

COMPASS



350 5th Avenue, New York, NY 10118

1,367 SF Sushi Restaurant For Lease | Empire State Building, Suite 128

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Property Overview

Rare opportunity to sublease a fully built-out, turnkey restaurant located inside the iconic Empire State Building.

Completed approximately one year ago, the space features an exceptional modern build-out with a striking chef’s counter, custom millwork, premium finishes, and dramatic ceiling heights ranging from 10’ to exposed ceilings reaching ~15’.

Positioned immediately adjacent to one of the Empire State Building’s primary entrances and directly connected to the building lobby, the restaurant benefits from dedicated frontage along West 33rd Street and continuous foot traffic generated by office tenants, visitors, and tourists alike.

The approximately 1,367-square-foot space is designed to seat 30 guests (10 counter and 20 table seats) and offers an incoming operator the opportunity to avoid the significant time, expense, and permitting required to replicate a comparable restaurant in Midtown. This is an exceptional turnkey opportunity for a sushi concept or another operator seeking a flagship location in one of the world’s most recognizable buildings.

Feel free to reach out to nathan.horne@compass.com or 706-255-5657 with questions or to set up a showing.

Property Details

Property:	Empire State Building, Suite 128
Address:	350 Fifth Avenue, New York, NY 10118
Property SF:	1,367 SF
Ceiling Height:	10’ Ceiling Height
Width / Glass Frontage:	26’ / 15’
Rent:	\$18,336.67 (a 3% increase per year)
Maturity:	May 31, 2035

