

Luxury Flagship Corner

SixFourFive

Madison Avenue



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The Building

Madison Avenue has long been home to the world's most prestigious retailers. Steps from Balenciaga and Celine's flagships, SixFourFive Madison Avenue enjoys its distinguished position amidst world-class luxury and heritage brands. The retail space at SixFourFive encompasses over 100 feet on Madison Avenue and 44 feet on East 60th Street, representing over 17,400 total square feet, including the 2nd floor and lower level. Currently undergoing a total façade renovation, the new exterior will have a modern, airy feel with soaring ceiling heights and maximized retail frontage on the avenue. With no landmark restrictions on the site, brands have the freedom to create immersive, innovative experiences that best bring their vision to life.

Three Tenants



Renderings are conceptual with tenant flexibility

Luxury Flagship Corner



Four Tenants

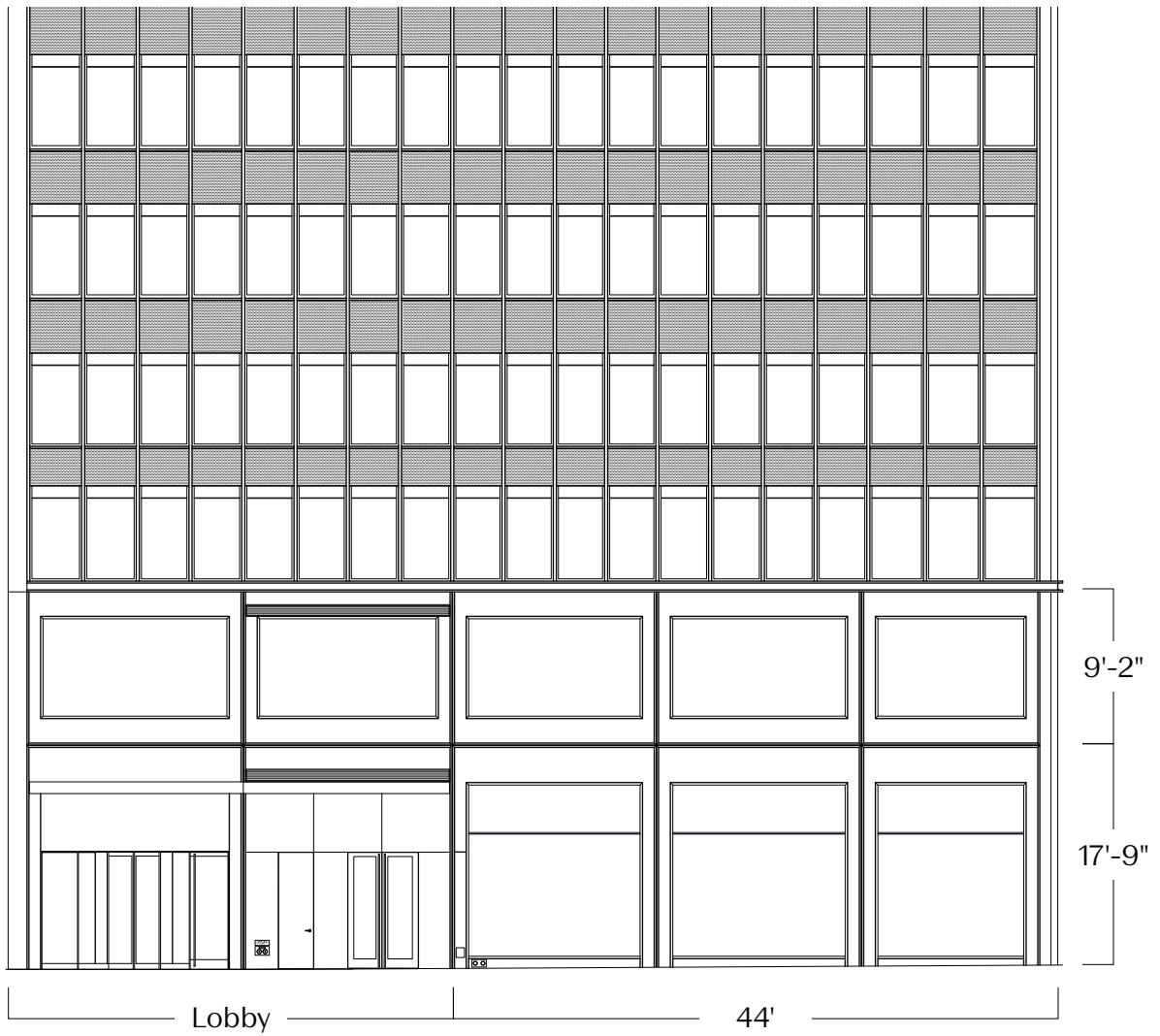


Renderings are conceptual with tenant flexibility

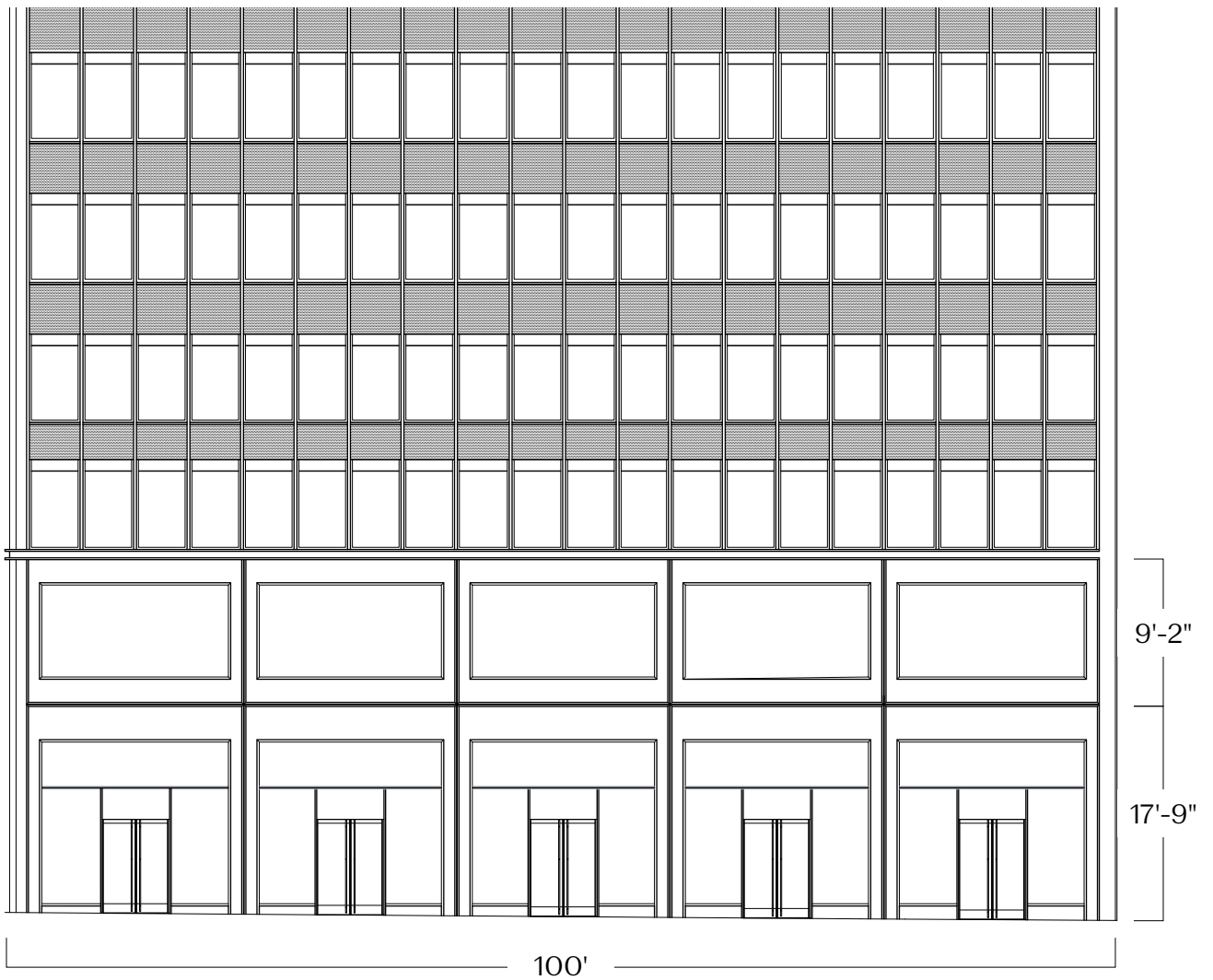
Luxury Flagship Corner



60th Street



Madison Avenue

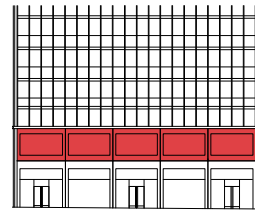
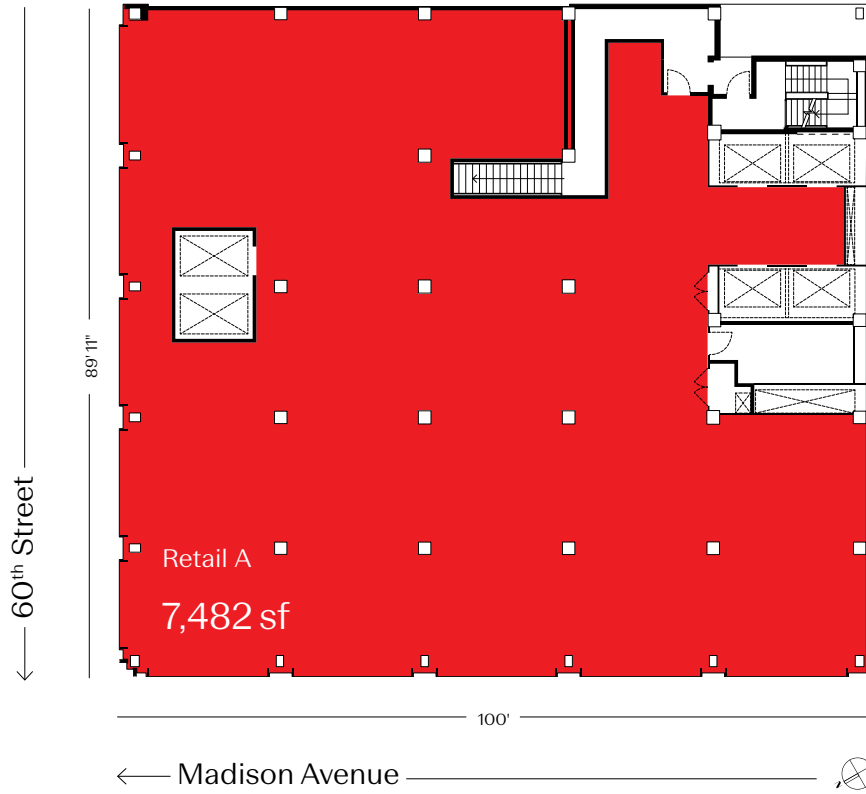


