700,000 SF FULL-BUILDING OPPORTUNITY IN MIDTOWN SOUTH
TEAM

295 Fifth Avenue is being designed and delivered by a team of highly experienced industry leaders and financed by one of the world's strongest capital partners.

OWNERSHIP

Prudential

TRIBECA INVESTMENT GROUP

MEADOW PARTNERS

DESIGN

Lead Design
Studios Architecture

Interiors
Studio Mai

Landscaping
Harrison Green

Engineering
MGE

Structural Engineers
GACE
It is our vision to transform this grand, 100-year-old asset into a world-class office building that combines the authenticity, charm and strength of the past with a newly-imagined lobby, state-of-the-art technology, and a range of amenities and outdoor spaces designed to suit today's leading tenants.
295 Fifth Avenue is a century-old full block building. It boasts abundant natural light, generous ceiling heights and full-floor, expansive spaces.

The building also offers outdoor spaces and two new construction penthouse floors affording sweeping city-wide views.
BRAND-NEW LOBBY DESIGNED BY STUDIO MAI
The design of these exceptional spaces fuses the grandeur and endurance of a century-old building with the sophistication and modern specifications of today’s tenants.
### Availability

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<th>Floor</th>
<th>Est RSF</th>
<th>Slab height</th>
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<tr>
<td>Cellar</td>
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<td>TOTAL RSF</td>
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CELLAR
FLOORPLAN

16,669 RSF
GROUND FLOOR
FLOORPLAN

20,857 RSF
LOW RISE 2–6
FLOORPLAN

43,588 RSF
MID RISE 7–10
FLOORPLAN

43,887 RSF
HIGH RISE 11–16
FLOORPLAN

44,242 RSF
HIGH RISE 17
FLOORPLAN

29,016 RSF

TERRACE
7,395 SF
LEVEL 18
FLOORPLAN

16,762 RSF

TERRACE
7,400 SF
LEVEL 19
FLOORPLAN

17,925 RSF
MID RISE 7–10
HIGH DENSITY
TESTFIT
43,887 RSF

RECEPTION: 1
WORKSTATIONS: 346
PRIVATE OFFICE/HUDDLE: 16
CONFERENCE ROOM SEATS: 100
SF/PERSON: 127 SQ FT
MID RISE 7–10
OFFICE INTENSIVE
TESTFIT

43,887 RSF

RECEPTION: 1
WORKSTATIONS: 267
PRIVATE OFFICE/HUDDLE: 39
CONFERENCE ROOM SEATS: 60
SF/PERSON: 143 SQ FT
HIGH RISE 11–16
HIGH DENSITY
TESTFIT
44,242 RSF

- Reception: 1
- Workstations: 342
- Private Office/Huddle: 19
- Conference Room Seats: 105
- SF/Person: 125 SQ FT
LEVEL 18
TESTFIT
16,762 RSF

RECEPTION: 1
WORKSTATIONS: 38
PRIVATE OFFICE/HUDDLE: 13
CONFERENCE ROOM SEATS: 64
SF/PERSON: 342 SQ FT
LEVEL 19
TESTFIT
17,925 RSF

WORKSTATIONS: 121
PRIVATE OFFICE/HUDDLE: 10
CONFERENCE ROOM SEATS: 37
SF/PERSON: 141 SQ FT
## SPECIFICATIONS

### BUILT
- 1920 (Under Renovation)

### HEIGHT
- 19-story building
- 17 stories existing
- 2-story glass enclosed penthouse with useable terrace area

### BUILDING SIZE
- Approximately 710,000 RSF, 675,000 existing, 35,000 addition

### FLOOR SIZES
- Cellar: Approximately 16,400 RSF
- 1: Approximately 20,800 RSF
- 2 – 16: Approximately 43,500 RSF
- 17: Approximately 29,000 RSF
- 18: Approximately 16,800 RSF
- 19: Approximately 17,900 RSF

### BUILDING RENOVATION
- New double height and expanded lobby
- Window replacement
- New HVAC systems (cooling tower, etc.)
- Addition of 5 new elevators as well as full modernization of existing 10 elevators
- Retail storefronts
- Significant outdoor space, including terrace and courtyard
- Lower level amenity space

