

595 MADISON AVENUE

NEW YORK, NEW YORK

THE RETAIL



EMPORIO ARMANI

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Les Dieux

Les Dieux



Les Dieux

Les Dieux

PEIRYS

PEIRYS





GROUND FLOOR INTERIOR LOOKING TO MADISON AVENUE & 57TH STREET

595 MADISON AVE – 41 E. 57TH ST: THE CROSSROADS OF 57TH STREET AND MADISON AVENUE

595 Madison Avenue is iconically situated in the center of New York City's most prestigious shopping district and on the world-renowned corner of Madison Avenue and 57th Street, 595 Madison Avenue offers from 3,000 square feet to 75,000 square feet of pristine retail with 58 feet of ground floor frontage on Madison Avenue and from 54 to 127 feet of ground floor frontage on 57th Street. Only steps from some of the world's finest restaurants, shops and luxury accommodations, this prime retail space stands prominently amongst the city's most glamorous destinations.





COACH

COACH

COACH

PRADA

PRADA

PRADA



FULLER BUILDING

Les Dieux





Les Dieux







INTERNATIONAL DESTINATION

The population of the New York metropolitan area is nearly 20 million, with more than 8.2 million people living in New York City and 1.6 million living in Manhattan. In 2012, 52 million visitors came to New York City and spent approximately \$32 billion. Since 2010, visitor spending has increased by 70%. Home to the New York Stock Exchange and NASDAQ, New York City's estimated gross city product was \$448 billion in 2012.

New York City has 410 million square feet of office space. More than 200 newspapers and 350 consumer magazines have an office in New York City and 45 Fortune 500 companies are headquartered here. New York City's film industry is the nation's second largest after Hollywood. Thirty venture capital firms call the city home, with 14 more firms operating satellites.

The many luxury hotels within the Madison Avenue/Fifth Avenue corridor is one of the many desirable characteristics of this retail location. Within the Midtown-East and Upper East Side-area surrounding 595 Madison Avenue, there are 7 four-star hotels and 4 five-star hotels, including the Four Seasons Hotel located directly adjacent to the property on 57th Street.

Other luxury hotels in the vicinity include the Plaza Hotel, the St. Regis Hotel, the Peninsula Hotel, the Hotel Plaza Athénée, the Pierre, the Ritz-Carlton Central Park, the New York Palace Hotel, and the Carlyle.





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WEALTH & LUXURY

New York City is home to 70 billionaires (the most in the world) as well as 720,000 millionaires, making it the wealthiest city not only in the country but also the world. Leading the nation in its population of ultra-high net worth individuals, the New York Metropolitan Area is home to 7,720 people with a net worth of \$30 million or more. The region also tops the list of metro-area wealth centers and its total number of millionaires is greater than the combined total of the next three largest cities – Los Angeles, Chicago, and Washington, D.C.

Out of the 100 most expensive zip codes in America ranked by Forbes Magazine, 17 of them are New York City zip codes. From this list, 3 Upper East Side zip codes are ranked within the top 10, including the 10021 zip code which is located just a few blocks north of 595 Madison Avenue.

The 10022 zip code, where 595 Madison Avenue is located, had a median home price of \$2.2 million in 2012, up 71% from the year prior. Additionally, it had an adjusted gross income of approximately \$5.5 million, making it the second wealthiest zip code in the state of New York, just behind the 10021 zip code located just a few blocks to the north.

MADISON AVENUE AND 57TH STREET: THE PINNACLE OF LUXURY

Madison Avenue is one of the most high-profile luxury streets in the world. Boasting flagship boutiques for some of the world's most elite designers as well as the world-renowned Barney's department store, this exceptional avenue has a reputation for sophistication and charm evidenced by the elegant storefronts that line it.

Also ranked close to Fifth Avenue as one of the most expensive shopping streets not only in the United States but also the world, Madison Avenue is home to some of the world's most prestigious flagship stores. Ralph Lauren, Celine, Chloe, Gucci, Cartier, Dolce & Gabbana, Valentino, Oscar de la Renta, and Giorgio Armani are a few of the luxury boutiques on the avenue.

The area also has ultra-exclusive spas and salons and a celebrated collection of world-class dining. A few of the most notable salons include the Warren Tricomi Salon and the Kimara Ahnert Salon. Many of Manhattan's four and five star restaurants are located in Midtown and the Upper East Side. Daniel, one of New York City's most coveted five star restaurants, is located just a few steps away from the property.

595 Madison Avenue is located in the area with the city's most elegant boutiques, world-renowned hotels, and some of the most coveted restaurants, making it one of the most desirable retail locations in the world.





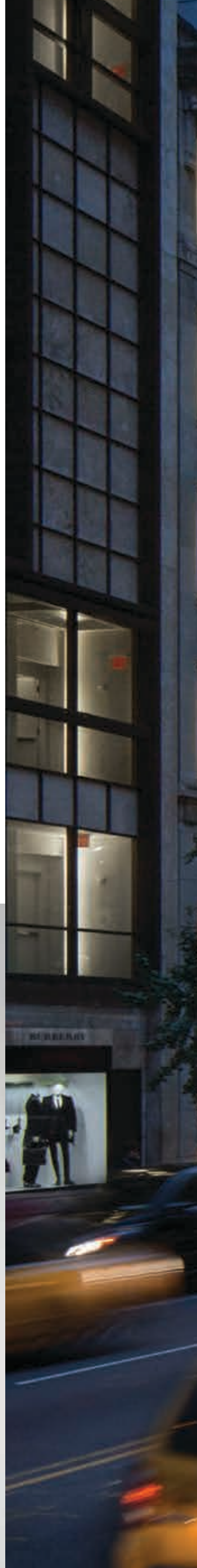
57TH STREET

Fifty-Seventh Street is anchored by legacy retailers and cultured attractions such as Tiffany's, Bergdorf Goodman, Carnegie Hall, the Russian Tea Room, and the Four Seasons Hotel. The street has attracted marquee retailers and mansions for the most luxurious brands in the world: Chanel, Van Cleef & Arpels, Bulgari, Dior, Fendi, Prada, and Audemars Piguet. The office towers along 57th Street attract an elite caliber of some of the premiere private equity and investment institutions in the world, including TPG-Axon, Lonestar, Highbridge, Pershing Square, Apollo, Soros, and Auda.

Most recently 57th Street has become the "It" street for the most expensive and architecturally distinctive modern residences in the world. This is especially due to such high-profile buildings as 157 West 57th Street and 432 Park Avenue where sales reached \$90 million for an individual condominium.

