

EAST
55 **59**
th
STREET

NEW YORK, NY 10022

ENTIRE
5th FLOOR
OFFICE CONDO
FOR SALE





SUBMIT PROPOSAL

ASSET OVERVIEW

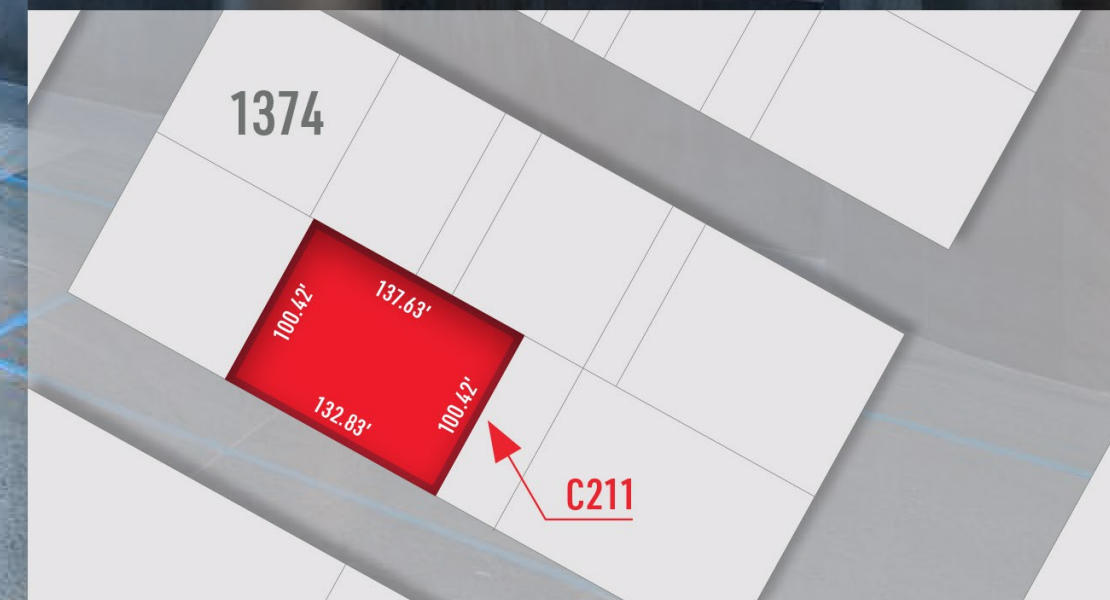
PROPERTY INFORMATION

ADDRESS	55 East 59 th Street
LOCATION	North side of East 59 th Street between Madison and Park Avenues
BLOCK	1374
LOT	1006
LOT DIMENSIONS (SF)	132.83' x 100.42'
LOT SIZE (SF)	13,338
UNIT RENTABLE SF	15,000 RSF approx.
OCCUPIER MIX	Fashion, telecom, and finance
ANNUAL TAXES	\$268,944
MONTHLY COMMON CHARGES	\$14,996.42
TAX CLASS	4
ZONING	C5-2.5/C5-3

ASSET HIGHLIGHTS

-  Located one block from Central Park, the Plaza and GM Building
-  Class A Office Space - Delmonico Plaza
-  High profile office tenants including Hermes, John A. Hartford Foundation, Highgrove Capital, SK USA
-  Close to **N R W** trains

TAX MAP



LOBBY VIEW



FIFTH FLOOR PHOTOS



FIFTH FLOOR PHOTOS



FIFTH FLOOR PHOTOS





LIRR EAST SIDE ACCESS GRAND CENTRAL MADISON

11 BILLION
Investment

NEW

JP Morgan's
headquarters
tower

LIRR

will now service
more than **300,000**
passengers



CENTRAL PARK ATTRACTIONS

**HOTELS
CLUBS**

Numerous hotels
and prestigious clubs
that line Central Park,
such as **The Plaza**,
The Pierre, and
The Metropolitan Club

