

# TEXTILE BUILDING

295  
FIFTH

295  
FIFTH

**COMPLETELY REDEVELOPED & AMENITIZED: TWO  
OPPORTUNITIES FOR 170K+ RSF IN MIDTOWN SOUTH**





PENTHOUSE ROOFTOP ADDITION



# TEAM

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

## OWNERSHIP



## DESIGN

Lead Design  
Studios Architecture

Interiors  
Studio Mai

Landscaping  
Harrison Green

Engineering  
MGE

Structural Engineers  
GACE



# VISION

It was 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.





# BUILDING

The design of these exceptional spaces fuses the grandeur and endurance of a century-old building with the sophistication of renewed design and the dependability of modern infrastructure.







PHOTO OF BRAND-NEW LOBBY DESIGNED BY STUDIO MAI





PHOTO OF BRAND-NEW LOBBY DESIGNED BY STUDIO MAI





TYPICAL OFFICE FLOOR





TYPICAL OFFICE FLOOR



# AMENITIES

295 Fifth Avenue offers amenities tailored for what tenants really need. Places to collaborate. A conference and events multipurpose room for 150 people. Places to relax. Places to gather or to find some space, and even space to exercise with a brand new fitness center.

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 also has a bike storage room at grade for over 70 Bikes.











CONFERENCE CENTER PANTRY





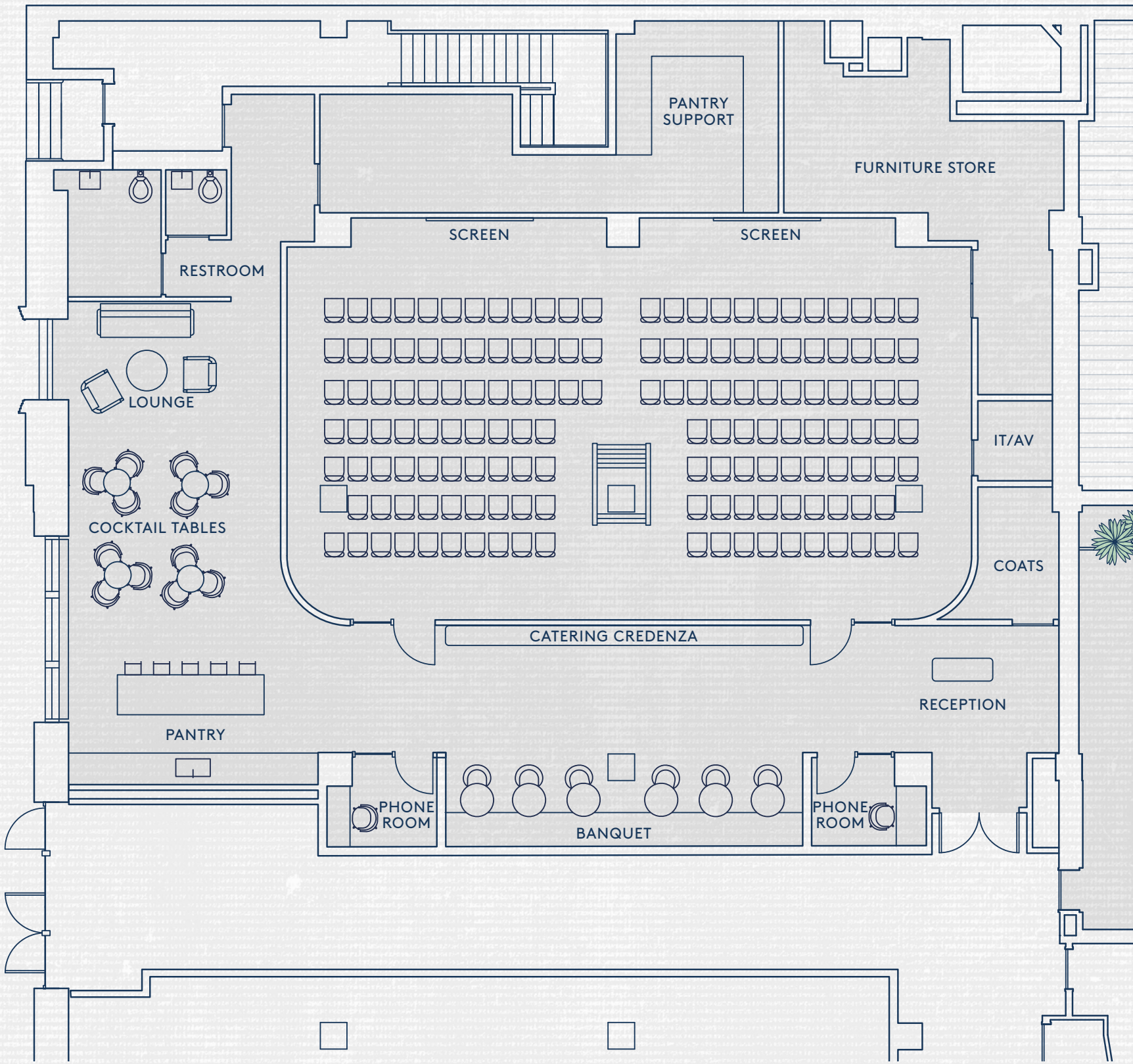
LUSH PRIVATE COURTYARD AREA FOR EXCLUSIVE TENANT USE



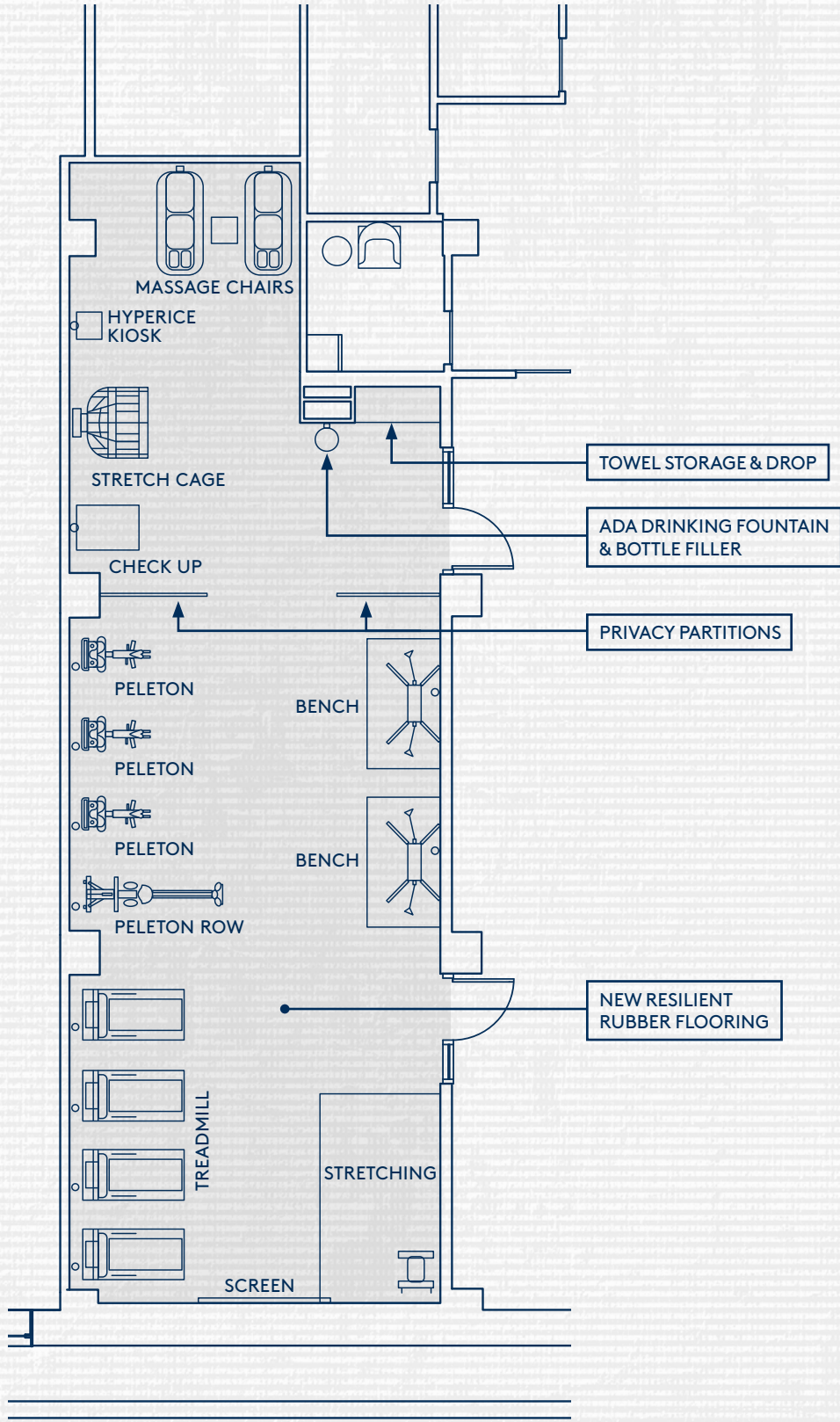
# AMENITIES

- Ground floor Conference Center with Pre-function Space.
- MULIPURPOSE ROOM: 150**  
**SOFT SEATING: 34**  
**PHONE ROOMS: 2**
- Lower level Fitness Center

