

THE RETAIL AT

# 295 FIFTH AVENUE

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RESTAURANT/QSR  
OPPORTUNITIES

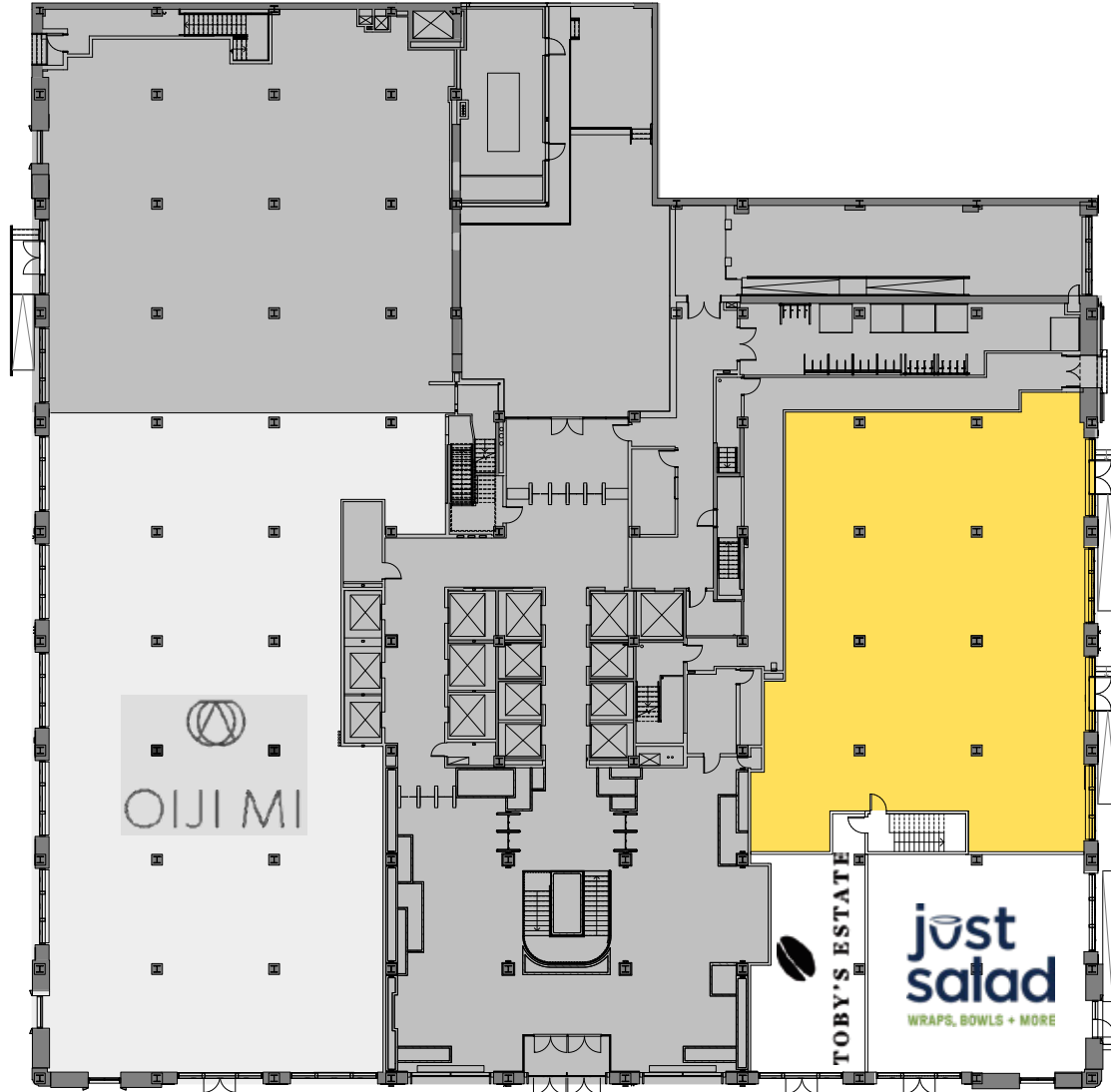
DIVISIONS NOW  
POSSIBLE



# 295 FIFTH AVENUE

## GROUND FLOOR

31<sup>ST</sup> STREET



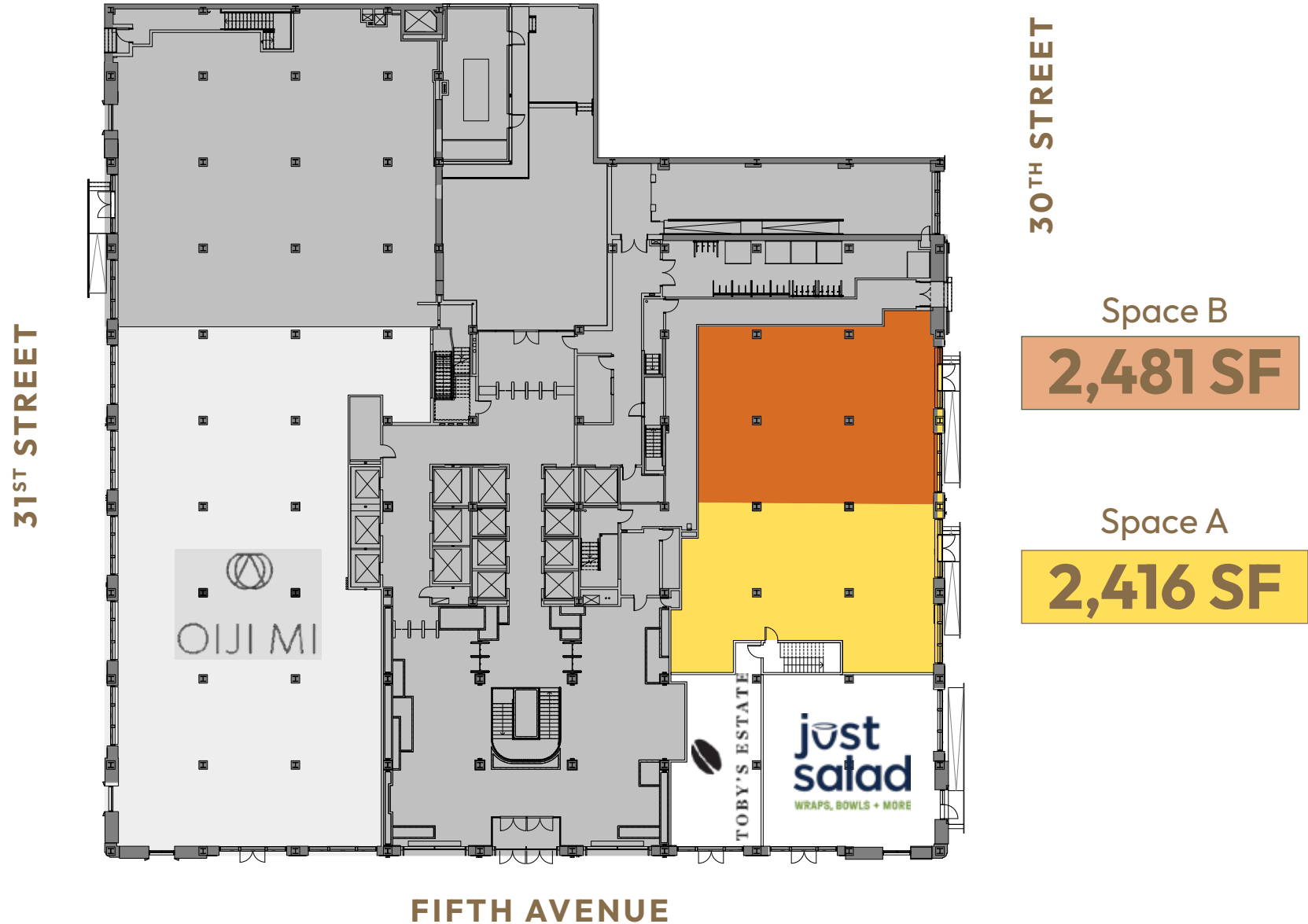
30<sup>TH</sup> STREET

4,897 SF

FIFTH AVENUE

# 295 FIFTH AVENUE

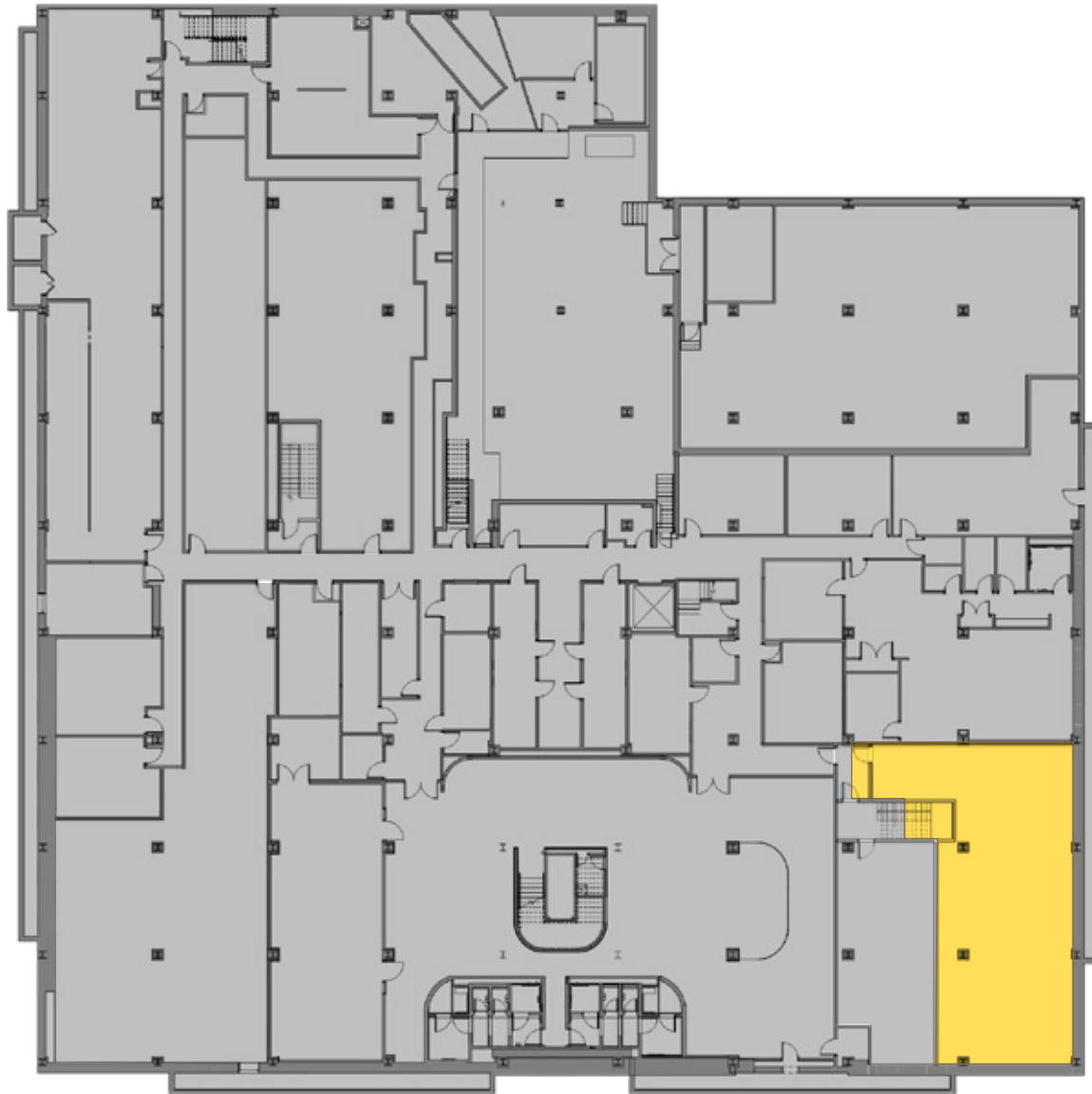
## GROUND FLOOR - DIVISIONS



295  
**FIFTH**  
AVENUE

LOWER LEVEL

31<sup>ST</sup> STREET



30<sup>TH</sup> STREET

1,753 SF

FIFTH AVENUE

# 295 FIFTH AVENUE

700,000 sf Class-A Office Property

Office Anchor Tenants: Quinn Emmanuel (Law Firm) & Bridgewater (Hedge Fund)

