

685 LEX

NEW YORK, NY

GLASS RETAIL AT THE
CORNER OF EAST 56TH



*CONCEPTUAL RENDERING

SPACE DETAILS

685 Lexington Avenue is a spectacular corner 2,175 SF retail opportunity in Midtown Manhattan.

- » Floor-to-ceiling glass with 94 FT of wraparound frontage
- » Corner retail with prominent signage visibility
- » All uses considered
- » Best retail presence in a strong office, residential and retail corridor
- » Near the 10th-most trafficked subway station in New York City

APPROXIMATE SIZE

2,175 SF

CEILING HEIGHT

18 FT floor-to-ceiling

FRONTAGE

94 FT of wraparound frontage

POSSESSION

Immediate

The retail at 685 Lex is positioned at the base of the Upper East Side's assisted living and memory care community, Sunrise at East 56th Street. The space is just steps from the residential entrance with easy accessibility for the community's residents, caretakers and visitors.

This state-of-the-art senior residence, with 150 units across 16 floors, is purpose-built with premium details and modern amenities, with a focus on enhancing health and wellness. Designed by SLCE Architects with interiors by Champalimaud, the community is operated by Sunrise Senior Living, a leading provider of personalized senior living services, and developed by Hines and Welltower.

GROUND FLOOR



EAST 56TH STREET

NEIGHBORING TENANTS



MIDTOWN MANHATTAN

60+ HOTELS IN THE
NEIGHBORHOOD

\$288,881 AVERAGE
HHI

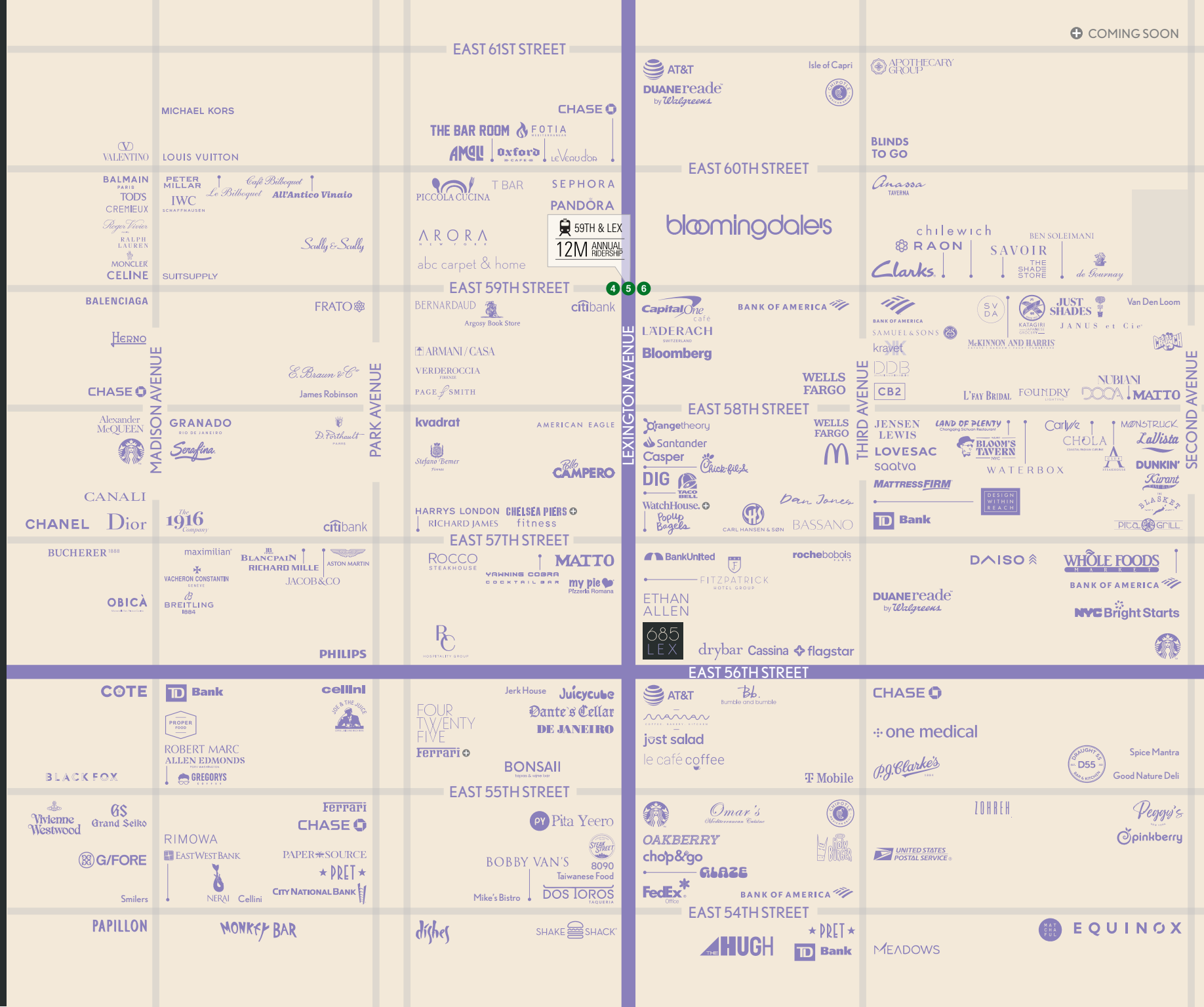
32,164 TOTAL RESIDENTIAL
UNITS

80.8M TOTAL OFFICE
SQUARE FOOTAGE

304K ESTIMATED DAYTIME
POPULATION

+12M ANNUAL RIDERSHIP AT THE
59TH STREET STATION

*WITHIN A 1/2 MILE RADIUS





*CONCEPTUAL RENDERING



welltower

Hines

SUNRISE SENIOR LIVING, the residence operator, is a leading provider of a range of personalized senior living services, including independent living, assisted living, care for individuals with Alzheimer's and other forms of memory loss, as well as nursing and rehabilitative services. Sunrise operates 316 communities in the United States, Canada and the United Kingdom, with a total unit capacity of approximately 28,700. Sunrise has a unique resident-centered approach to care with a concerted focus on wellness, chronic disease management and prevention within a community health model. Sunrise's senior living services are delivered by team members who are trained to encourage independence, preserve dignity, enable freedom of choice and protect the privacy of residents.

WELLTOWER INC. (NYSE:HCN), an S&P 500 company headquartered in Toledo, Ohio, is driving the transformation of health care infrastructure. The company invests with leading seniors housing operators, post-acute providers and health systems to fund the real estate infrastructure needed to scale innovative care delivery models and improve people's wellness and overall health care experience. Welltower™, a REIT, owns more than 1,400 properties in major, high-growth markets in the United States, Canada and the United Kingdom, consisting of seniors housing and post-acute communities and outpatient medical properties.

HINES is a privately owned global real estate investment firm founded in 1957 with a presence in 182 cities in 20 countries. Hines has \$89.1 billion of assets under management, including \$42.5 billion for which Hines provides fiduciary investment management services, and \$46.6 billion for which Hines provides third-party property level services. The firm has 109 developments currently underway around the world, including several major projects in Manhattan. With extensive experience in investments across the risk spectrum and all property types, and a pioneering commitment to sustainability, Hines is one of the largest and most-respected real estate organizations in the world.

NEWMARK

125 PARK AVENUE | NEW YORK, NY 10017 | Licensed in New York as Newmark Retail, Real Estate Broker

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