## CONFERENCE CENTER



## FITNESS CENTER



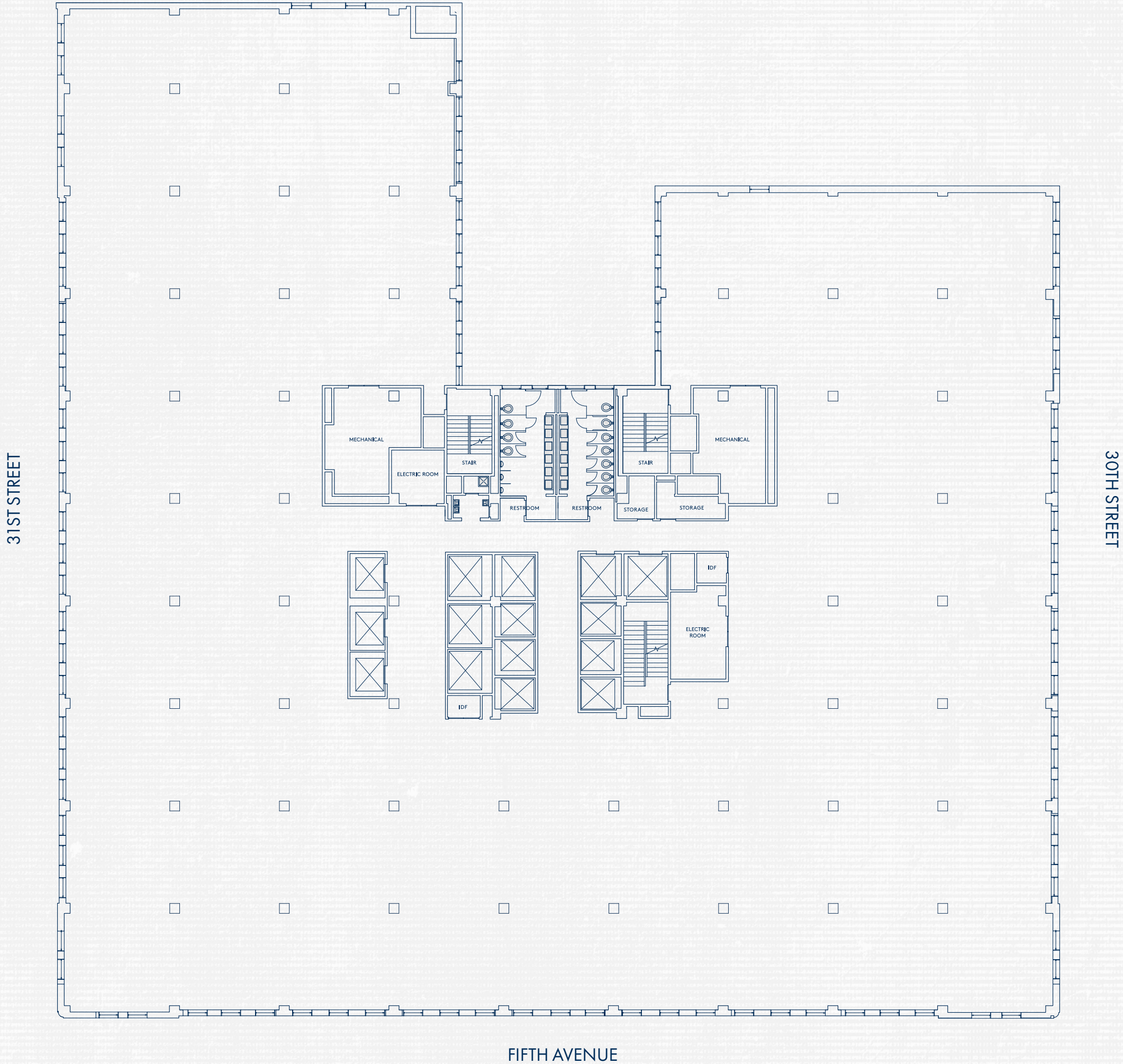


\* See photos on page 34–36



# LOW RISE 2-6 FLOORPLAN

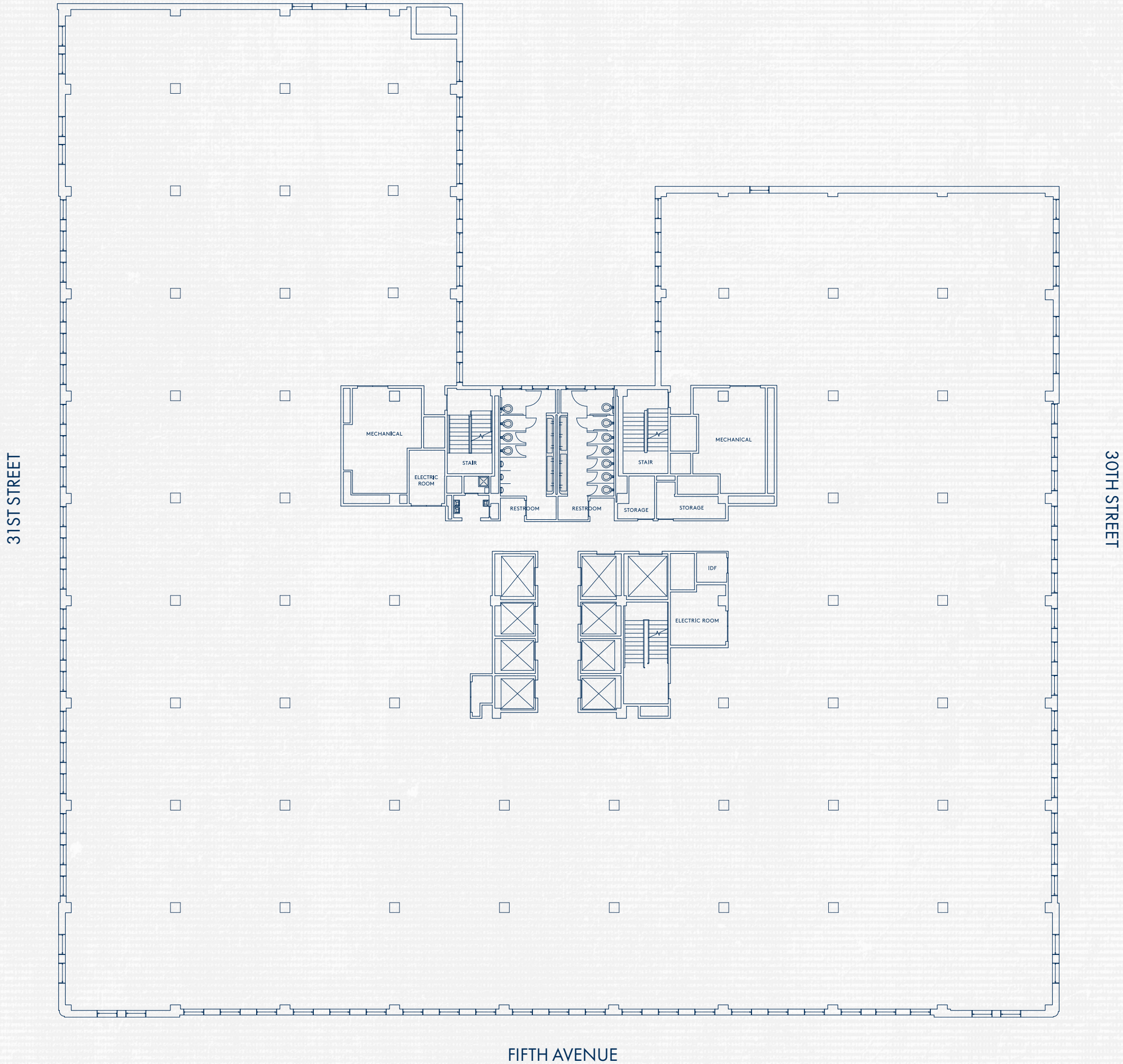
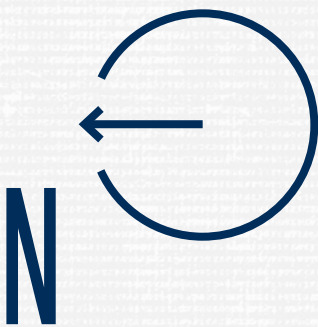
43,588 RSF