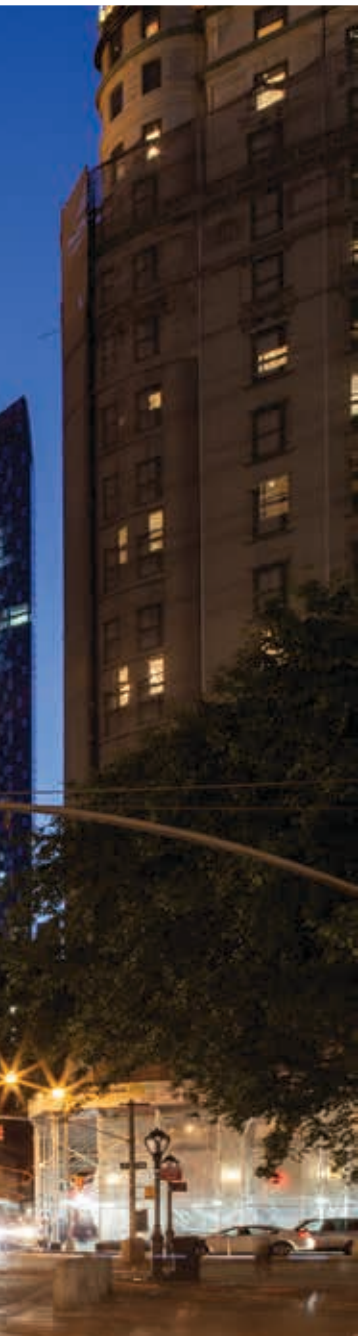
The Viceroy Hotel is a new addition to 57th Street and Nordstrom will create an inaugural Manhattan flagship on the street as well.

The prestigious blocks of 57th Street between Eighth and Lexington Avenues have now claimed the nickname "Billionaire's Row" due to the presence of the billionaire funds and billionaire homes. 41 East 57th Street, the alternate address to 595 Madison Avenue, has a unique and distinctive corner presence at the heart of the street and links the luxury hotels, prestigious retail, and glamorous homes of Fifth Avenue, Madison Avenue, and 57th Street.









PROXIMITY TO FIFTH AVENUE

Fifth Avenue is one of the most expensive shopping streets in the world. It is just steps from Madison Avenue and, like Madison, it has some of the most luxurious retail boutiques, flagship stores, and luxury hotels.

Fifth Avenue is one of the most trafficked streets in New York City and produces some of the highest retail sales in the world. Multiple flagships line this iconic street – Cartier, Tiffany, Bergdorf Goodman, Gucci, Bulgari, Versace, Giorgio Armani, and Salvatore Ferragamo are only a few of the many prestigious retailers rooted on this street. This distinguished avenue is also home to the world-renowned Saks Fifth Avenue, one of New York's most elite and famed department stores.

595 Madison Avenue's close proximity to this world-famous street further enhances the exceptional and unparalleled value of this iconic retail opportunity.



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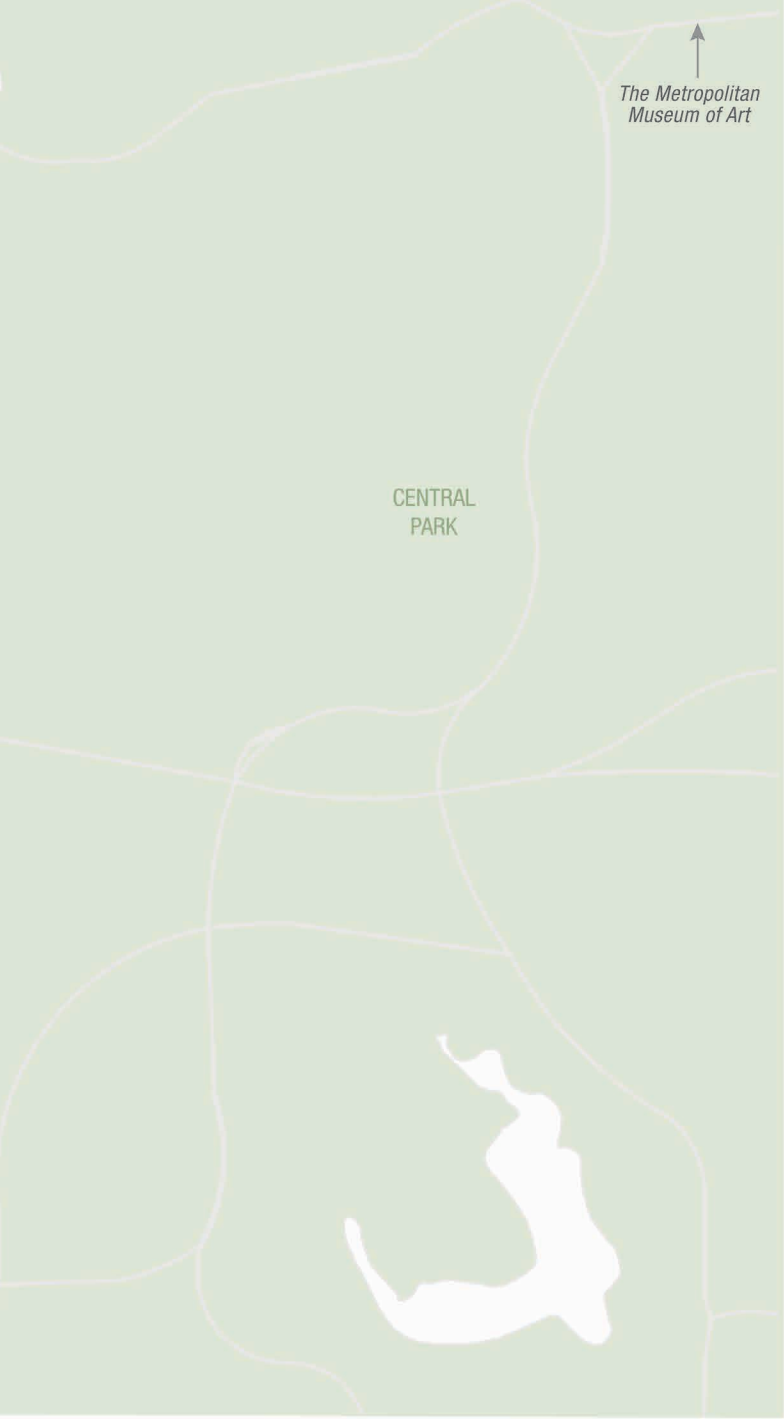
Les Dieux