Three Tenant*

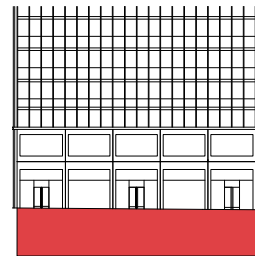
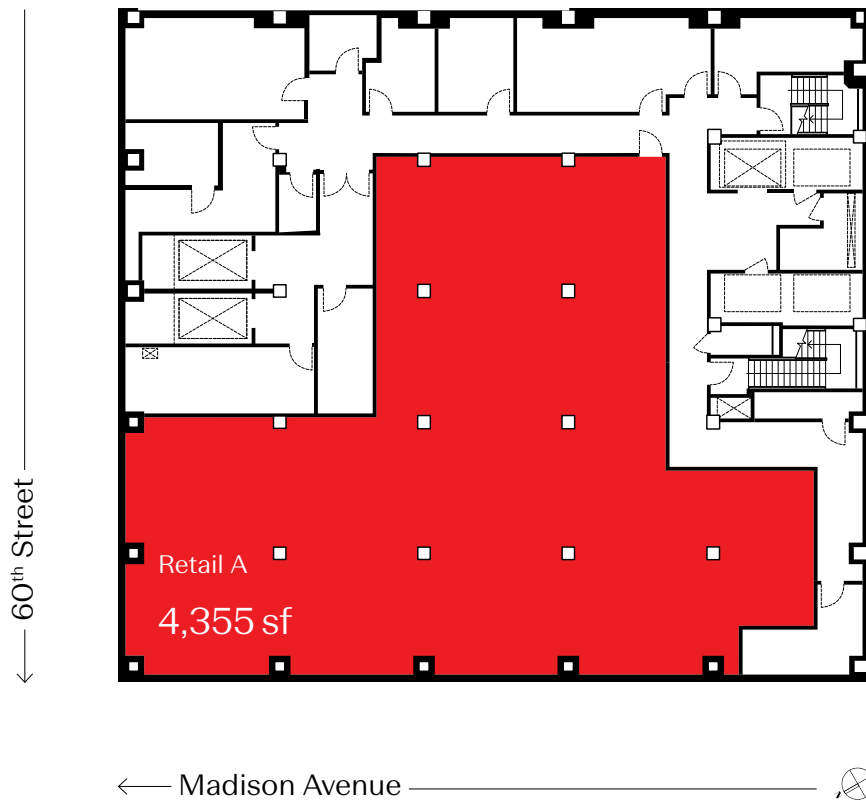