# HIGH RISE 11-16 FLOORPLAN

44,242 RSF





# HIGH RISE 11-16

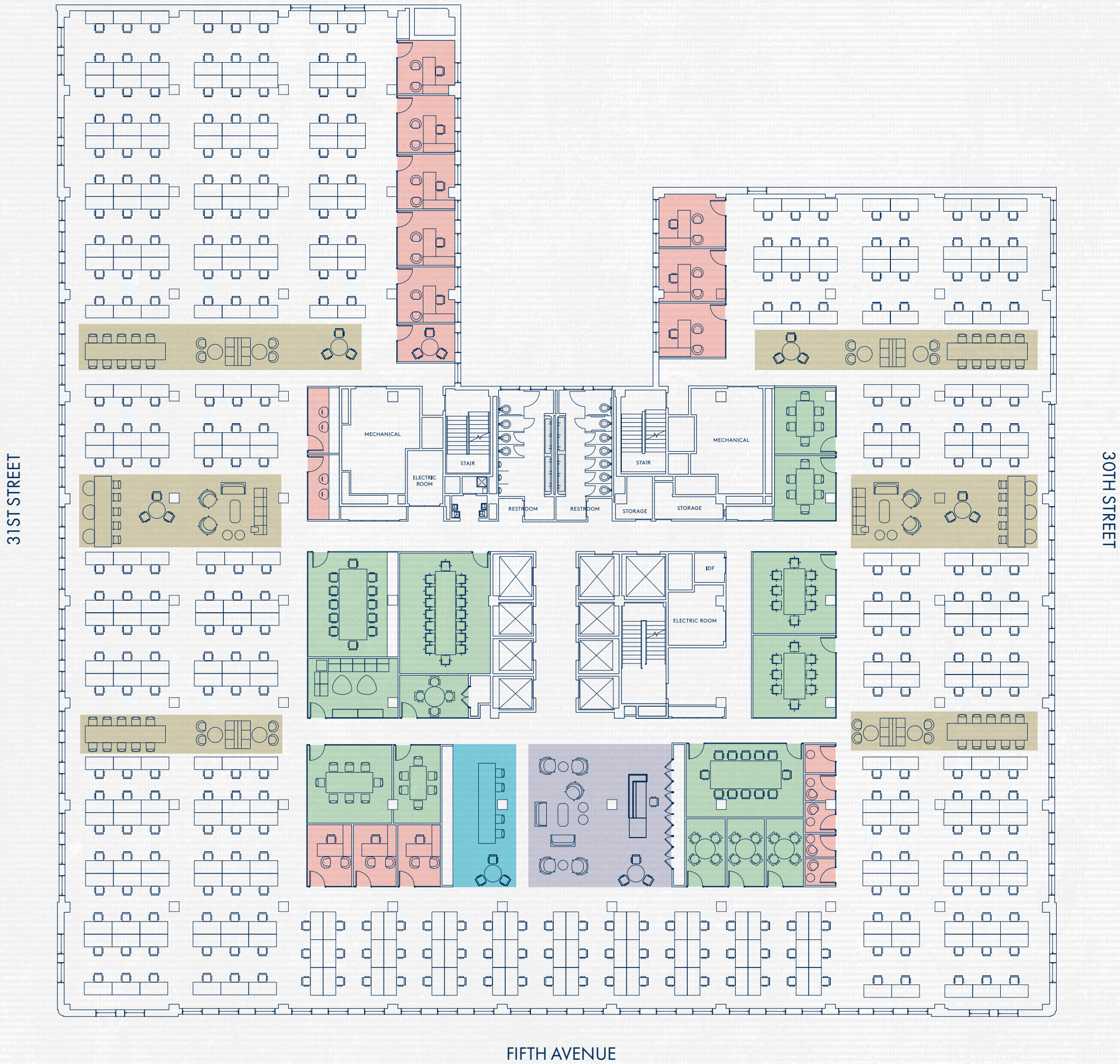
## HIGH DENSITY

### TESTFIT

#### 44,242 RSF

RECEPTION: 1  
WORKSTATIONS: 342  
PRIVATE OFFICE/HUDDLE: 19  
CONFERENCE ROOM SEATS: 105  
SF/PERSON: 125 SQ FT

- RECEPTION
- OFFICE/HUDDLE ROOM
- LOUNGE
- CONFERENCE ROOM
- PANTRY





# HIGH RISE 11 PRE-BUILT

43,887 RSF

**NORTH SUITE - 24,491 RSF**

RECEPTION: 1

WORKSTATIONS: 80

PRIVATE OFFICE/HUDDLE: 32

CONFERENCE ROOM SEATS: 26

- RECEPTION
- OFFICE/HUDDLE ROOM
- LOUNGE
- CONFERENCE ROOM
- PANTRY



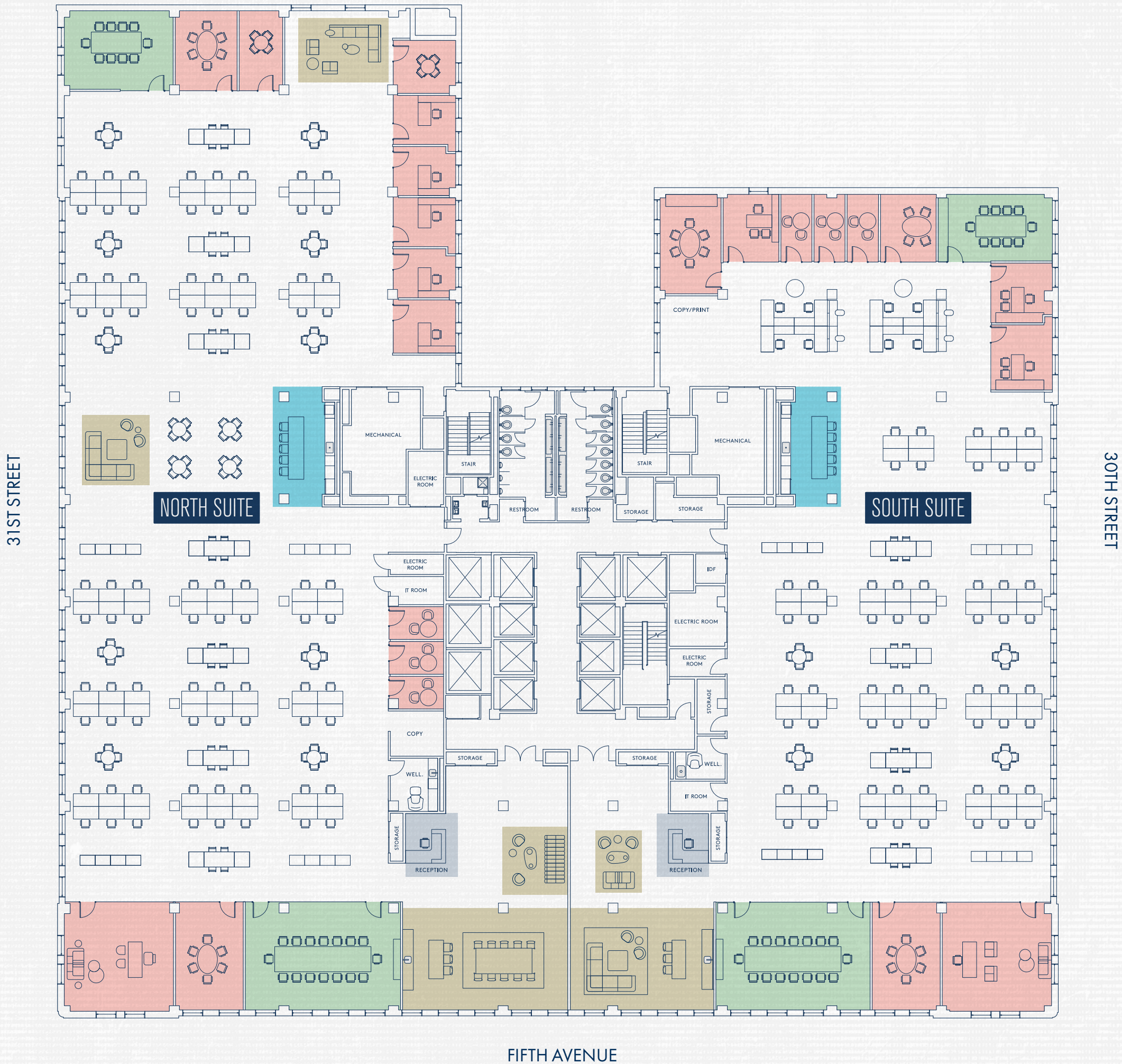
**SOUTH SUITE - 19,396 RSF**

RECEPTION: 1

WORKSTATIONS: 66

PRIVATE OFFICE/HUDDLE: 26

CONFERENCE ROOM SEATS: 26





# SPECIFICATIONS

BUILT	1920
HEIGHT	<ul style="list-style-type: none"><li>19-story building</li><li>17 stories existing</li><li>2-story glass enclosed penthouse with useable terrace area</li></ul>
BUILDING SIZE	Approximately 710,000 RSF, 675,000 existing, 35,000 addition
FLOOR SIZES	Lower Level: 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	<ul style="list-style-type: none"><li>New double height and expanded lobby</li><li>Window replacement</li><li>New HVAC systems (cooling tower, etc.)</li><li>Addition of 5 new elevators as well as full modernization of existing 10 elevators</li><li>Retail storefronts</li><li>Significant outdoor space, including terrace and courtyard</li><li>Lower level amenity space</li></ul>
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)

\* For office floors (2-19). Ground and Lower Level are Retail USF.

