

39

WEST FIFTY-SIXTH

OFFICE
For
LEASE

BRIDGE



SUMMARY

LOCATED JUST OFF FIFTH AVENUE, 39 WEST 56TH STREET OFFERS A FULL- FLOOR AND PENTHOUSE DUPLEX WITH AN OPEN LOFT LAYOUT, EXPOSED BRICK, WOOD FLOORS, AND HIGH CEILINGS. THE PENTHOUSE SKYLIGHT BRINGS IN STRONG NATURAL LIGHT, AND THE SPACE INCLUDES A PRIVATE ROOF TERRACE, WET PANTRY, AND INTERNAL STAIRWAY CONNECTING BOTH LEVELS. POSITIONED IN THE CENTER OF MIDTOWN, THE PROPERTY SITS STEPS FROM LUXURY HOTELS, RETAIL, DINING, CENTRAL PARK, AND MAJOR TRANSIT.

39
WEST FIFTY-SIXTH

\$203,707
AVERAGE HOUSEHOLD INCOME

39 Yrs.
AVERAGE AGE IN MIDTOWN

311,484
POPULATION OF MIDTOWN

#1
NEIGHBORHOOD FOR
CONSUMER SPEND

0.1
MILES AWAY FROM
CENTRAL PARK

SIXTH AVENUE

LOCATED BETWEEN 5TH AND 6TH AVENUE ON 56TH STREET. NEIGHBORING RETAIL FETCHES THE HIGHEST RENT PSF IN MANHATTAN. CLOSE PROXIMITY TO CENTRAL PARK

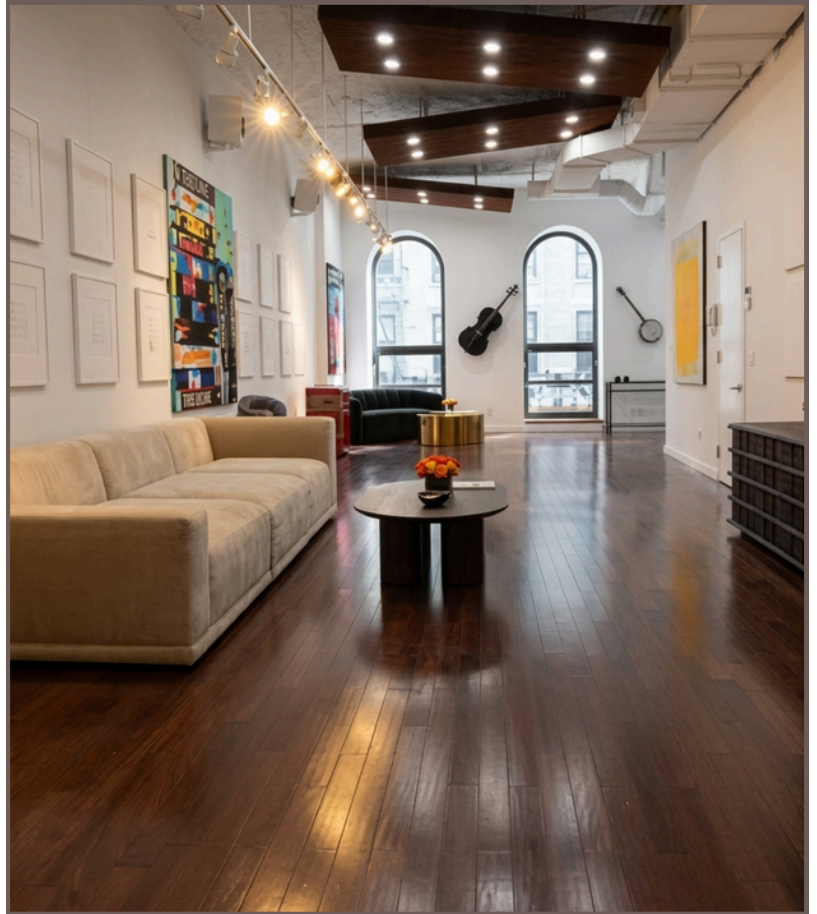
FIFTH AVENUE

PROPERTY OVERVIEW

\$10,500/MO ASKING RENT	5-10 YEARS LEASE TERM	NOVEMBER POSSESSION
± 1,382 SQ FT	\$91.17/FT RPSF	PRE-BUILT CONDITION

SPACE FEATURES

- FULLY BUILT OUT PRODUCTION STUDIO
- HIGH QUALITY FINISHES
- TWO SIDES OF LIGHT
- EXPOSED BRICK WALLS,
- HARDWOOD FLOORS
- DIRECTR ELEVATOR ACCESS
- VIDEO INTERCOM - 24/7 ACCESS
- INTERNAL STAIRWAY
- ALL DRY USES CONSIDERED
- ONE KITCHEN + ONE BATHROOM