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THE GATEWAY TO LUXURY





The Metropolitan Museum of Art

CENTRAL PARK

CENTRAL PARK SOUTH

Essex House Hotel

Ritz-Carlton Hotel

The Helmsley Hotel

Plaza Hotel

Warren-Tricomi Salon

Future Nordstrom

Gilbert Albert

Bergdorf Goodman

Van Cleef & Arpels

595 MADISON AVENUE

Carnegie Hall

Russian Tea Room

Kingside Restaurant

Voaroy New York

Nobu

Mackenzie-Chilias

Smythson

Bulgari

Piaget

Mikimoto

Prada

Abercrombie & Fitch

Harry Winston

Henri Bendel

The Peninsula Hotel

Wempe

Swarovski

Lindt

Museum of Modern Art

St. Thomas Church

Gap

Uniqlo

Swatch

Hollister

Zara

Juicy Couture

Godiva

H&M

Façonnable

Cole Haan

Michael Kors

Lacoste

Aritzia

SIXTH AVENUE

Ralph Lauren

Ralph Lauren Childrenswear

Céline

Frick Collection

Ladurée

Juicy Couture

Chloé

Christoffe

Gucci

Cho Cheng

Cartier

de Grisogono

Proenza Schouler

Jill Sander

Kent & Curwen

Belstaff

Oliver Peoples

Buccellati

Giuseppe Zanotti

Herve Leger

CH Carolina Herrera

John Lobb

Cesare Attolini

Ippolita

Creed

Michael Kors

Luigi Bonrelli

L'etoile Royale

Robert Marc

Lana Marks

Nicole Miller

Oscar de la Renta

BCBG Max Azria

Derek Lam

Giorgio Armani

Roger Vivier

Etro

Beretta

Jimmy Choo

Mauboussin

David Yurman

Graff

Kentshire

Faberge

Hublot

Hermès

The Pierre Hotel

Barney's

Calvin Klein

Cipriani

The Sherry-Netherland Hotel

Tod's

Crato & Barrel

Apple

Bally

Porsche Design

Vertu

Tumi

FAO Schwarz

Bergdorf Men's

Ugg

Montblanc

Louis Vuitton

YSL

Burberry

Miu Miu

Chanel

Dior

Fendi

Alain Mikli

Jacob & Co

Lacoste

Tumbull & Asser

Phillips de Pury

Carlo Pazonini

The Walking Company

Robert Marc

Allen Edmonds

Alfred Dunhill

Officine Panerai

Hickey Freeman

Links London

Talbots

Eileen Fisher

Marni

Hotel Elisee

Camicissima

Cellini

New York Palace Hotel

St. Patrick's Cathedral

Saks Fifth Avenue

Burberry London

Burberry Brit

American Girl Place

FIFTH AVENUE

MADISON AVENUE

PARK AVENUE

E 72ND ST

E 71ST ST

E 70TH ST

E 69TH ST

Hunter College

E 68TH ST

E 67TH ST

Park Avenue Armory

E 66TH ST

E 65TH ST

E 64TH ST

E 63RD ST

E 62ND ST

E 61ST ST

E 60TH ST

E 59TH ST

E 58TH ST

E 57TH ST



E 56TH ST

E 55TH ST

E 54TH ST

E 53RD ST

E 52ND ST

E 51ST ST

E 50TH ST

E 49TH ST

E 48TH ST



THIS EXQUISITE PROPERTY OFFERS CEILING HEIGHTS AS HIGH AS 17 FEET AND FLOOR SIZES AS LARGE AS 11,000 SQUARE FEET.



