

# 164 Fifth Avenue

164 Fifth Avenue, New York, NY 10010

West Block between W. 21st & W. 22nd Streets



## HIGHLIGHTS

For Lease  
Type: Retail  
Total SF: 17,600  
Market: Fifth Avenue - Flatiron

TOTAL SF: 17,600 SF  
GROUND: 3,500 SF  
LOWER LEVEL: 3,500 SF  
MEZZANINE: 1,600 SF  
SECOND FLOOR: 3,100 SF  
THIRD FLOOR: 3,100 SF  
FOURTH FLOOR: 2,800 SF

FRONTAGE:  
30'

## CONTACT

Sam Polese  
212-529-7426  
spolese@thorequities.com

### UNPARALLELED LOCATION

Located in the Flatiron District, 164 Fifth Avenue, between 21st and 22nd Streets, offers retailers the prized opportunity to be located on the most famous fashion corridor in the world, amongst the most prestigious and sought-after brands in Manhattan and around the world. With an interesting mix of luxury brands and trendy styles, the Flatiron Shopping District between Madison Square Park and Union Square is one of New York's most unique.

### PEDESTRIANS GALORE

Besides boasting prime retail space on Fifth Avenue, 164 Fifth Avenue also reaps the benefits of being centrally located in Manhattan in the Flatiron shopping district. With tourists flocking to sightsee and shop, the Flatiron District is perpetually busy. People also frequent the lounges, clubs, parks, and restaurants in the area, as they are some of the best in Midtown.

### HIGHEST PERFORMANCE RETAIL

Fifth Avenue is globally recognized as the #1 shopping street in the world. An unrivaled shopping destination, Fifth Avenue offers all the elite names in retail. From the exquisite clothing in stores, to the beautifully decorated display windows and the impressive architecture of the cast-iron buildings, this corridor of Fifth Avenue embodies classic elegance. Combining these details with the benefits of central location in the Flatiron District, 164 Fifth Avenue is ideal for all types of retailers.

### DYNAMIC LAYOUT

With 14,500 SF of retail space across six levels including a mezzanine, 164 Fifth Avenue offers opportunities for multiple tenant scenarios. With 30' of frontage on Fifth Avenue this property also offers plenty of visibility and unbeatable branding opportunities.

### PUBLIC TRANSPORTATION HUB

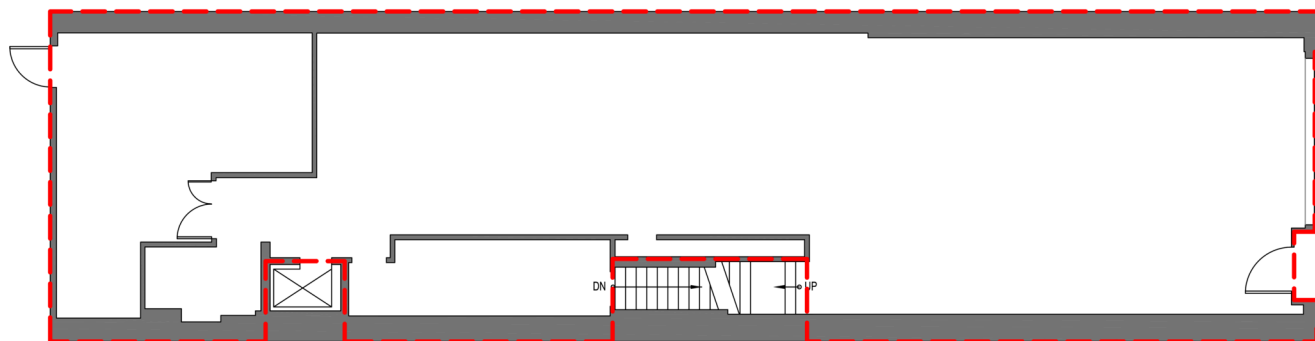
164 Fifth Avenue is easily accessible from numerous subway lines. The F, M, R, N, 4, 5, and 6 trains all land within footsteps of this address making the property visible to endless amounts of passerby.

### DENSELY POPULATED

The Flatiron District is one of NYC's signature shopping destinations. As a chic neighborhood with an international cachet, the Flatiron District has a great mix of condominium and office buildings surrounding this amazing retail location. It has now become known as one of NYC's premier luxury residential neighborhoods.