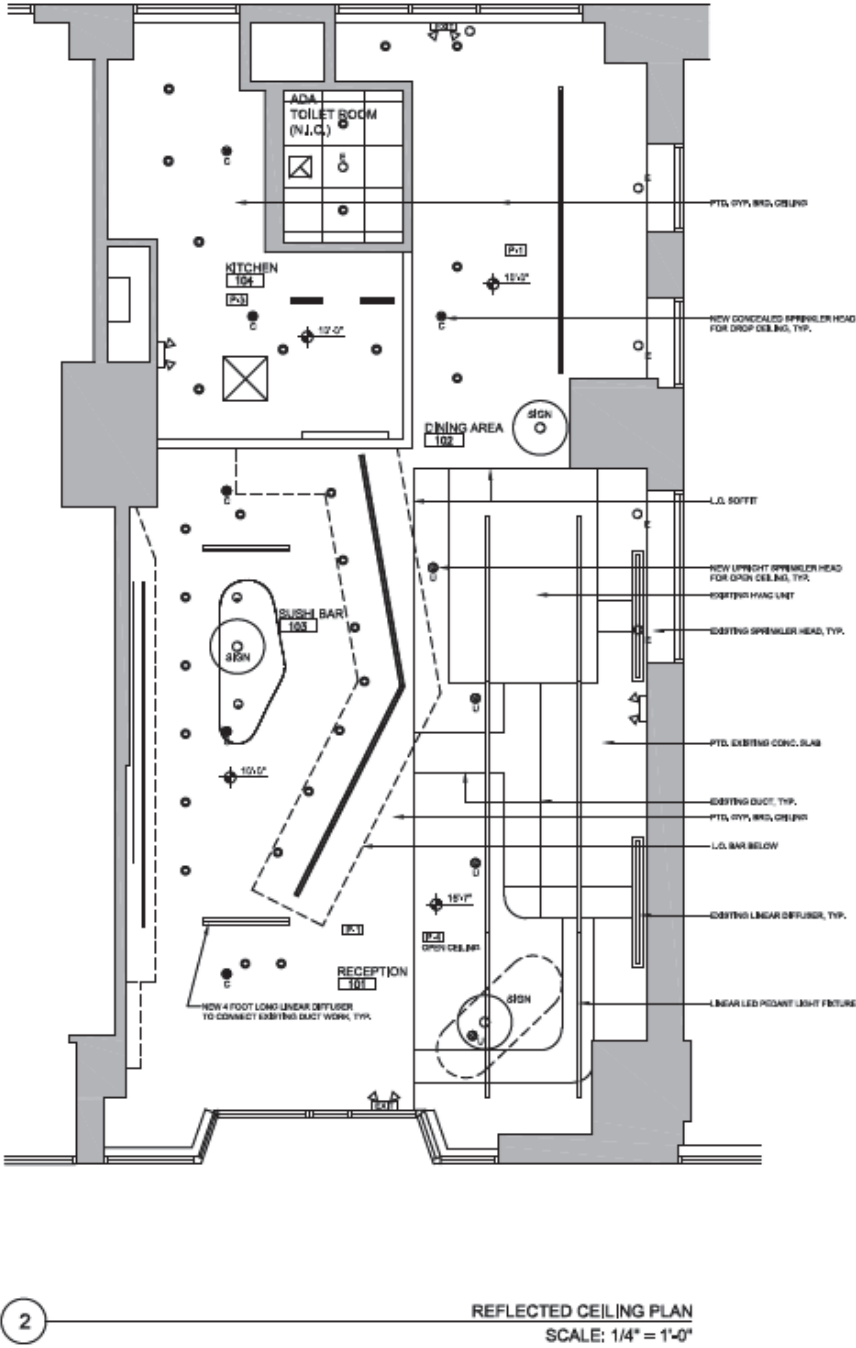
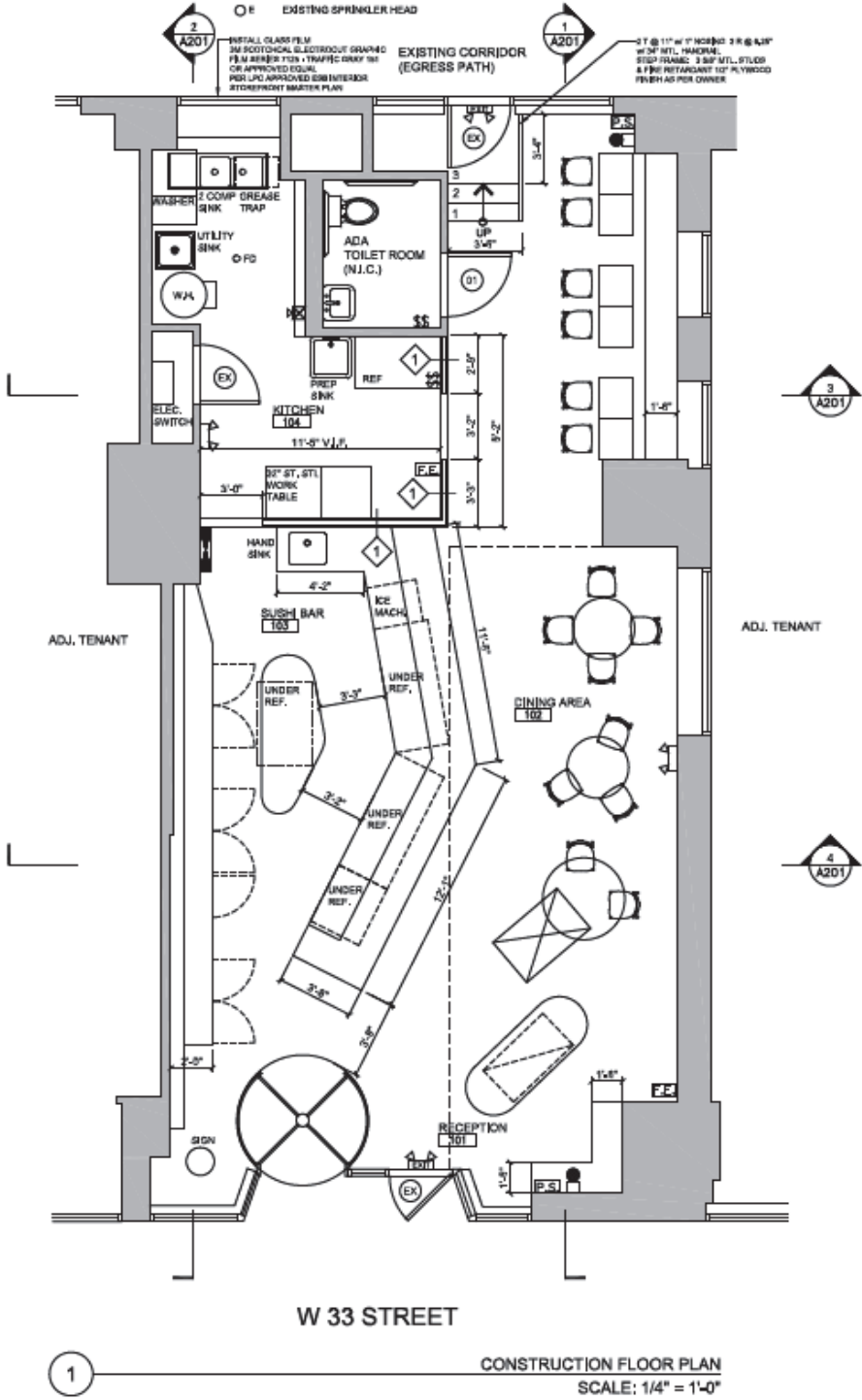
Building Highlights