ARCHITECTURAL STYLE TYPOLOGY	Neo-Classical Style
FAÇADE / STRUCTURE	<p>The façade 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.</p> <p>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 Lower Level.</p>
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' 6" Floors 4 – 14: 12' 3" 3rd Floor: 13' 0" 2nd Floor: 14' 7" Ground Floor: 20' 5" Lower Level: 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	Time Warner/Spectrum (cable & internet), Verizon Fios (cable & internet), Verizon (phone) Exchange (internet and phone)
HVAC	Cooling System: LL has installing 2000 Ton Cooling Tower and Heat Exchangers with dedicated pumping system that runs during normal building operating hours. Each tenant floor has 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	<p>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.</p> <p>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.</p>
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: <ul style="list-style-type: none"><li>Low-rise: Floors 2 – 6 (3 cars)</li><li>Mid-rise: Floors 7 – 10 (3 cars)</li><li>High-rise: Floors 11 – 19 (8 cars)</li></ul>
ON-SITE BUILDING	CBRE
TENANT ACCESS	Building attended 24 hours a day, 7 days per week
SUSTAINABILITY	LEED Gold certified



# RETAIL

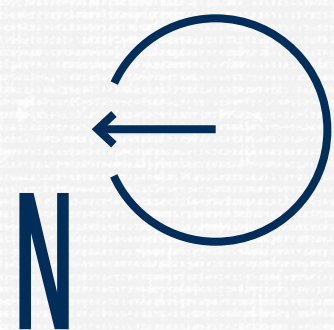
The two retail spaces at 295 Fifth Avenue each occupy a highly visible flagship corner at the base of a fully-renovated office building in the heart of NoMad. This is an architecturally unique building which stands adjacent to many of New York's most desirable restaurants, retailers and hotels.