**CENTRAL
PARK**

is an outstanding
wellness amenity
available to nearby
tenants and residents

42 Million

Average of **42 Million**
visitors per year



TAX BILL

CERIFICATE OF OCCUPANCY

NYC
Department of Finance

Statement Details

August 20, 2022
Emirates Emirates Airline
55 E. 59th St. Apt. 5
1-01374-1006
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Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$0.00
Total amount due			\$0.00

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2023	\$134,472.30
Payment	08/10/2022		-\$175.00
Total tax year charges remaining			\$134,297.30
If you want to pay everything you owe by October 3, 2022 please pay			\$134,297.30

Annual Property Tax Detail

Tax class	Overall Tax Rate
4 - Commercial Or Industrial	10.7550%
Current tax rate	
Estimated Market Value	\$5,556,994

Billable Assessed Value	Taxes
Billable Assessed Value	\$2,500,647
Taxable Value	\$2,500,647 x 10.7550%
Tax Before Abatements and STAR	\$268,944.60
Annual property tax	\$268,944.60

For information about the interest rate charged on late payments, visit nyc.gov/latepropertypayments.

THE CITY OF NEW YORK
DEPARTMENT OF BUILDINGS
CERTIFICATE OF OCCUPANCY

BOROUGH MANHATTAN DATE **DEC 12 1994** NO. **106230**

This certificate supersedes C.O. NO. 105424 ZONING DISTRICT C5-3, C5-2.5
THIS CERTIFIES that the new—altered—existing—building—premises located at
41-55 EAST 59TH STREET 90'-6" N/E From 59th ST & PARK AVENUE Block 1374 Lot 124,125,126
128,129
CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS,
RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