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FIFTH AVENUE



## FIRST FLOOR PLAN

SCALE: N.T.S

2013-06-21\_164 Fifth\_1stFL\_LOD



25 WEST 39TH STREET  
NEW YORK, N.Y. 10018  
TEL 212 529-5055 FAX 212 475-0514

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164 5TH AVENUE

NEW YORK, NY  
JUNE 21, 2013

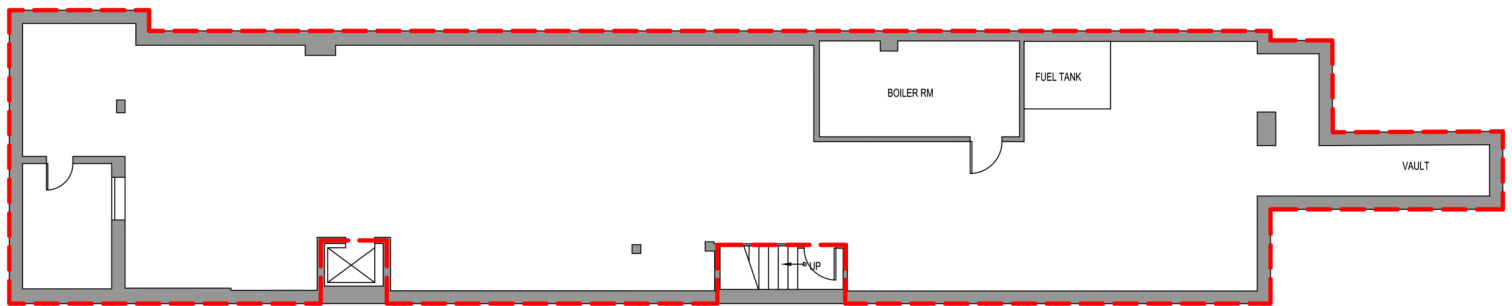
LOD

Ground Floor Available 3,500 SF



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## LOWER LEVEL PLAN

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2013-06-21\_164 Fifth\_Cellar\_LOD



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164 5TH AVENUE  
NEW YORK, NY  
JUNE 21, 2013

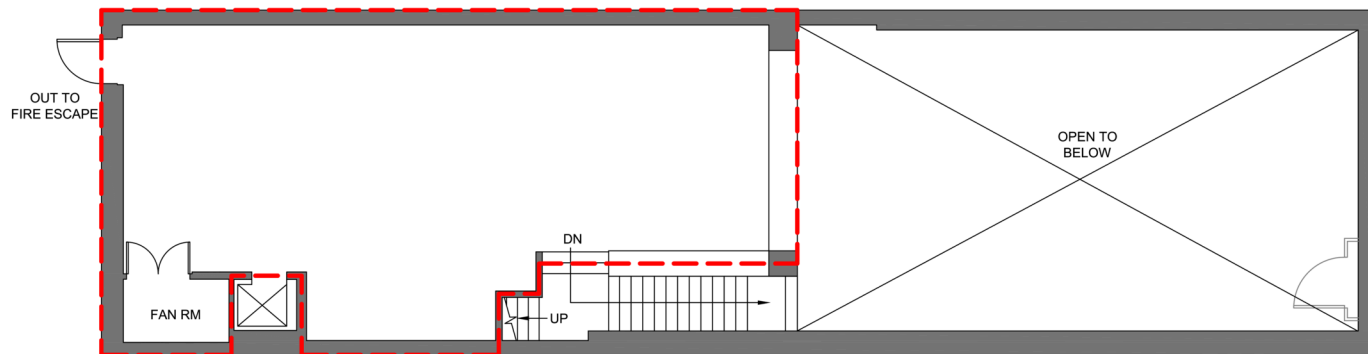
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Lower Level | Available