THE RETAIL

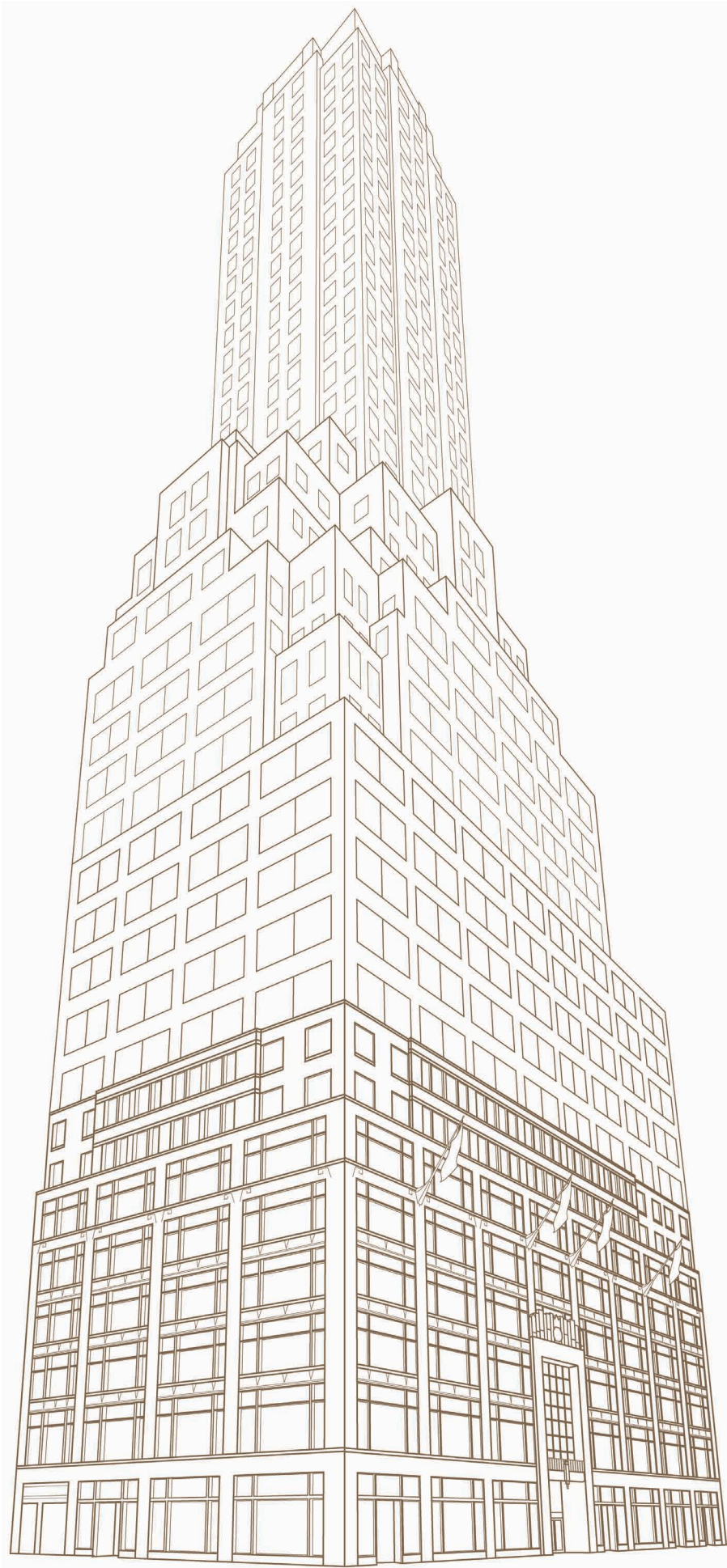




57TH STREET FRONTAGE



ELEVATIONS



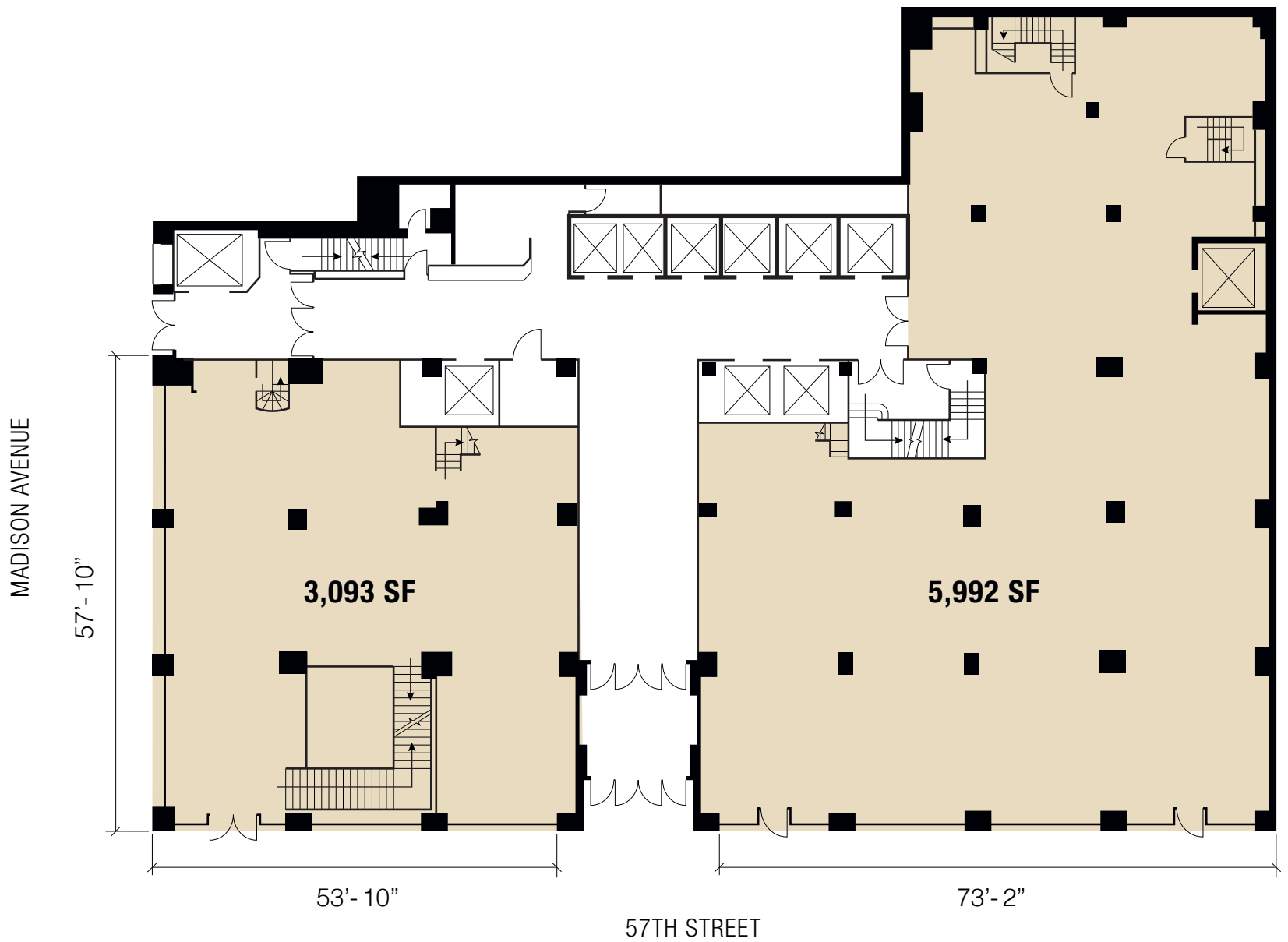
CEILING HEIGHTS (T.O.S.)

7th Floor	12'-0"
3rd - 6th Floors	12'-10"
2nd Floor	14'-6"
Ground Floor	16'-8"
Lower Level 1	12'-0"
Lower Level 2	12'-0"

595 MADISON AVENUE - 41 EAST 57TH STREET

FLOOR PLAN GROUND FLOOR

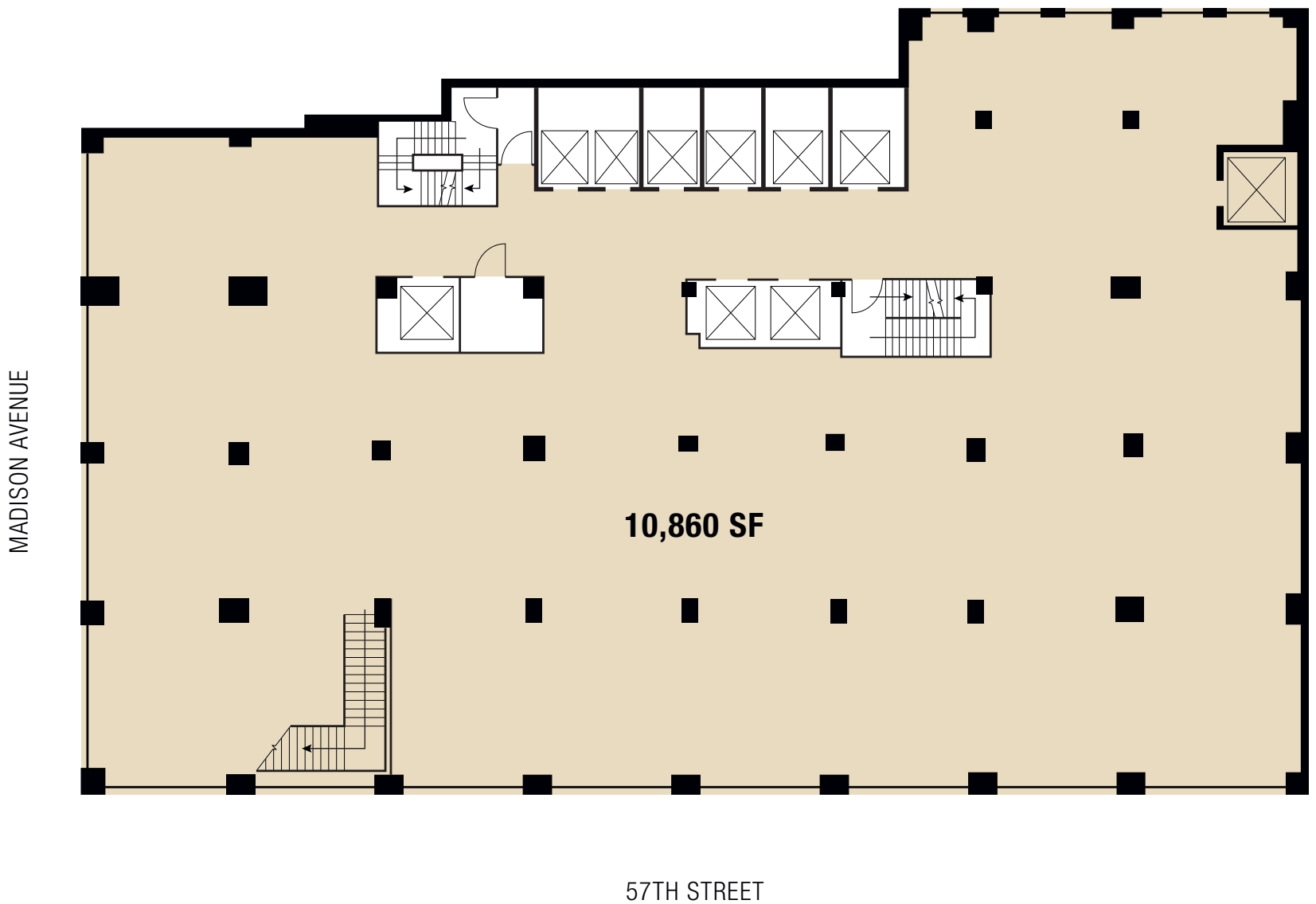
Ceiling Heights: 16'-8"