*Divisions are flexible

Luxury Flagship Corner



Second Floor

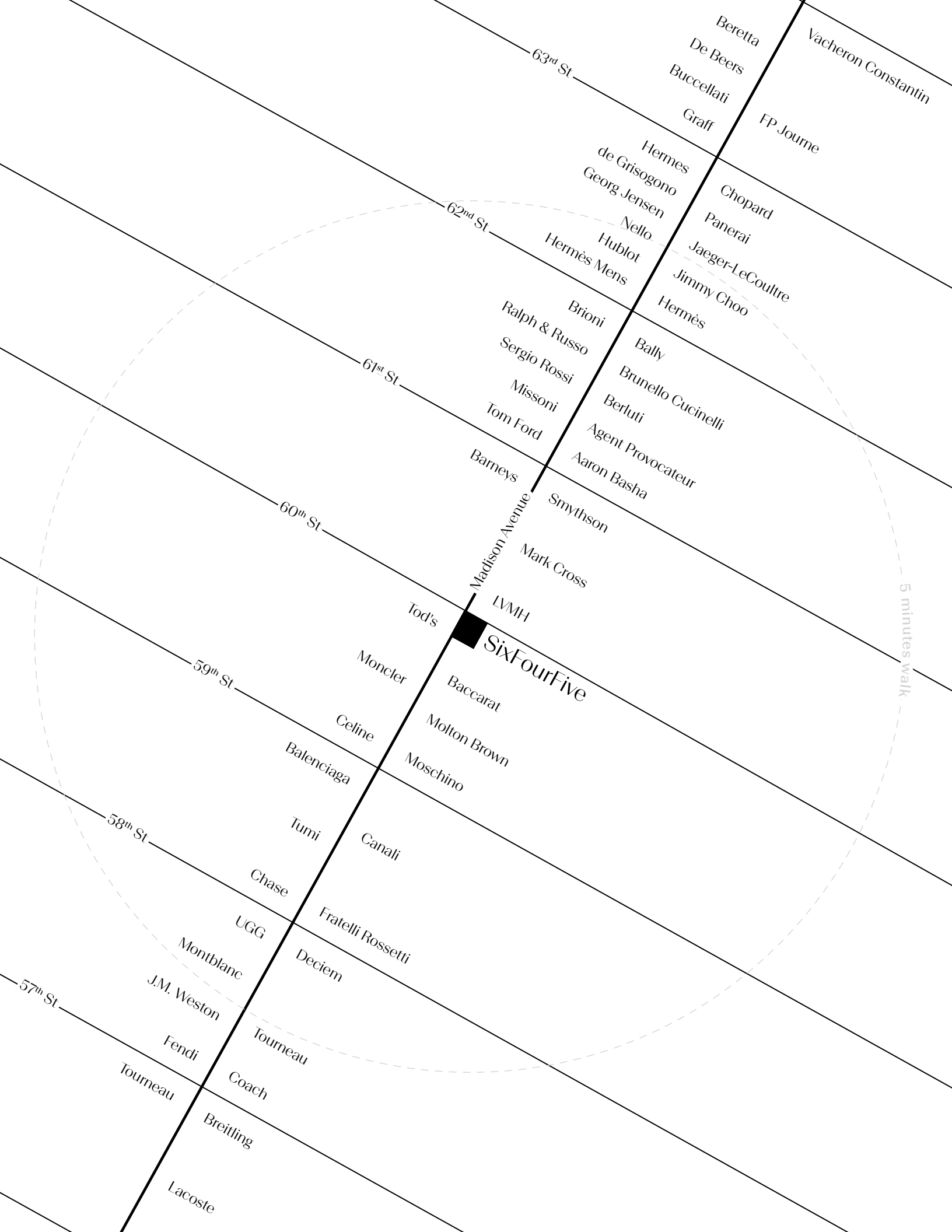


Lower Level

*Divisions are flexible

Madison Avenue

In a city as eclectic and exciting as New York, the Upper East Side stands out as the densest concentration of wealth and disposable income, with Madison Avenue long celebrated as the chicest place to shop. SixFourFive's prime location right on Madison Avenue and 60th Street situates it just blocks from major subway stops, restaurants, office buildings, hotels and amidst world-class retailers. The Madison and Fifth Avenue submarket consistently commands the highest office asking rents in Manhattan and as such, is occupied by affluent employees with disposable income. The Upper East Side has an annual consumer retail expenditure of over \$7 billion USD from a multi-cultural, global audience.



63rd St

62nd St

61st St

60th St

59th St

58th St

57th St

Beretta

De Beers

Buccellati

Graff

Vacheron Constantin

FP. Journe

Hermès

de Grisogono

Georg Jensen

Nello

Hublot

Hermès Mens

Chopard

Panerai

Jaeger-LeCoultre

Jimmy Choo

Hermès

Brioni

Ralph & Russo

Sergio Rossi

Missoni

Tom Ford

Bally

Brunello Cucinelli

Berluti

Agent Provocateur

Aaron Basha

Barneys

Smythson

Mark Cross

LVMH

Tod's

Moncler

Baccarat

SixFourFive

Molton Brown

Moschino

Celine

Balenciaga

Tumi

Canali

Chase

Fratelli Rossetti

UGG

Deciem

Montblanc

J.M. Weston

Fendi

Tourneau

Tourneau

Coach

Breitling

Lacoste

5 minutes walk

Neighborhood

Retail

- 1 Balenciaga
- 2 Bally
- 3 Barney's New York
- 4 Bergdorf Goodman
- 5 Bottega Veneta
- 6 Celine
- 7 Chanel
- 8 Fendi
- 9 Goyard
- 10 Hermes
- 11 Kiton (Four Seasons)
- 12 Le Labo
- 13 Louis Vuitton
- 14 Moda Operandi
- 15 Tod's

