Experience premium office spaces designed for forward-thinking businesses at 5 East 59th Street. Column-free floors feature open layouts and panoramic city views, creating **an environment that inspires innovation and productivity.**

Two full-service amenity floors strike the perfect balance between professional functionality and corporate luxury. Located in Manhattan's prestigious Plaza District, your company will **join a community of industry leaders in one of New York's most sought-after business destinations.**

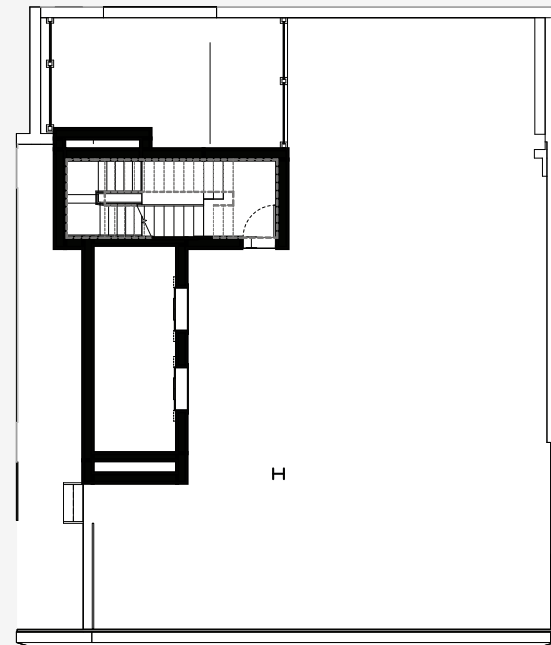








Ninth Floor



Roof Terrace

PRIVATE LOUNGE & ROOF TERRACE

Ninth Floor and Roof Terrace

Crowning 5 East 59th Street are two extraordinary amenity floors. From morning meetings to evening receptions, **these sophisticated spaces enhance the workplace experience** while providing a prestigious entertainment venue for tenants and their guests.

9th Floor Private Lounge

- Light-filled entertainment space with floor-to-ceiling windows
- Wraparound outdoor terrace offering fresh air and city views
- Ideal for client meetings, team gatherings, or private events
- Direct view of Central Park and Fifth Avenue's architectural landmarks

PRIVATE LOUNGE & ROOF TERRACE, CONT.

Roof Terrace

- Sprawling outdoor space with 360-degree Manhattan views
- Landscaped areas with comfortable seating groups
- Covered and open-air entertaining areas
- Perfect for corporate events or casual gatherings
- Stunning backdrop of Central Park and Midtown skyline
- Lighting designed for day-to-night versatility

These premium amenity floors provided tenants with:

- Exclusive event spaces for corporate entertaining
- Casual meeting areas outside traditional offices
- Indoor/outdoor workflow options
- Premium tenant amenity differentiating the property
- Unique vantage point of Manhattan's most prestigious retail corridor



THE PLAZA DISTRICT



Just steps from the
prestigious Fifth Avenue
retail corridor-home
to some of the highest
rents globally-the
building's repositioning
was primed to leverage
the area's UNMATCHED
COMMERCIAL APPEAL.

Former Playboy Club Building to Undergo Retail Makeover
The Real Deal



THE PLAZA DISTRICT

Where Luxury Brands Converge

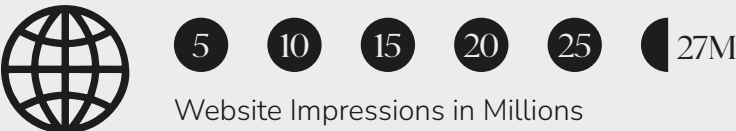
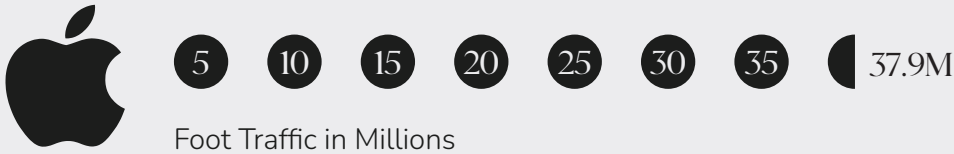
5 East 59th Street is nestled in the heart of the world's most prestigious retail corridor. Surrounded by iconic flagship stores like Dior, Cartier, Bergdorf, Gucci, Saks Fifth Avenue, and Apple's flagship store, **this address epitomizes luxury and is a natural draw for affluent, discerning clientele.**

The proximity to renowned hospitality venues such as The Plaza Hotel, The St. Regis New York, and Aman New York further elevate the area's status as the center of sophistication and opulence. Elite shopping, luxury living, and top-tier hospitality create **a unique ecosystem of prestige and convenience.**