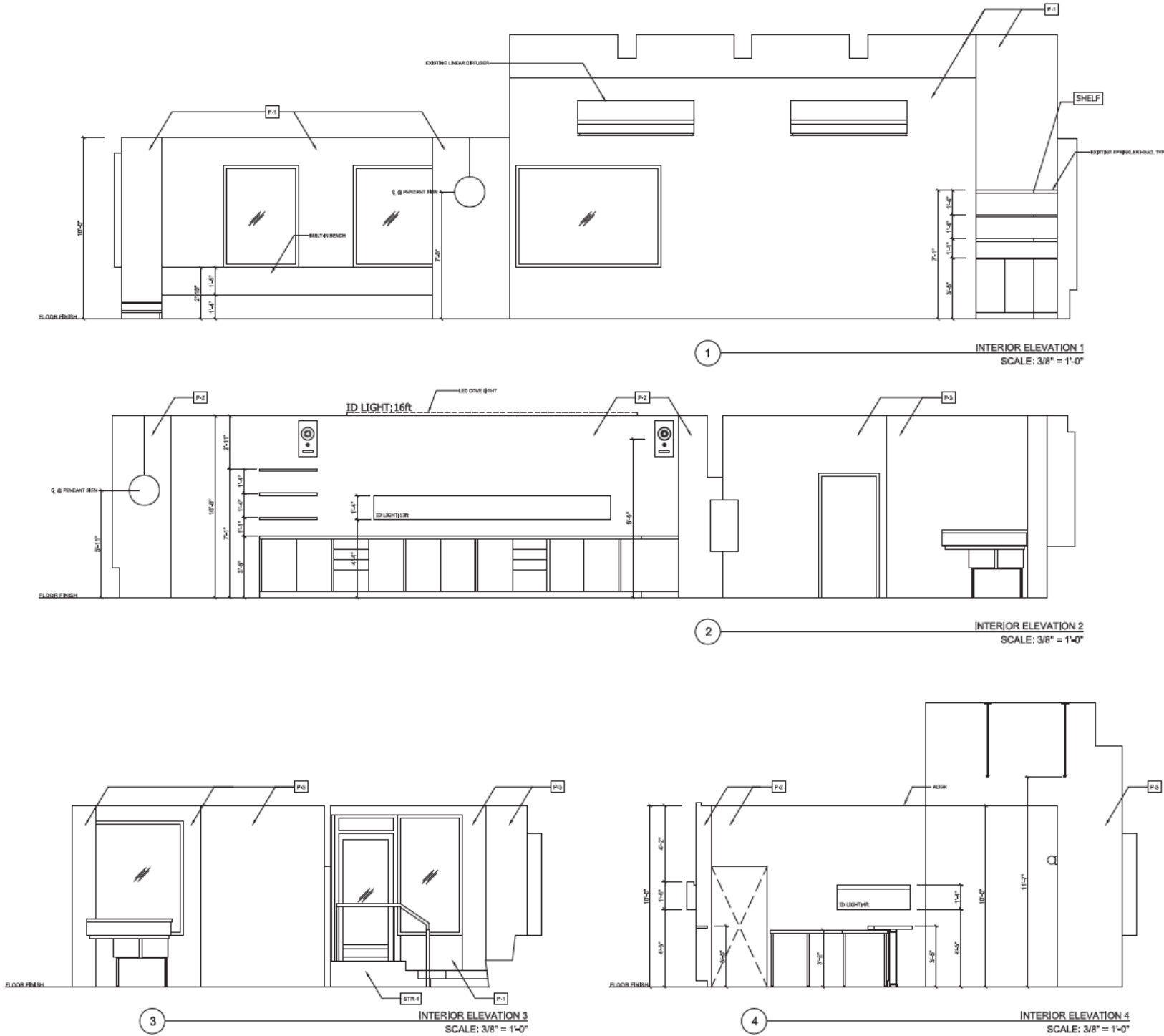
- Rare turnkey restaurant sublease in the Empire State Building.
- Premium build-out completed approximately one year ago.
- Adjacent to one of the Empire State Building's primary entrances and connected to the lobby.
- Approximately 15' of frontage along West 33rd Street.
- Dramatic ceiling heights with approximately 10' finished ceilings and exposed ceilings reaching 15'.
- Stunning chef's sushi counter with premium custom millwork and finishes throughout.
- Existing kitchen, refrigeration, prep area, bar, and ADA restroom in place.
- Long-term sublease through May 2035.
- Located within one of the world's most recognizable buildings.