### FLOOR LAYOUT
- Side Core with windows on all sides

### FULL FLOOR LOSS FACTOR
- 27% full-floor loss factor (Real Estate Board of NY)*

### ARCHITECT
- Studios Architecture (2020 Renovation – Lead Design)
- StudioMai (2020 Renovation – Interiors)

### ARCHITECTURAL STYLE TYPOLOGY
- Neo-Classical Style

### FACADE / STRUCTURE
- The facade predominantly consists of limestone on the bottom three floors, with brick and solid masonry back up above and limestone at the crown of the building topped by a monumental, projecting, copper cornice.
- The structure is composed of concrete slabs supported by concrete encased steel beams and girders. The floors are supported by steel columns that extend through to the cellar.

### WINDOWS
- New casement windows with 1” insulated Low E glass.
- Floors 3 thru 16 (4’x8’), Floor 17 (4’x10’), 18th and 19th floors - 10’ window wall

### SLAB HEIGHTS
- 19th Floor: 13’ 4”
- 18th Floor: 13’ 6”
- 17th Floor: 17’ 5”
- Floors 15 – 16: 13’ 5”
- Floors 4 – 14: 12’ 3”
- 3rd Floor: 13’ 0”
- 2nd Floor: 14’ 7”
- Ground Floor: 20’ 5”
- Cellar: 12’ 4”

### FLOOR LOADING
- Ground: 100 lbs. psf
- 2nd – 19th Floors: 50 lbs. psf

### SECURITY
- 24 hour attended lobby; in addition to card-key access and CCTV camera surveillance

### TELECOM

### HVAC
- Cooling System: LL is installing 2000 Ton Cooling Tower and Heat Exchangers with dedicated pumping system that will run during normal building operating hours. Each tenant floor will have dedicated water cooled AC units, controlled by local thermostats. Condenser water is available outside of normal business hours for a nominal charge. Heating System: Each tenant floor is heated at the perimeter by steam radiators.

### LIFE SAFETY
- The building is fully covered with a fire protection sprinkler system and fire alarm system. The fire alarm system includes a Fire Alarm Control Panel (FACP) located in the lobby and hard-wired smoke detectors, pull-stations, audible and visual alarms throughout building. The building has a 600kW emergency generator that will power all life safety systems, lighting and elevators in the event of a power failure by Con Ed.

### ELEVATORS
- 6 cars at 3,500 lbs (car #1 – 6 passenger)
- 8 cars at 2,500 lbs. (car # 7 – 14)
- 1 car at 3,500 lbs (car #15 FE) Includes destination dispatch service Passenger elevator banks:
  - Low-rise: Floors 2 – 6 (3 cars)
  - Mid-rise: Floors 7 – 10 (3 cars)
  - High-rise: Floors 11 – 19 (8 cars)

### ON-SITE BUILDING
- CBRE

### TENANT ACCESS
- Building attended 24 hours a day, 7 days per week

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* For office floors (2-19). Ground and cellar are Retail USF.
RENOVATION SCOPE & PROJECT TIMELINE

2020
Renovations Commence
Full-floor marketing center

2021
Lobby renovation
Retail storefronts
Building amenities

2022
Delivery for tenant construction
Window installation
Elevator modernization & replacement
New base building HVAC system
Completion of new penthouse
295 Fifth Avenue offers amenities tailored for what tenants really need. Places to collaborate. A conference room for company town halls, or movie nights. Places to relax. Places to gather or to find some space.

With carefully-designed indoor and outdoor spaces as well as an activated lobby designed to inspire productivity, this building buzzes with energy while also providing moments of sanctuary when needed.

295 Fifth Avenue has parking for over 70 bikes.
LUSH PRIVATE COURTYARD AREA FOR EXCLUSIVE TENANT USE.
The two retail spaces at 295 Fifth Avenue each occupy a highly visible flagship corner at the base of a fully-renovated office building in the heart of NoMad. This is an architecturally unique building which stands adjacent to many of New York’s most desirable restaurants, retailers and hotels.
GROUND FLOOR
FLOORPLAN

20,857 RSF

RETAIL 1
13,127 SF

RETAIL 2
7,730 SF
NEIGHBORHOOD

295 Fifth Avenue is situated in Midtown South, just north of Madison Square Park. It is a richly textured neighborhood with abundant transportation connections, and plentiful restaurants and bars ranging from white tablecloth to grab and go, lunch and coffee options.
RESTAURANTS, BARS & CAFÉS