3,500 SF

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## MEZZANINE PLAN

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164 5TH AVENUE

NEW YORK, NY  
JUNE 21, 2013

LOD

Mezzanine Available

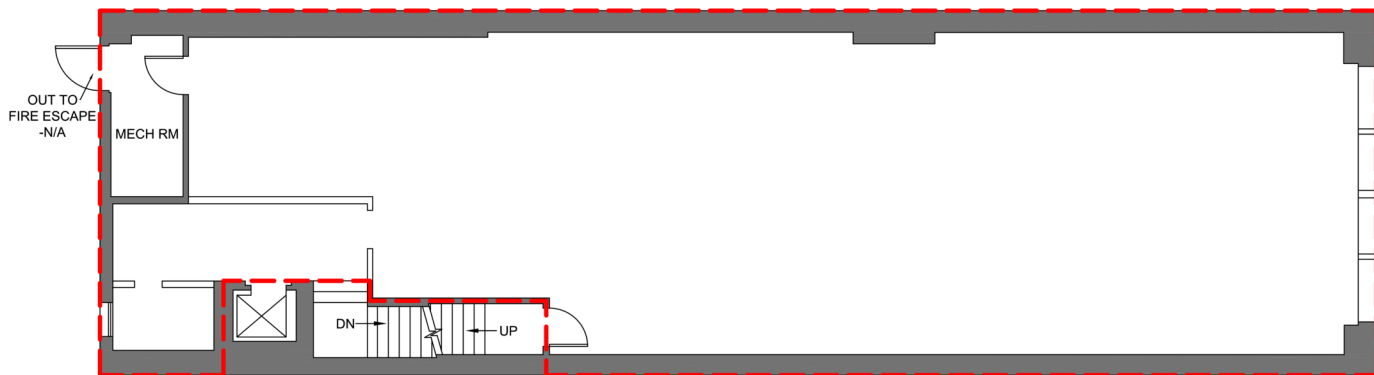
1,600 SF



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## SECOND FLOOR PLAN

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164 5TH AVENUE

NEW YORK, NY  
JUNE 21, 2013

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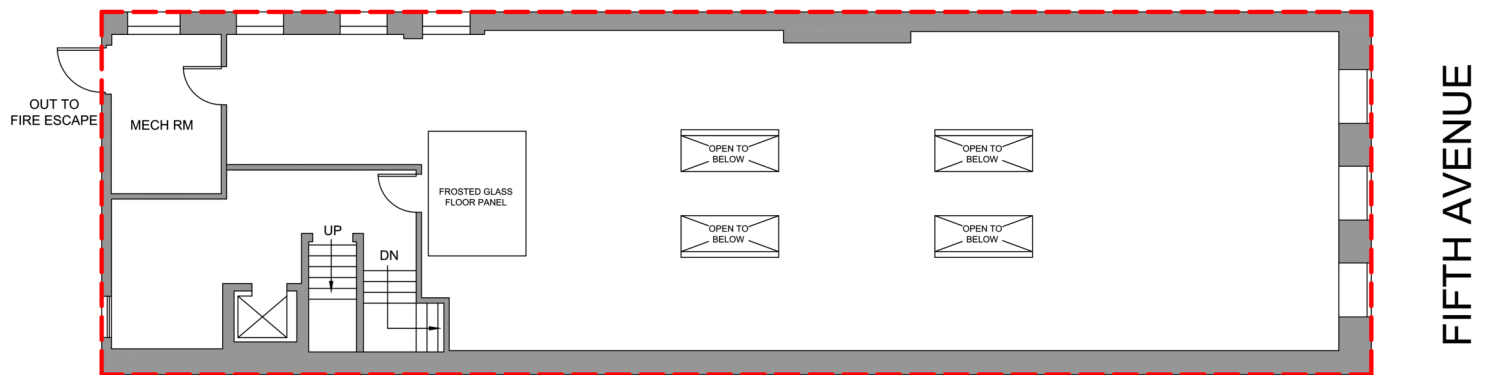
Second Floor Available

3,100 SF

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## THIRD FLOOR PLAN

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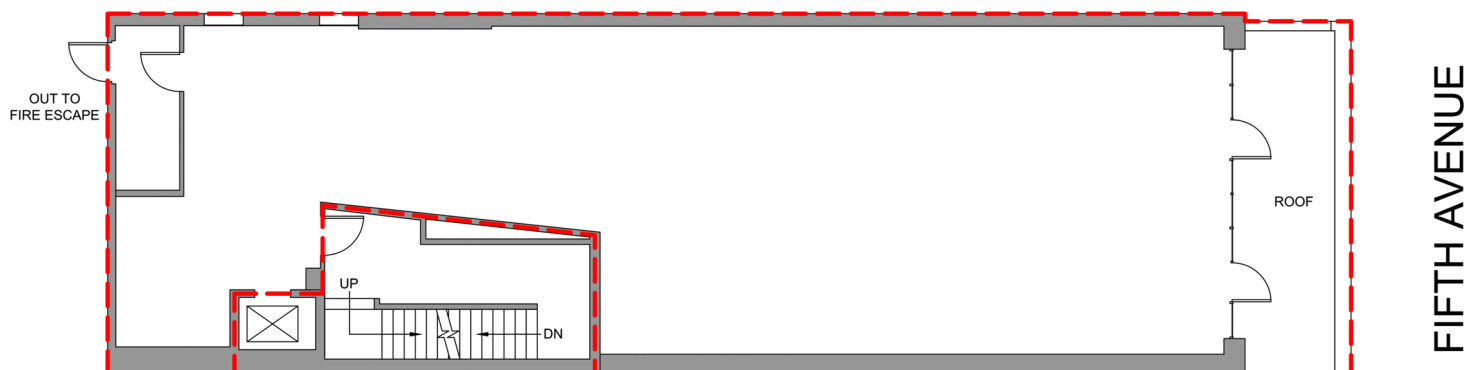
164 5TH AVENUE  
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JUNE 21, 2013

LOD

Third Floor Available 3,100 SF

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## FOURTH FLOOR PLAN

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2013-06-21\_164 Fifth\_4thFL\_LOD

164 5TH AVENUE

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Fourth Floor Available

2,800 SF