【Seats】
Counter : 10 seats
Table : 20 seats





Point of Interests



★ 350 Fifth Avenue, New York, NY 10118



- 1 Bryant Park
- 2 Chrysler Building
- 3 Rockefeller Center
- 4 St. Patrick's Cathedral
- 5 Grand Central Terminal
- 6 Lord & Taylor Building
- 7 New York Public Library
- 8 Madison Square Park
- 9 Flatiron Building
- 10 Eataly NYC Flatiron
- 11 Herald Square
- 12 Macy's Herald Square
- 13 Times Square
- 14 Port Authority Bus Terminal
- 15 The High Line
- 16 Hudson Yard

Midtown Manhattan Neighborhood

Located within the iconic Empire State Building, the Property offers a rare opportunity to operate inside one of the world's most recognizable buildings. Completed in 1931, the 102-story Art Deco landmark has become a global symbol of New York City, welcoming millions of visitors annually while serving as the headquarters for a diverse roster of world-class office tenants. Its recent multi-billion-dollar redevelopment has transformed the property into one of Manhattan's premier office and retail destinations while preserving its historic character.

Positioned immediately adjacent to one of the building's primary entrances and directly connected to the Empire State Building lobby, the Property benefits from exceptional visibility and a steady flow of office workers, visitors, and tourists throughout the day.

The surrounding neighborhood sits at the crossroads of Midtown Manhattan's premier office, retail, tourism, and transportation corridors. Just steps from Penn Station, Grand Central Terminal, Herald Square, and numerous subway lines, the location provides unparalleled accessibility. Fifth Avenue shopping, Bryant Park, the New York Public Library, Rockefeller Center, Times Square, and Madison Square Park are all within walking distance, creating one of the city's most active and dynamic commercial environments.



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Exclusively Listed By:



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