1. 230 Fifth Rooftop
2. Atomix
3. Blackbarn
4. Blue Smoke
5. Bondi Sushi
6. Cardoncello DiVino
7. Dig Inn
8. Eataly Flatiron
9. Eleven Madison Park
10. Hanjan
11. Her Name is Han
12. Hillstone
13. ILILI
14. Made Nice
15. Osamil
16. Oscar Wilde
17. I Trulli
18. Sarabeth’s
19. Scarpetta
20. Shake Shack
21. Sweetgreen
22. Tacombi
23. Tavern29
24. The Churchill Tavern
25. The Little Beet
26. The NoMad
27. The Smith
28. Marta
29. 40/40 Club
30. Upland
31. Vini e Fritti
32. Lamicco
33. Hortus NYC
34. Stumptown Coffee
35. Milkbar
36. Good Behavior
37. Ferris
38. Blackseed Bagels
39. Chacha Matcha
40. Dr Smood
41. Chikarashi
42. Birch
43. Marinara Pizza
44. Gold Bear
45. Park Avenue Winter
46. Pressed Juicery
47. Little Beet Table
48. The Ainsworth
49. Hill Country BBQ
50. Mexicue
51. Luke’s Lobster
52. La Pecora Bianca
53. Quality Eats
54. The Breslin
55. Woodpecker
56. Jazz Standard
57. ON NONONO
58. KazuNori: The Original Hand Roll Bar
59. Flatiron Room
60. Benno
CULTURE & WELLNESS

1. Solidcore
2. Tone House
3. Exhale – NoMad
4. Equinox
5. Equinox Gramercy
6. SoulCycle
7. Y7 Studio at Solace New York
8. Barry’s Park Avenue
9. CorePower Yoga
10. Flywheel Sports Flatiron
11. Mendez Boxing
12. Plush Fitness
13. Pilates by Sylvia
14. SPIN New York
15. Heyday
16. Madison Square Art
17. Jazz Gallery
18. Muay Sabai Camp
19. Baruch Performing Arts Center
20. Center for Book Arts
22. Premier Indoor Golf
RETAIL

1. Marimekko
2. Todd Snyder
3. Maison 10
4. Dover Street Market
5. Rizzoli Bookstore
6. Le Labo
7. Whole Foods
8. Swingers
HOTELS

1. Ace Hotel
2. Nomad Hotel
3. Ritz Carlton
4. The James Hotel
5. The Virgin Hotel
6. 10 E 30
7. 250 Fifth
8. 292 Fifth
9. AC NoMad Hotel
10. Flatiron Hotel Toshi
11. Hyatt Herald Square
12. Made Hotel
13. Mondrian Park Avenue
14. Moxy Nomad
15. Royalton Park Avenue
16. The Paul
17. The Redbury
18. Kimpton Hotel Eventi
19. Arlo NoMad
20. The New York Edition
# Hi-Rise Residential

| 1  | 10 Madison Square          |
| 2  | 241 Fifth                 |
| 3  | 262 Fifth                 |
| 4  | 277 Fifth                 |
| 5  | 30 E 31                   |
| 6  | 7 E 30                    |
| 7  | 88 Lexington              |
| 8  | 90 Lexington              |
| 9  | Huys                      |
| 10 | Madison House             |
| 11 | Prism at Park Avenue      |
| 12 | Rose Hill                 |
| 13 | The NOMA                  |
295 Fifth Avenue is centrally located and near all transportation hubs:

- 5-10 minute walk to Penn Station and PATH Train
- 10-15 minute walk to Grand Central Terminal

295 Fifth Avenue has parking for over 70 bikes.
295 FIFTH AVENUE IS A FULL BLOCK BUILDING
BRAND-NEW LOBBY DESIGNED BY STUDIO MAI
BRAND-NEW LOBBY DESIGNED BY STUDIO MAI
PENTHOUSE ROOF ADDITION AND TERRACE
POTENTIAL PRIVATE TENANT LOBBY
ON FIFTH AVENUE / 31ST STREET CORNER
For leasing inquiries, please contact the CBRE team

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