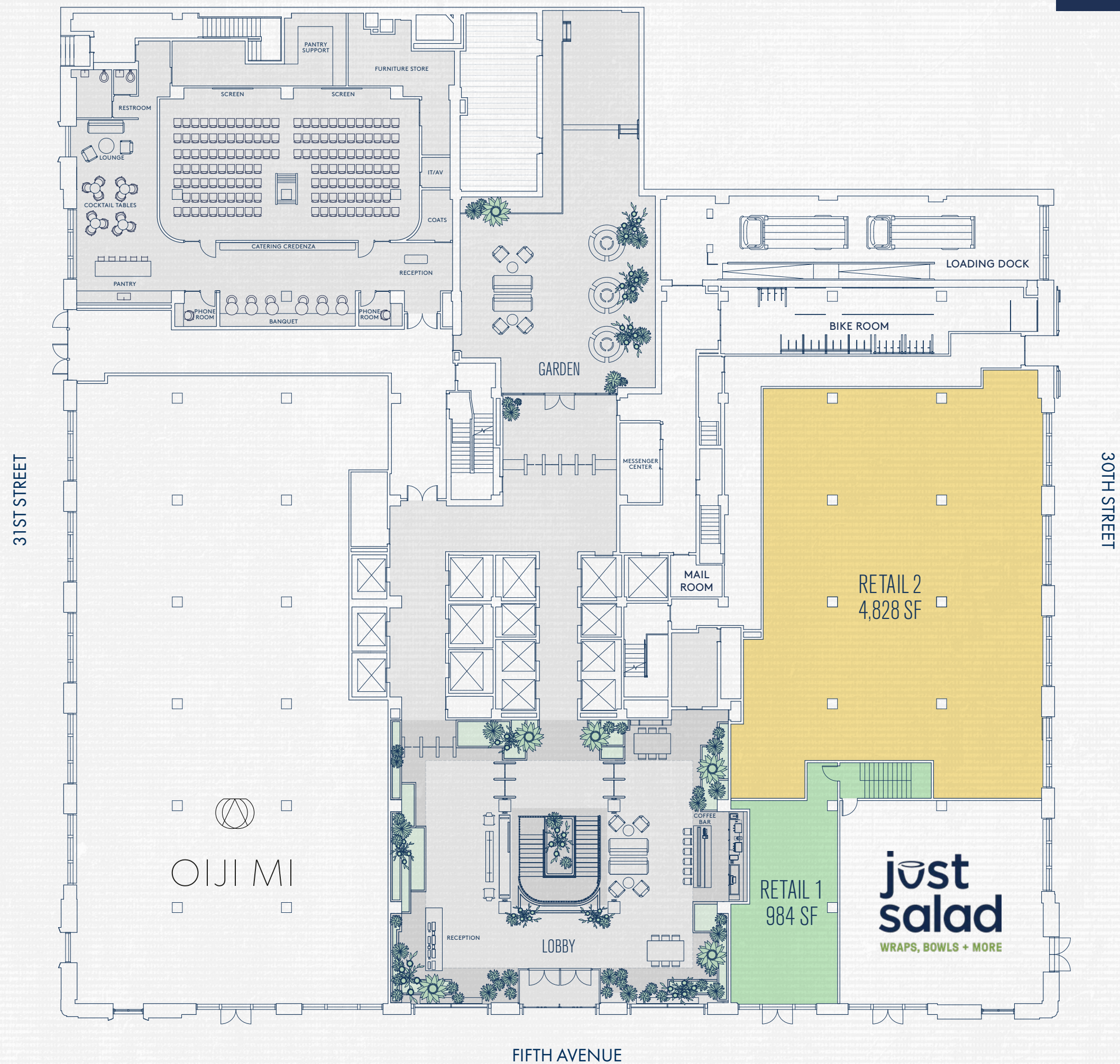


# GROUND FLOOR FLOORPLAN

20,857 RSF



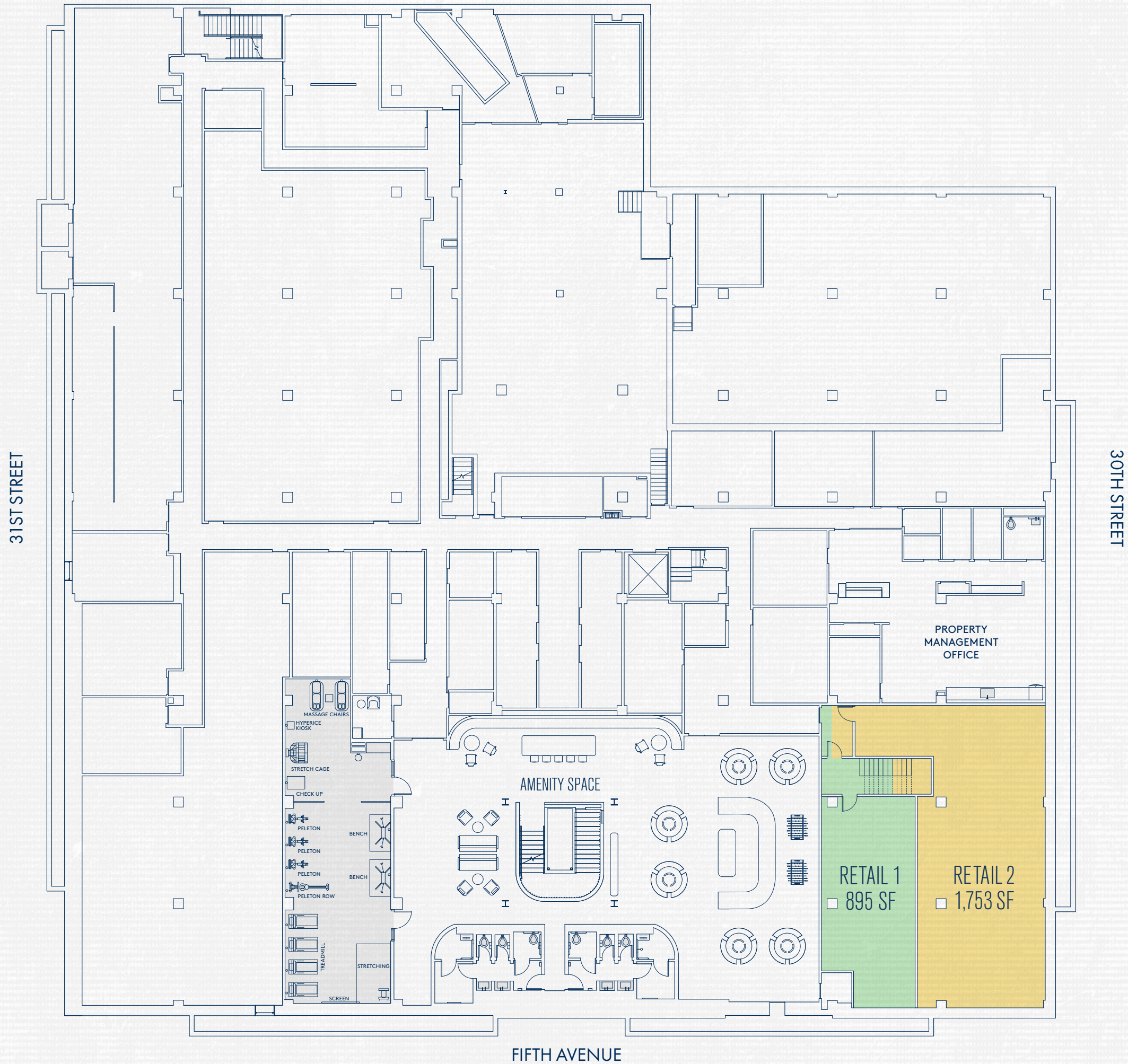
[View Virtual Tour](#)