Restaurants and Bars

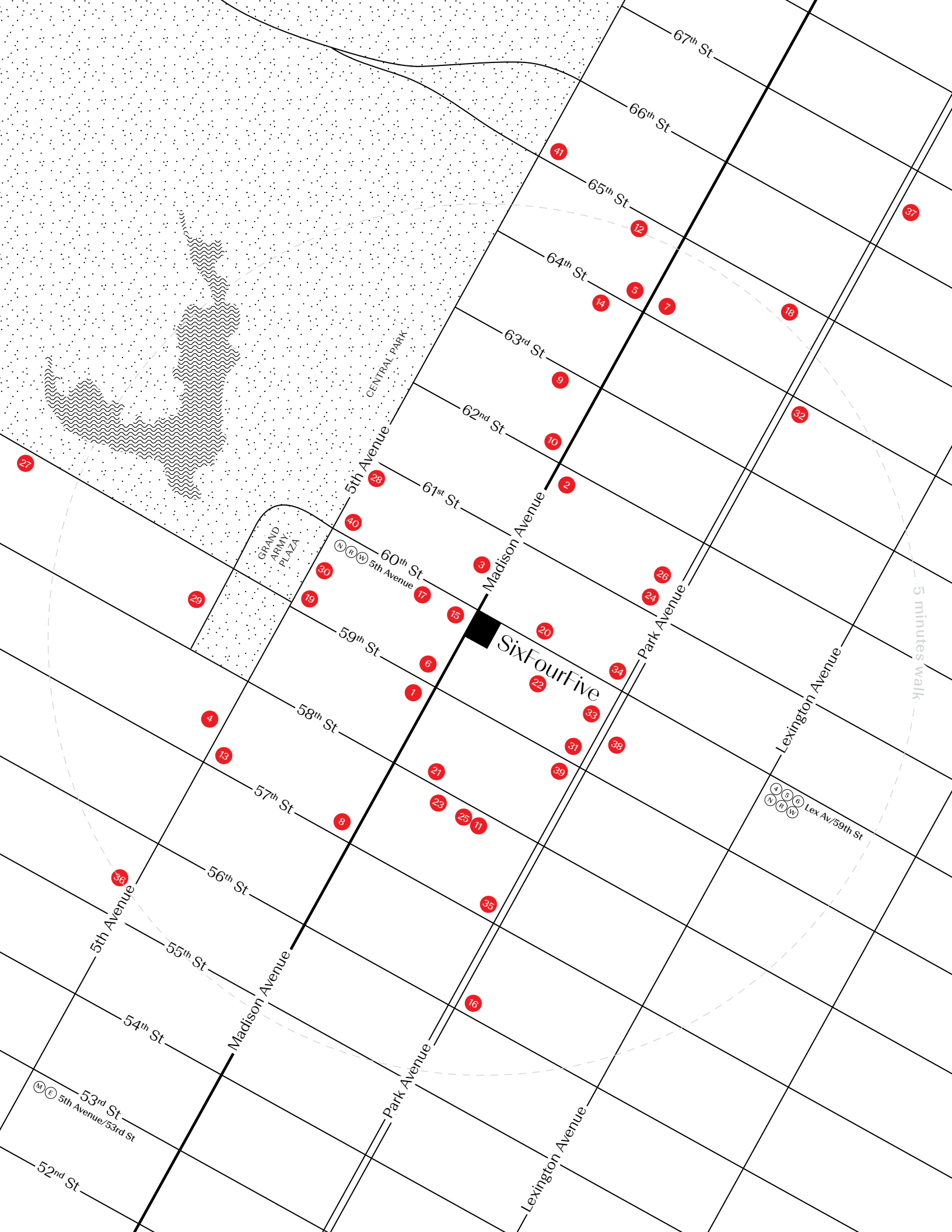
- 16 American Cut Steakhouse
- 17 Avra
- 18 Daniel
- 19 Harry Cipriani's
- 20 Il Mulino
- 21 Lavo
- 22 Le Bibloquet
- 23 Tao
- 24 The Regency Bar & Grill

Hotels

- 25 Four Seasons
- 26 Loews Regency
- 27 The Ritz-Carlton New York
- 28 The Pierre
- 29 The Plaza Hotel
- 30 The Sherry-Netherland

Other

- 31 Capital One
- 32 Central Presbyterian Church
- 33 Chase
- 34 Christ Church United Methodist
- 35 CitiBank
- 36 Fifth Avenue Presbyterian Church
- 37 Park Avenue Armory
- 38 Sherry-Lehmann Wines & Spirits
- 39 TD Bank
- 40 The Metropolitan Club
- 41 Temple Emanu-el



SixFourFive

5 minutes walk

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Demographics

Residential

Population	217,242
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Average household income	\$232,371
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Annual consumer retail expenditure	\$7.76B
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*57th—96th Streets; Fifth Avenue—East River

The Upper East Side unequivocally boasts Manhattan's most dense concentration of wealth and disposable income

Commercial

Daytime population	176,339
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Office asking rent	\$100psf
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On average 35% higher than Manhattan average

*49th—62nd Streets; Fifth & Sixth—Lexington Avenues

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Tourism


New York City tourism rose for the ninth consecutive year, increasing 4% from 2017 to 2018 to 65.2MM visitors, who spent \$44B*