Join Oiji Steak, Toby's Estate Coffee, & Just Salad

## Space Notes

Ground Floor TOTAL: 4,897 sf

*Divisions* SPACE A: 2,416 sf

SPACE B: 2,481 sf

Basement SPACE A: 1,753 sf

Ceiling Height 21 feet (slab-to-slab)

» Ownership to provide a concession package inclusive of a restaurant-specific work letter



295  
**FIFTH**  
AVENUE

RESTAURANT  
RENDERING



# 295 FIFTH AVENUE

## THE AREA



A few steps away from the **Empire State Building** and **Madison Square Park**, which attract **4 million people** and **3.5 million people** respectively per year to the area.



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**



# 295 FIFTH AVENUE

## DEMOGRAPHICS

(Represents a 5-minute walk from 295 Fifth Avenue)

### AREA DEMOGRAPHICS



**13,984**

POPULATION



**8,997**

HOUSING UNITS



**\$171,175**

MEDIAN HOUSEHOLD INCOME

### BUSINESS SUMMARY



**1,100**

RETAIL TENANTS EMPLOYEES



**75,942**

TOTAL EMPLOYEES



**27,519,965**

OFFICE SQUARE FOOTAGE

### LARGEST NEARBY OFFICE TENANTS



**NYU LANGONE HEALTH**  
ONE PARK AVENUE  
648,607 SF



**LINKEDIN**  
350 FIFTH AVENUE  
453,504 SF



**AMAZON**  
7 W 34TH STREET  
419,958 SF

### TOURISM/HOTELS



**7,510** ROOMS

**45** HOTELS



**950** ROOMS

**3** HOTELS



# 295 FIFTH AVENUE

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