



87-89 Fifth Avenue

Office Space to Let



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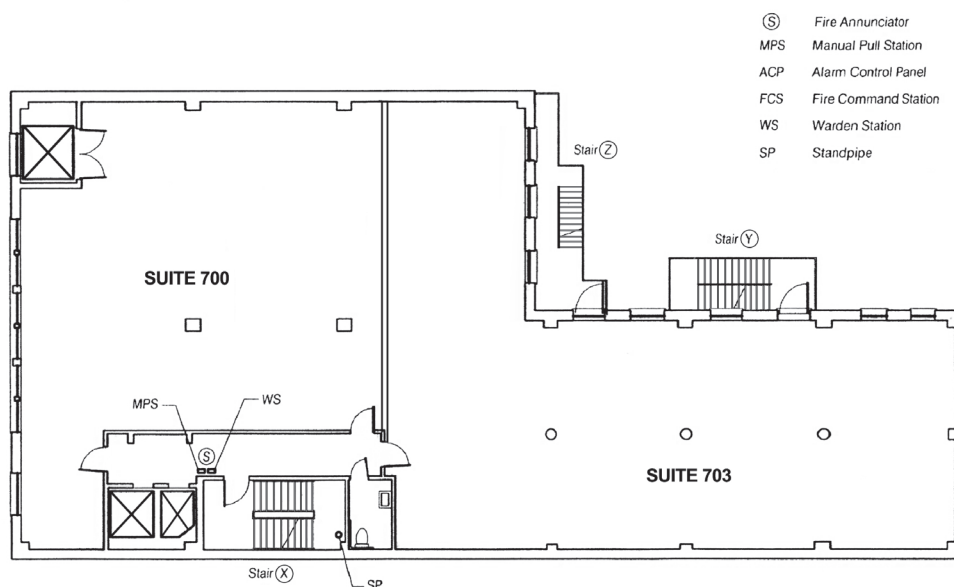


DESCRIPTION

Already subdivided space with option for full floor identity. Space 1, an unrenovated office style layout is 2,537 Sq. Ft. of rent-able space. Space 1 comprises of 1 office, 1 conference room, and 2 large open areas. Space 2, a fully renovated "industrial chic" space is 3,300 Sq. Ft. rent-able.

Space 2 has the option of furnished or unfurnished and currently has a large open loft feel with 2 offices/conference rooms, private bathroom, and pantry/kitchen area. Inspections and showings are easily arranged with 24 - 48 hour notice.