595 MADISON AVENUE - 41 EAST 57TH STREET

FLOOR PLAN SECOND FLOOR

Ceiling Heights: 14'-6"

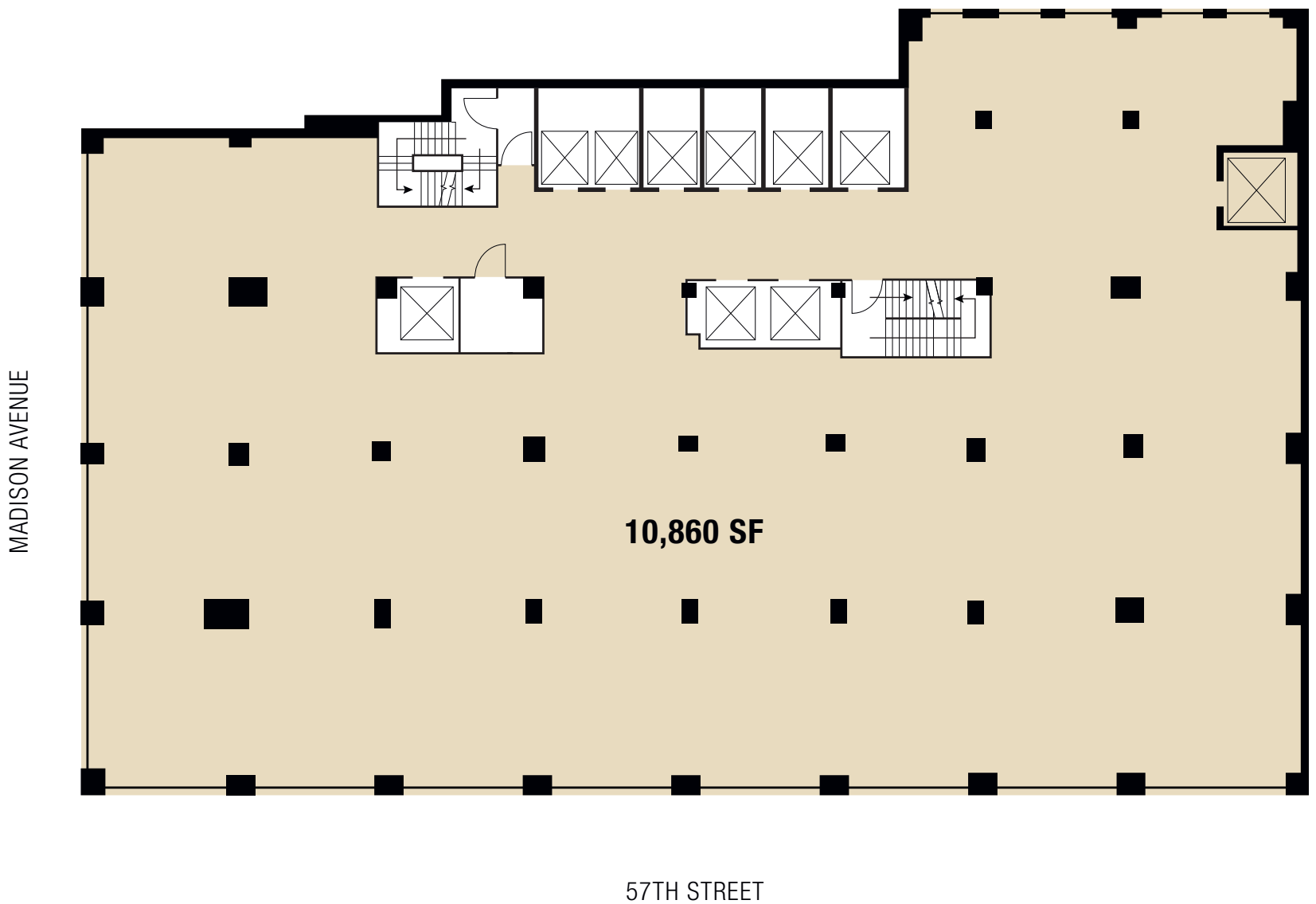


595 MADISON AVENUE - 41 EAST 57TH STREET

FLOOR PLAN

THIRD FLOOR

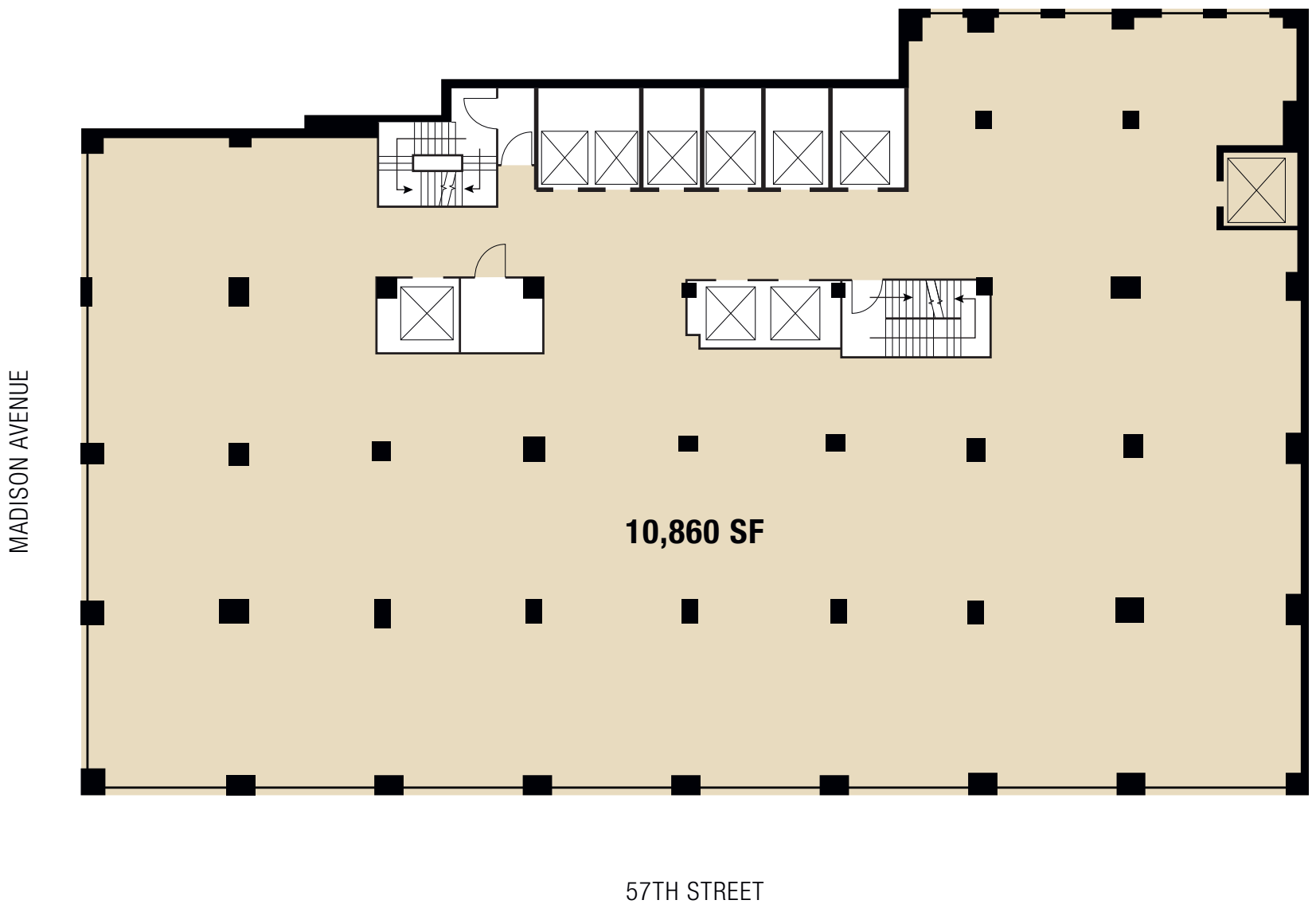