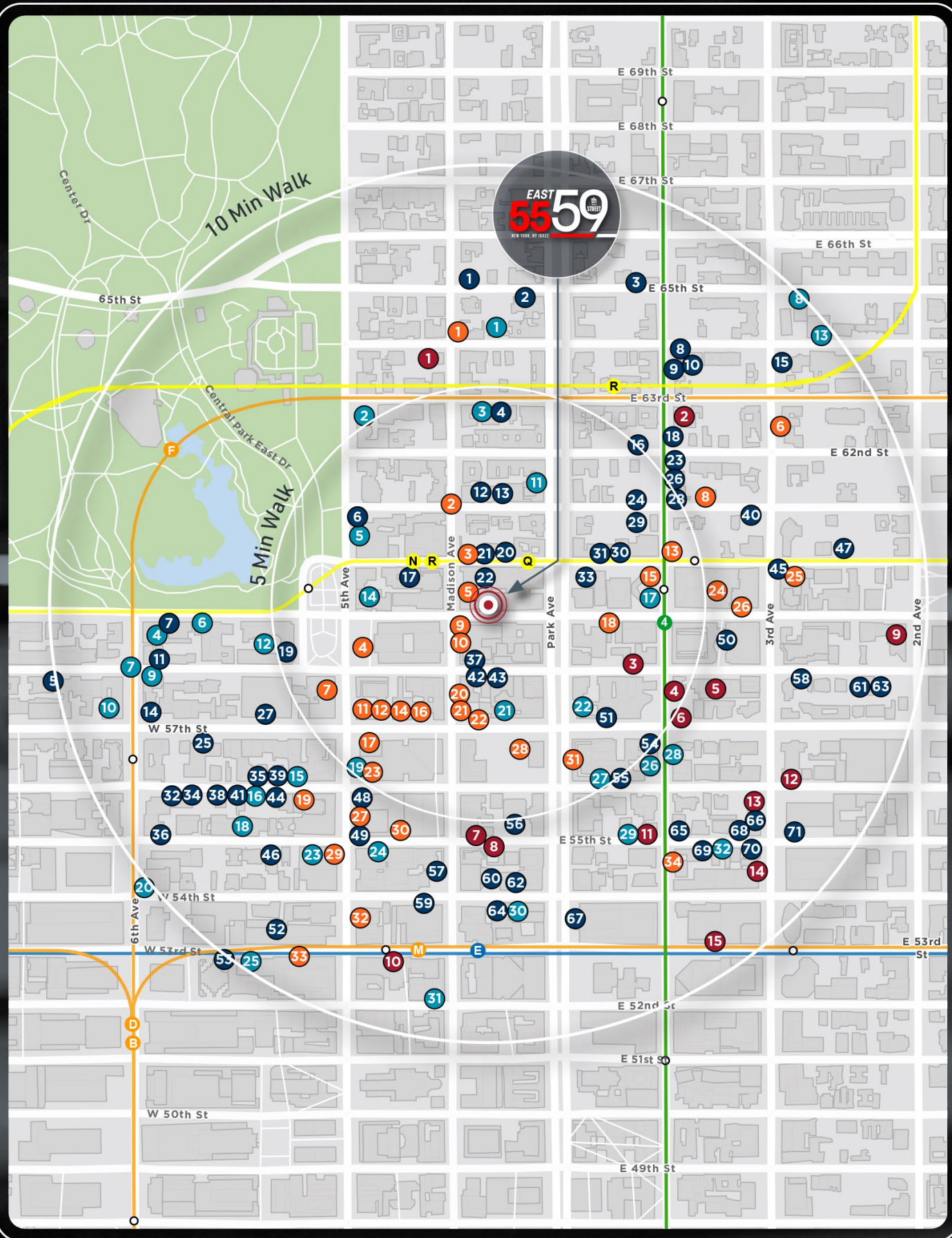
PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ADJUVING LIMITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
2ND SUBCELLAR	O.G.	442			9	F-1B	LOWER PART OF AUDITORIUM
SUBCELLAR		12			9	F-1B B-2 D-2	UPPER PART OF AUDITORIUM STORAGE MECHANICAL EQUIPMENT
CELLAR	100	30				B-2 D-2	STORAGE MECHANICAL EQUIPMENT
MEZZANINE	100	36			6	C	STORE
1ST FLOOR	100	120 40 4			6 6 6	B-1 C F-4 D-2	TRUCK BERTH STORES EATING AND DRINKING KITCHEN LOBBY
2ND FLOOR	100	600* 15			9	F-1B E D-2	AUCTION ROOM OFFICES MECHANICAL EQUIPMENT
3RD FLOOR	50	40			6	E D-2	OFFICES MECHANICAL EQUIPMENT ROOM
4TH THRU 6TH FLOORS	50	108			6	E D-2	OFFICES MECHANICAL EQUIPMENT ROOM
7TH FLOOR	50	102			6	E D-2	OFFICES MECHANICAL EQUIPMENT ROOM

(CONTINUED)

OPEN SPACE USES _____
(SPECIFY—PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

AMENITIES MAP



HOTELS

- 1 Hotel Plaza Athenee
- 2 Fasano Fifth Avenue
- 3 The Lowell
- 4 The Ritz-Carlton New York
- 5 The Pierre
- 6 Park Lane Hotel
- 7 AKA Central Park
- 8 Bristol Plaza
- 9 1 Hotel Central Park
- 10 Hilton Club The Quin New York
- 11 Loews Regency New York Hotel
- 12 The Plaza
- 13 The Gardens Sonesta ES Suites
- 14 The Sherry-Netherland
- 15 Chambers Hotel
- 16 The Whitby Hotel
- 17 Villatel
- 18 Shoreham Hotel
- 19 Trump Hotels
- 20 Warwick New York
- 21 Four Seasons Hotel
- 22 Ritz Tower
- 23 The Peninsula New York
- 24 The St. Regis New York
- 25 Baccarat Hotel
- 26 Hotel 57
- 27 The Lombardy
- 28 Fitzpatrick Manhattan Hotel
- 29 Concorde Hotel New York
- 30 Hotel Elysée
- 31 Omni Berkshire Hotel
- 32 Carvi Hotel New York