Madison Avenue will benefit from the consistent increase in tourism

*Source: The New York Times

Public Transit

Annual ridership from Fifth Avenue  line 5.4MM

Annual ridership from Lexington Avenue/59th St  lines 18MM

Total ridership 23.4MM

Source: MTA

SixFourFive

Exclusive Leasing Agents

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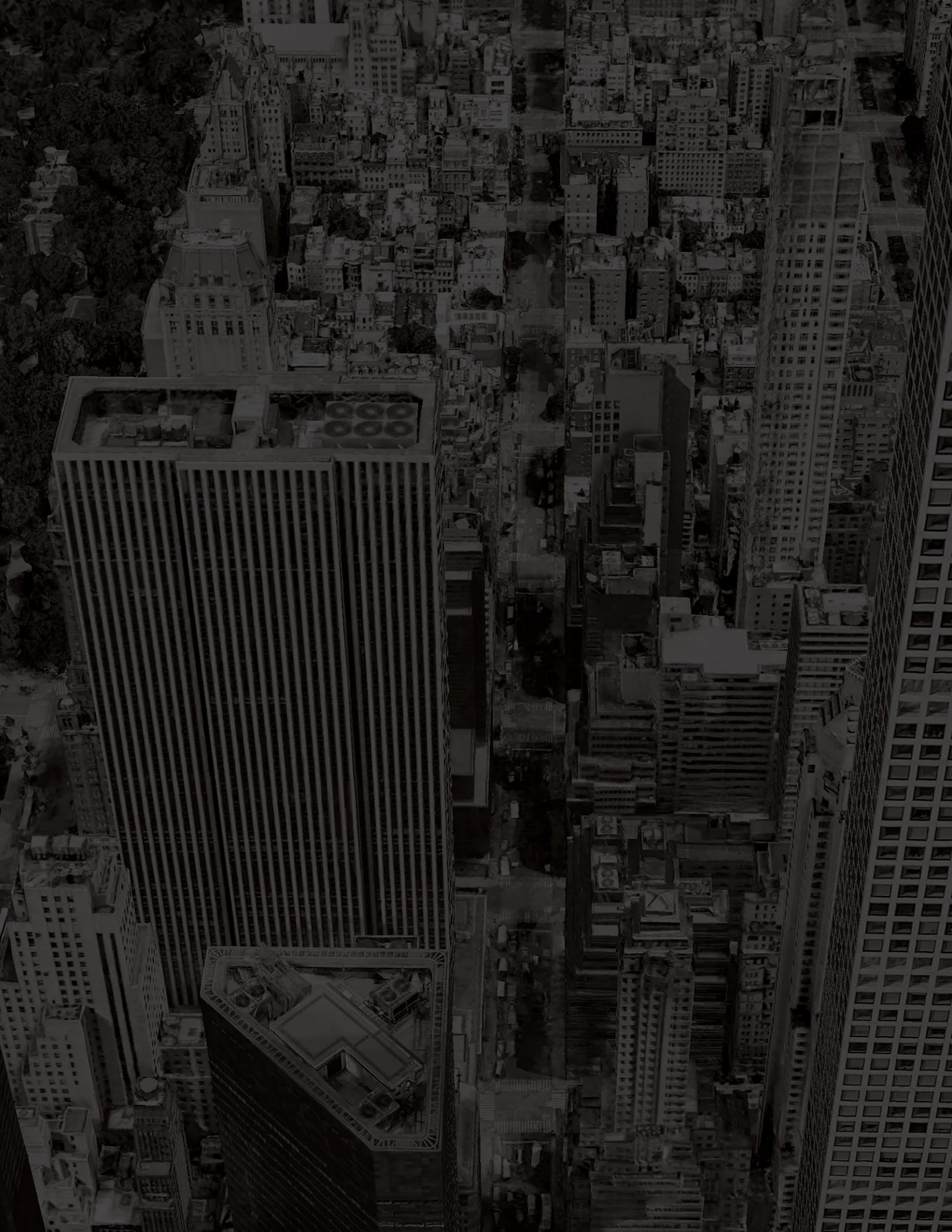
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