FLOOR PLAN



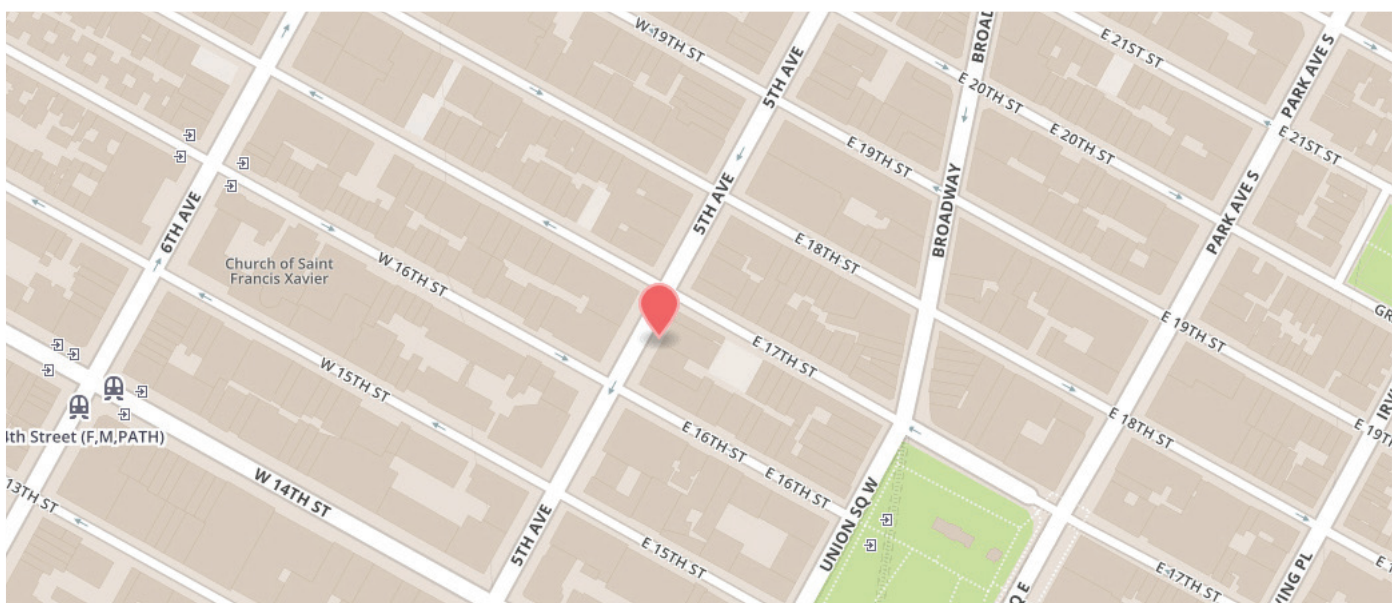


AMENITIES

- Close to major transportation hubs and NJ Path Train service.
- Close to major national tenants.
- Prime Flatiron location.
- Sublease options for 3 – 10 years.

LOCATION

87-89 Fifth Ave, New York, NY 10003





NEARBY TENANCY

87-89 Fifth Ave, New York, NY 10003





DEMOGRAPHICS

Building Type	Class C Office		
RBA	69,608 SF		
Typical Floor	6,328 SF		
Radius	1 Mile	3 Mile	5 Mile
Population			
2020 Projection	288,045	1,211,714	2,829,491
2015 Estimate	277,410	1,150,123	2,691,090
2010 Census	266,425	1,048,037	2,504,335
Growth 2015 - 2020	3.83%	5.36%	5.14%
Growth 2010 - 2015	4.12%	9.74%	7.46%
2015 Population by Hispanic Origin	27,856	198,363	705,878
2015 Population By Race	277,410	1,150,123	2,691,090
White	220,939 79.64%	839,724 73.01%	1,811,829 67.33%
Black	12,556 4.53%	76,922 6.69%	400,294 14.87%
Am. Indian & Alaskan	912 0.33%	6,664 0.58%	26,387 0.98%
Asian	35,345 12.74%	196,837 17.11%	375,958 13.97%
Hawaiian & Pacific Island	189 0.07%	1,215 0.11%	4,002 0.15%
Other	7,468 2.69%	28,760 2.50%	72,620 2.70%
Households			
2020 Projection	161,799	611,383	1,280,082
2015 Estimate	155,661	580,728	1,218,831
2010 Census	149,302	531,676	1,139,711
Growth 2015 - 2020	3.94%	5.28%	5.03%
Growth 2010 - 2015	4.26%	9.23%	6.94%
Owner Occupied	39,777 25.55%	149,239 25.70%	300,163 24.63%
Renter Occupied	115,884 74.45%	431,490 74.30%	918,667 75.37%
2015 Households by HH Income	155,662	580,728	1,218,830
Income: <\$25,000	24,395 15.67%	111,003 19.11%	271,747 22.30%
Income: \$25,000 - \$50,000	17,785 11.43%	73,769 12.70%	190,940 15.67%
Income: \$50,000 - \$75,000	17,102 10.99%	65,902 11.35%	162,002 13.29%
Income: \$75,000 - \$100,000	16,009 10.28%	59,103 10.18%	128,142 10.51%
Income: \$100,000 - \$125,000	15,018 9.65%	53,303 9.18%	105,901 8.69%
Income: \$125,000 - \$150,000	11,508 7.39%	39,676 6.83%	73,602 6.04%
Income: \$150,000 - \$200,000	17,265 11.09%	56,332 9.70%	97,039 7.96%
Income: \$200,000+	36,580 23.50%	121,640 20.95%	189,457 15.54%
2015 Avg Household Income	\$135,344	\$124,695	\$106,299
2015 Med Household Income	\$104,228	\$91,788	\$72,512

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