Ceiling Heights: 12'-10"



595 MADISON AVENUE - 41 EAST 57TH STREET

FLOOR PLAN FOURTH FLOOR

Ceiling Heights: 12'-10"

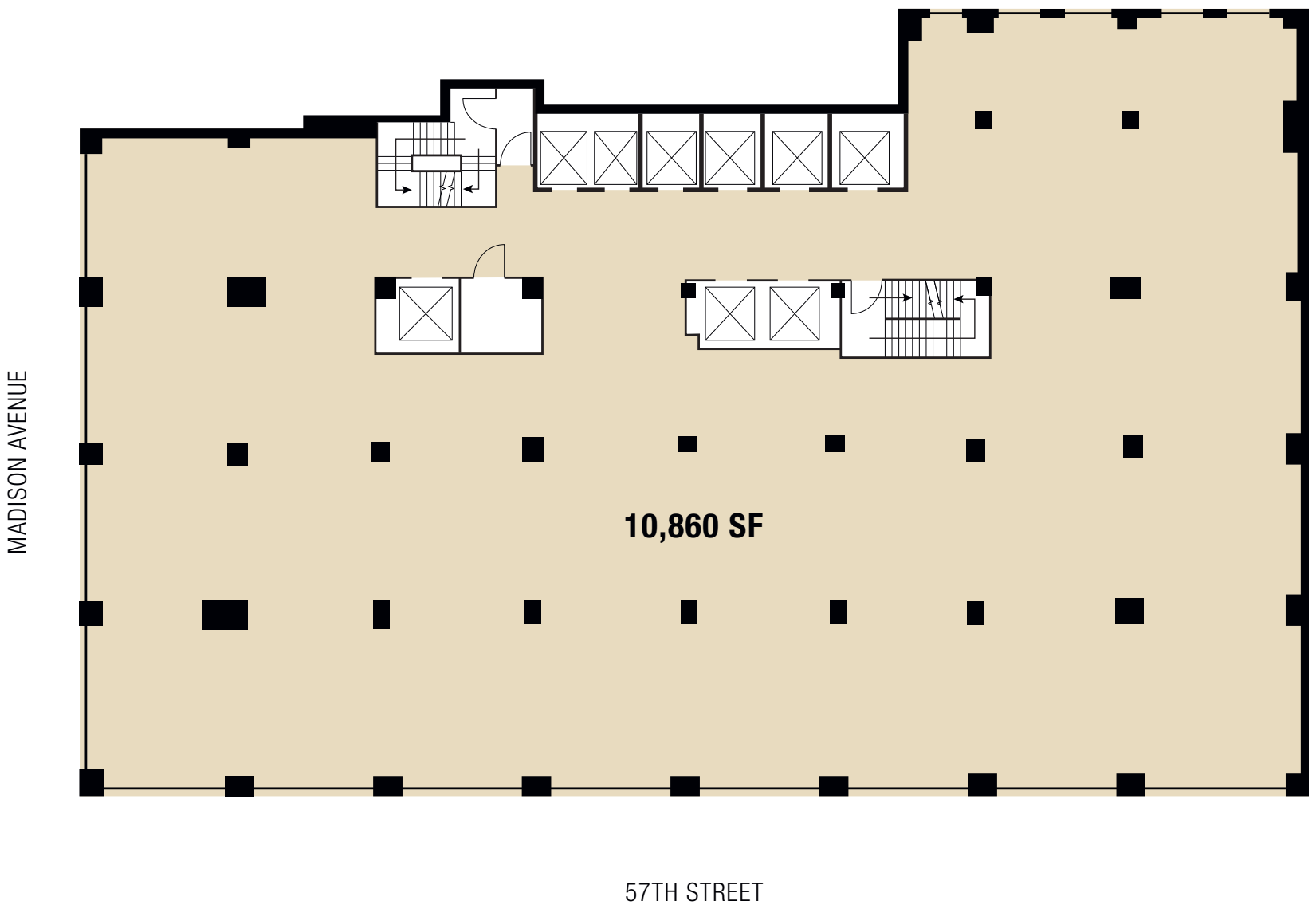


595 MADISON AVENUE - 41 EAST 57TH STREET

FLOOR PLAN

FIFTH FLOOR

Ceiling Heights: 12'-10"