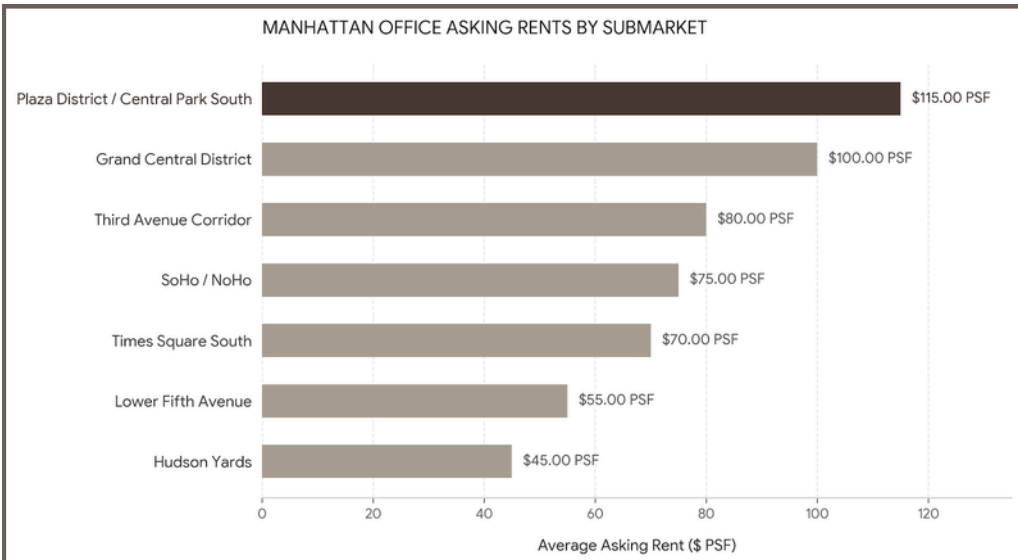


NEIGHBORHOOD

NESTLED BETWEEN FIFTH AND SIXTH AVENUES, WEST 56TH STREET SITS AT THE CENTER OF CULTURE AND COMMERCE IN MIDTOWN. THE NEIGHBORHOOD PLACES YOU STEPS FROM THE PLAZA HOTEL, CARNEGIE HALL, AND MOMA, WITH IMMEDIATE ACCESS TO SOME OF THE CITY'S STRONGEST DINING, HOSPITALITY, AND RETAIL. FIFTH AVENUE'S FLAGSHIP BOUTIQUES CREATE A CONSTANT FLOW OF HIGH-END FOOT TRAFFIC, WHILE NEARBY TRANSIT LINES AND CENTRAL PARK OFFER UNMATCHED CONVENIENCE. IT IS A LOCATION DEFINED BY PRESTIGE, CONNECTIVITY, AND A CONCENTRATION OF BEST-IN-CLASS AMENITIES.

THE PLAZA DISTRICT

<p>28.4%</p> <p>YOY INCREASE AVG. TROPHY RENT</p>	<p>48</p> <p>NEW LEASES SIGNED SINCE Q1 2025</p>	<p>1.45MM SF</p> <p>2025 - PRESENT TOTAL LEASING ACTIVITY</p>
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39
WEST FIFTY-SIXTH

FLOOR THROUGH OPEN LAYOUT

BUILT AS PRODUCTION STUDIO

EXCELLENT CO-TENANCY

CLOSE PROXIMITY TO CENTRAL PARK

WORLD-CLASS NEIGHBORHOOD RETAIL

BRIDGE

39

WEST FIFTY-SIXTH

ALEX PUTZER

PRINCIPAL

917-353-1916

alex@bridgenyre.com

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