# LOWER FLOOR FLOORPLAN

16,669 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.





# TRANSPORT

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.

 Subway Lines









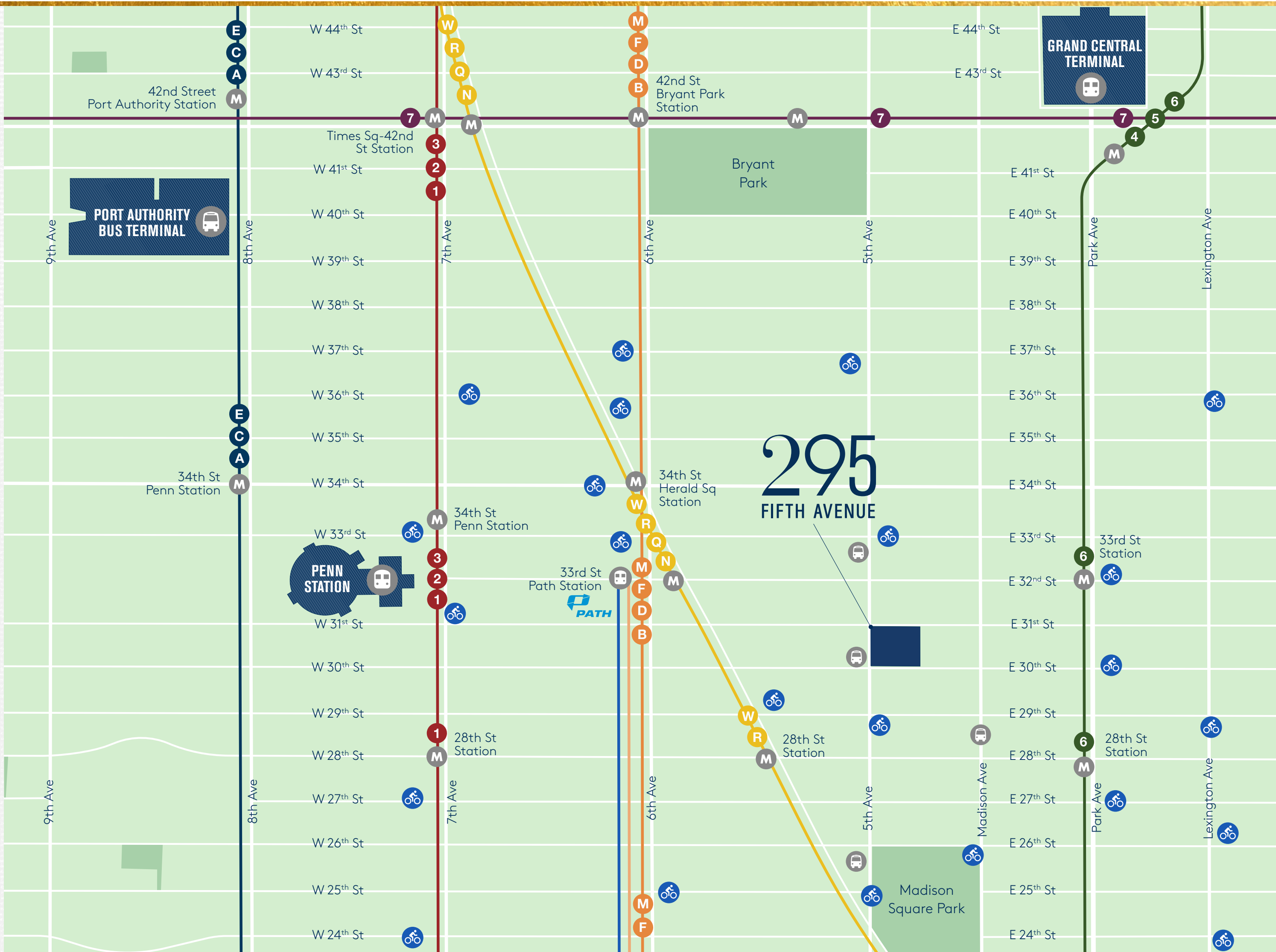




 Train Lines

 MTA Buses

 Citi Bike





# GALLERY



TYPICAL OFFICE FLOOR





295 FIFTH AVENUE IS A FULL BLOCK BUILDING









PHOTO OF BRAND-NEW LOBBY DESIGNED BY STUDIO MAI





PHOTO OF BRAND-NEW AMENITY SPACE





LUSH PRIVATE COURTYARD AREA FOR EXCLUSIVE TENANT USE





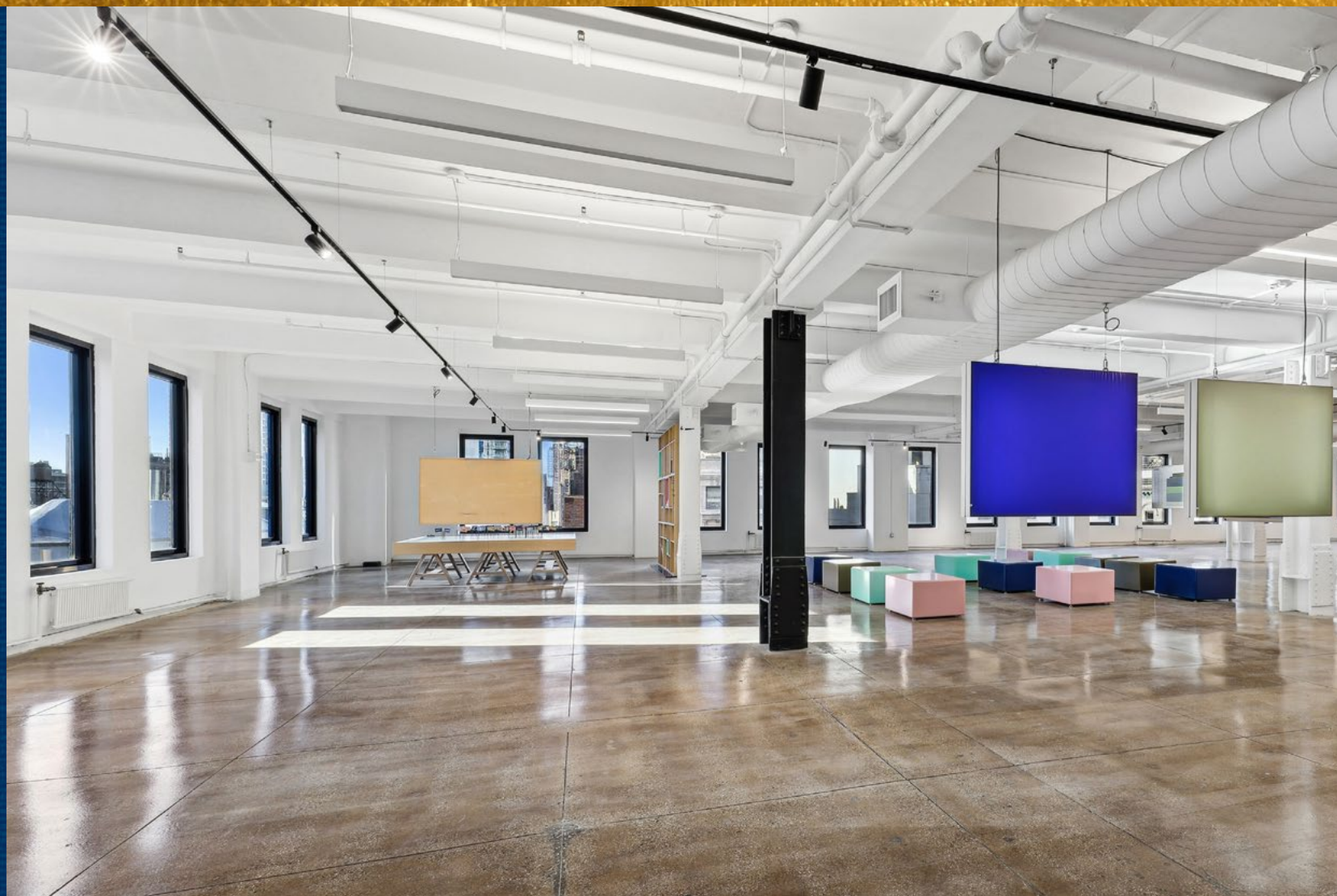
TYPICAL OFFICE FLOOR





TYPICAL OFFICE FLOOR





PHOTOS OF 2ND, 12TH AND 15TH FLOORS





2ND FLOOR – HIGHER CEILINGS, OVERSIZED ARCHED WINDOWS





15TH FLOOR – EXTRA HEIGHT, LARGER WINDOWS





HEALTHY  
MARKET

HEALTHY  
MARKET

JERRY'S  
BOOTCAMP

JERRY'S  
BOOTCAMP

JERRY'S  
BOOTCAMP

JERRY'S  
BOOTCAMP

GET UP  
AND GO.





RETAIL STOREFRONT



# OFFICE

Peter Turchin  
peter.turchin@cbre.com  
212 984 9191

David Hollander  
david.hollander@cbre.com  
212 984 8000

Brett Shannon  
brett.shannon@cbre.com  
212 984 8188

Liz Lash  
liz.lash@cbre.com  
212 895 0954

Hayden Pascal  
hayden.pascal@cbre.com  
212 895 0930

Mary Ann Tighe  
maryann.tighe@cbre.com  
212 984 8128

# RETAIL

Peter Braus  
pbraus@lee-associates.com  
212 776 1203

JP Sutro  
jsutro@lee-associates.com  
212 776 1274

Mark Kapnick  
mkapnick@lee-associate.com  
212 776 1230

Morris Dweck  
mdweck@lee-associate.com  
212 776 1246

Find out more  
[295FifthAve.com](http://295FifthAve.com)