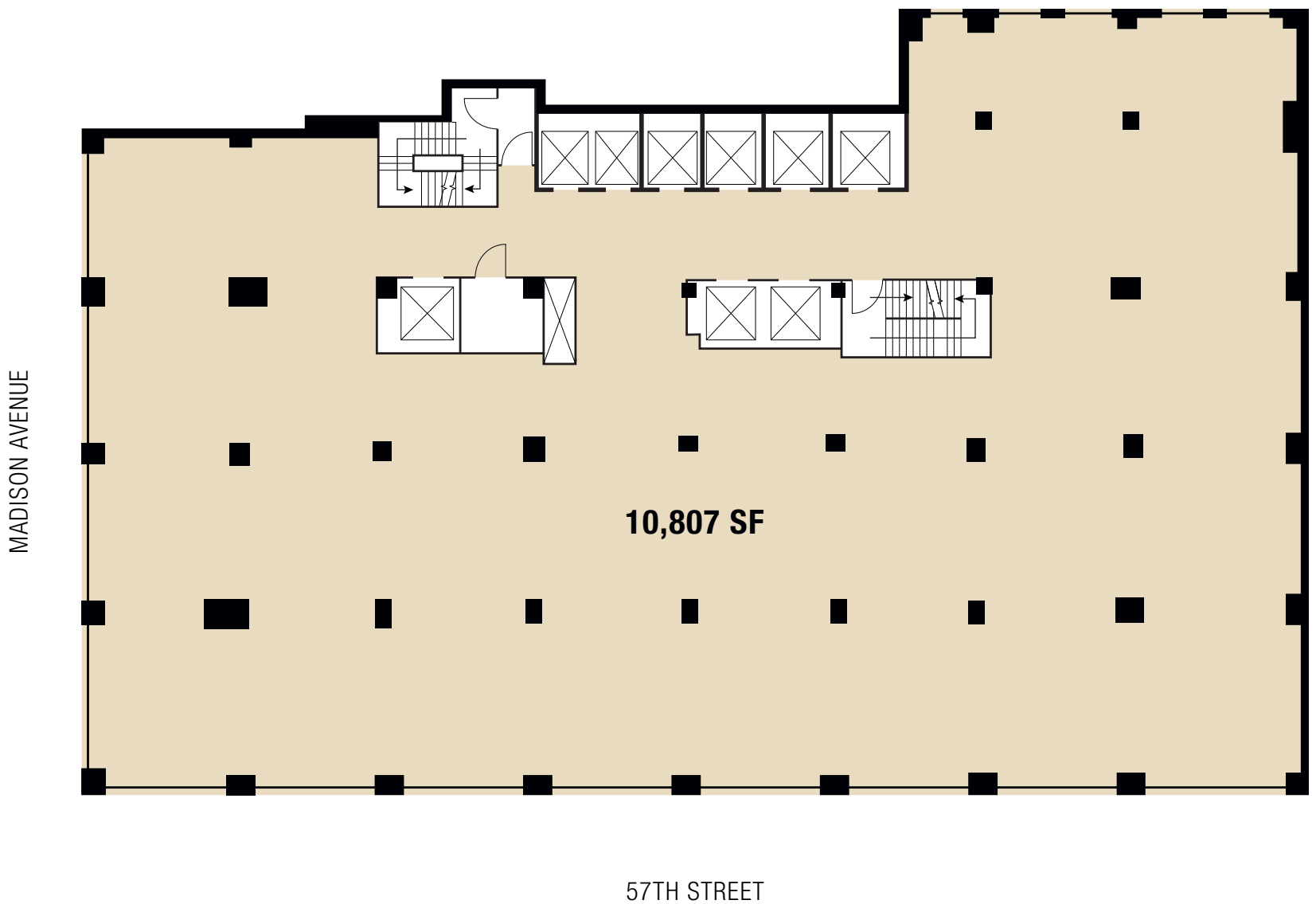


595 MADISON AVENUE - 41 EAST 57TH STREET

FLOOR PLAN

SIXTH FLOOR

Ceiling Heights: 12'-10"