UNMATCHED VISIBILITY

Apple Store Foot Traffic Sets the Benchmark

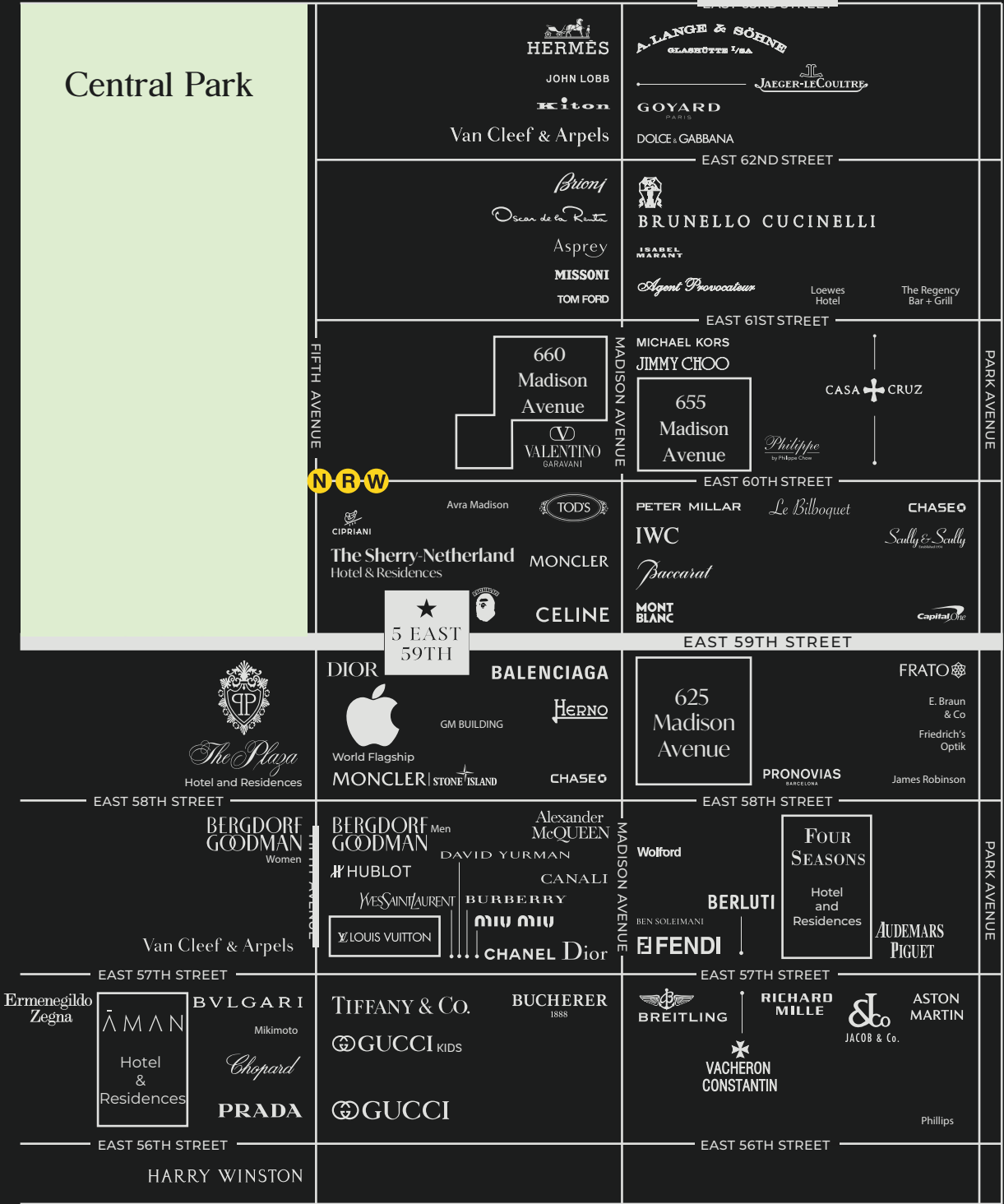


Location matters. With 37.9 million annual impressions (walking, driving, biking, rolling, etc.), the Apple Store's location showcases unmatched visibility and customer engagement potential. By comparison, 59th Street sees 27 million impressions, reinforcing the value of prime, high-traffic locations for maximizing business growth and brand impact.



————— “ ” —————
Moncler’s decision to establish
its largest global flagship store
at 767 Fifth Avenue signifies
a strong endorsement of Fifth
Avenue’s status as a
**PREMIER RETAIL
DESTINATION.**
—————
The Wall Street Journal

————— “ ” —————
Strategically located just off the
prestigious Fifth Ave, known for
some of the highest retail rents
globally, the building’s repositioning
was set to capitalize on the area’s
**PRIME COMMERCIAL
APPEAL.**
—————
The Real Deal



UNMATCHED ACCESSIBILITY

5 East 59th Connects Your Business to the Heart of New York City



Weekday Ridership	10,589
Weekend Ridership	14,244



Weekday Ridership	37,615
Weekend Ridership	39,358

With over 50,000 riders passing through 5th Avenue on a typical weekend, 5 East 59th Street offers unparalleled accessibility and visibility for your business.

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Jeffrey St Arromand
Licensed RE Salesperson
|
(646) 228-6471
jsa@serhant.com



Tricia Lee
Licensed Assoc. RE Broker
|
(917) 330-9737
tricia@serhant.com



Bernadette Brenann
Licensed Assoc. RE Broker
|
(917) 482-5959
bernadette@serhant.com



Jade Shenker
Licensed RE Salesperson
|
(786) 300-2869
jade@serhant.com



Owen Toland
Licensed RE Salesperson
|
(203) 979-0904
ot@serhant.com

FIVE EAST 59

OFF FIFTH AND MADISON

5 EAST 59TH STREET, NEW YORK, NEW YORK 10022

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