HEALTH CLUBS / GYMS

- 1 Remorca Fitness
- 2 Equinox
- 3 Definitions Private Training Gyms
- 4 Orangetheory Fitness
- 5 Sitaras Fitness
- 6 Phyt NYC
- 7 Bally Total Fitness
- 8 The Core Club
- 9 Crunch Fitness
- 10 Equinox
- 11 Reform Athletics
- 12 Inform Fitness
- 13 Power Pilates
- 14 TITLE Boxing Club
- 15 TMPL

RESTAURANTS

- 1 Match 65 Brasserie
- 2 Daniel

- 3 The East Pole
- 4 Majorelle
- 5 Loi Estiatorio
- 6 Perrine
- 7 Sarabeths
- 8 Alice's Tea Cup Chapter II
- 9 Loco Coco
- 10 JoJo
- 11 Quality Meats
- 12 La Goulue
- 13 Serafina Always
- 14 Quality Italian
- 15 Tony's Di Napoli
- 16 David Burke Tavern
- 17 Avra Madison
- 18 Korean Express
- 19 The Palm Court
- 20 Il Mulino New York - Uptown
- 21 Philippe By Philippe Chow
- 22 Le Bilboquet
- 23 Ajisai Japanese Fusion
- 24 Il Postino
- 25 Nobu Fifty Seven
- 26 August
- 27 Cucina 8 1/2
- 28 Lilli & Loo
- 29 Lezzet Mediterranean Turkish Restaurant
- 30 The Bar Room
- 31 Amali
- 32 Beyond Sushi
- 33 Piccola Cucina Uptown
- 34 Bengal Tiger Indian Food
- 35 Tina's Cuban Cuisine
- 36 PizzArte
- 37 LAVO
- 38 Blue Willow
- 39 Felice 56
- 40 Isle of Capri
- 41 Red Peony Chinese Cuisine
- 42 Serafina Osteria
- 43 TAO Uptown
- 44 Il Tinello Ristorante Italiano
- 45 Anassa Taverna NYC
- 46 Pizza By Certé
- 47 Serendipity 3
- 48 Armani Ristorante
- 49 The Polo Bar
- 50 Hutong
- 51 Nare Sushi
- 52 The Modern
- 53 Fogo de Chão Brazilian Steakhouse
- 54 My Pie Pizzeria Romana

- 55 American Cut Steakhouse Midtown
- 56 Aquavit
- 57 Caviar Russe
- 58 Land of Plenty
- 59 Papillon Bistro & Bar
- 60 Nerai
- 61 Chola
- 62 Cellini Restaurant
- 63 Club A Steakhouse
- 64 Monkey Bar
- 65 Crab House
- 66 Darbar Grill
- 67 Mysttik Masaala
- 68 Teppen Ramen
- 69 Omar's Mediterranean
- 70 Kati Shop
- 71 P.J. Clarke's

SHOPPING

- 1 Chanel
- 2 Tom Ford
- 3 Marc Jacobs
- 4 Apple
- 5 Suitsupply
- 6 JackRabbit
- 7 Bergdorf Goodman
- 8 Lush
- 9 Amsale
- 10 Fratelli Rossetti
- 11 Louis Vuitton
- 12 Saint Laurent
- 13 Cohen's Fashion Optical
- 14 Burberry
- 15 SEPHORA
- 16 Chanel
- 17 Tiffany & Co
- 18 Argosy Book Store
- 19 Ada Diamonds
- 20 Coach
- 21 Fendi
- 22 Breitling
- 23 Gucci
- 24 Bloomingdale's
- 25 madonna &
- 26 The Home Depot
- 27 Omega
- 28 Turnbull & Asser
- 29 Wempe Jewelers
- 30 Crockett & Jones
- 31 Ethan Allen
- 32 Proper Cloth
- 33 UNIQLO
- 34 Bianca Jewelers

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