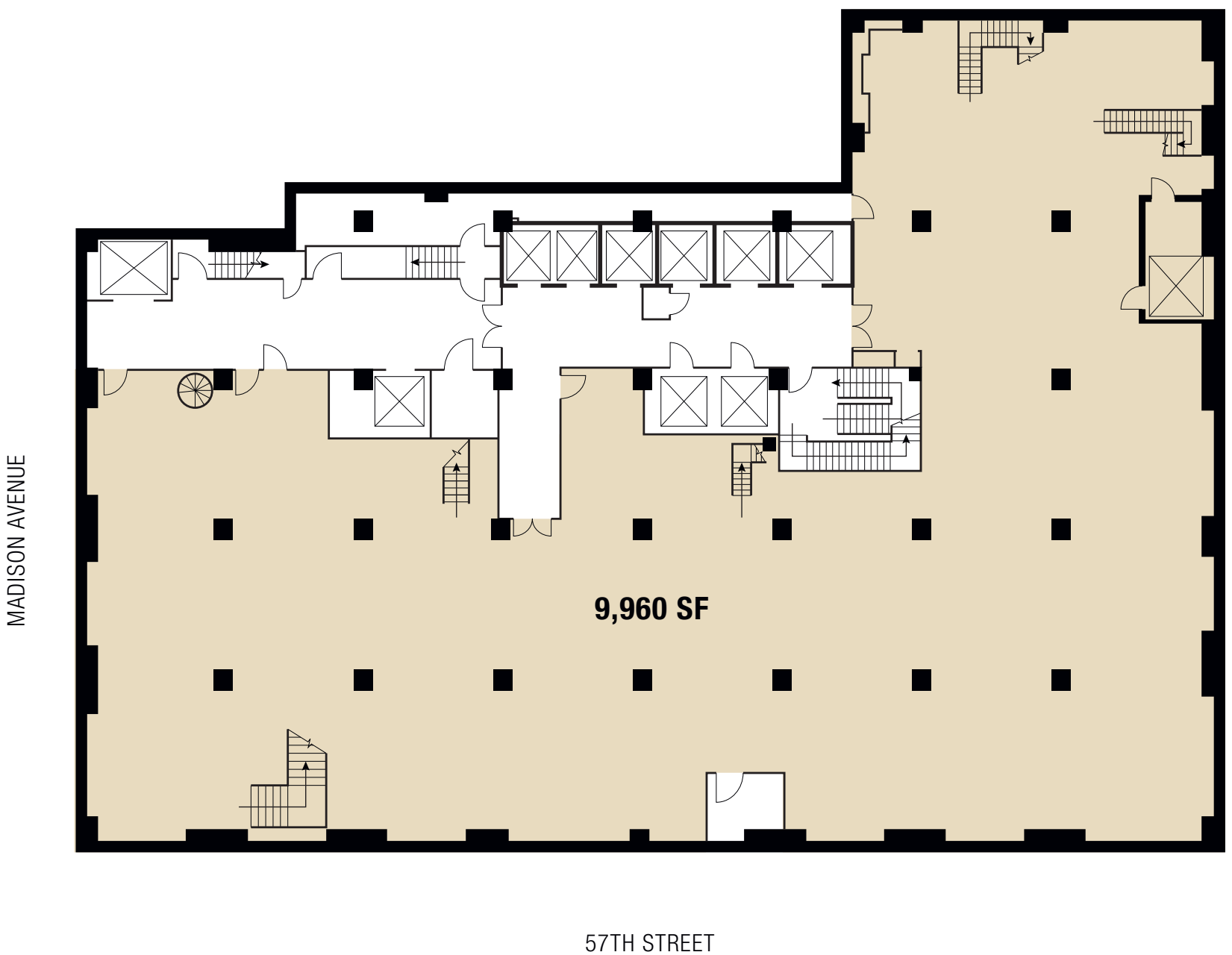


595 MADISON AVENUE - 41 EAST 57TH STREET

FLOOR PLAN

LOWER LEVEL 1

Ceiling Heights: 12'-0"

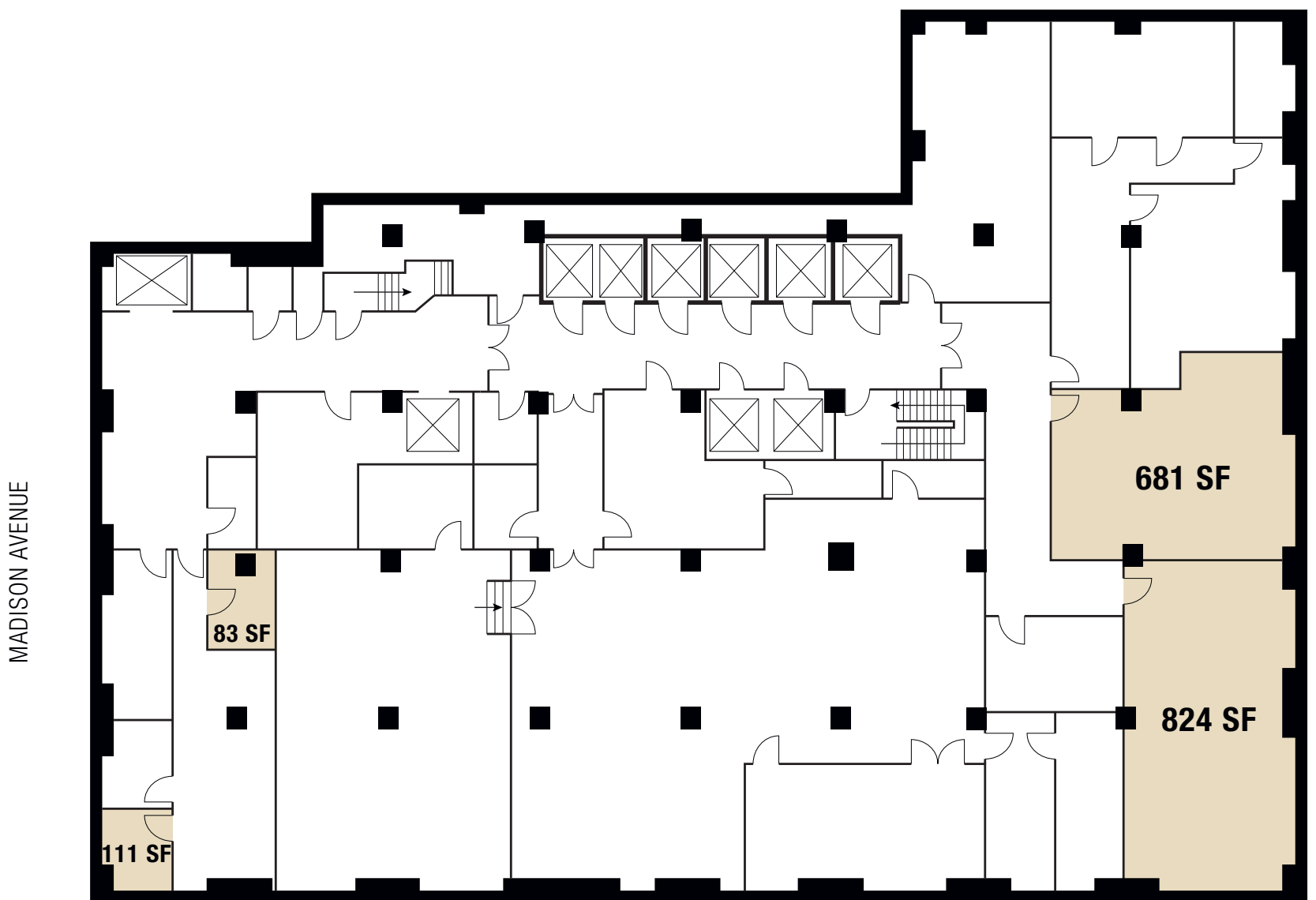


595 MADISON AVENUE - 41 EAST 57TH STREET

FLOOR PLAN

LOWER LEVEL 2

Ceiling Heights: 12'-0"



57TH STREET





SECOND FLOOR INTERIOR LOOKING TO MADISON AVENUE & 57TH STREET

VORNADO REALTY TRUST

Vornado Realty Trust

Vornado Realty Trust is a preeminent owner, manager and developer of office, retail and residential assets. Its portfolio of over 100 million square feet includes nationally recognized properties such as The Bloomberg Tower and the New York Stock Exchange headquarters in New York City, the retail block front of 1540 Broadway in Times Square, the 555 California Street skyscraper in San Francisco, and the historic Merchandise Mart in Chicago. Vornado is Manhattan's largest owner/manager of urban retail, controlling over 2.7 million square feet in 60 properties situated in the most prestigious, expensive, and highly trafficked retail corridors in New York City including Fifth Avenue, Madison Avenue, Times Square, Herald Square-34th Street, and SoHo.

Vornado Realty Trust is one of the largest publicly traded REITs in the nation. The company is an S&P 500 constituent with an enterprise value exceeding approximately \$30 billion. In 2012 Vornado commemorated 50 years on the New York Stock Exchange.

Vornado Luxury Retail Expertise

Vornado has an unparalleled understanding of the luxury retailer's desire for both exceptional locations as well as a building run to a luxury standard. We also have an understanding of the need for prominent branding and exposure and we work hand-in-hand with luxury tenants to make the store and the building the best, most elegant building. Additionally, we are known for renovating lobbies, redoing storefronts, and keeping mechanical systems at the highest level. Select tenants include Cartier, Christofle, Chloé, Gucci, Belstaff, Berluti, John Varvatos, Sandro, Fogal, Tod's, Ferragamo, and Prada.

LEASING INFORMATION

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