



530

F I F T H

CBRE

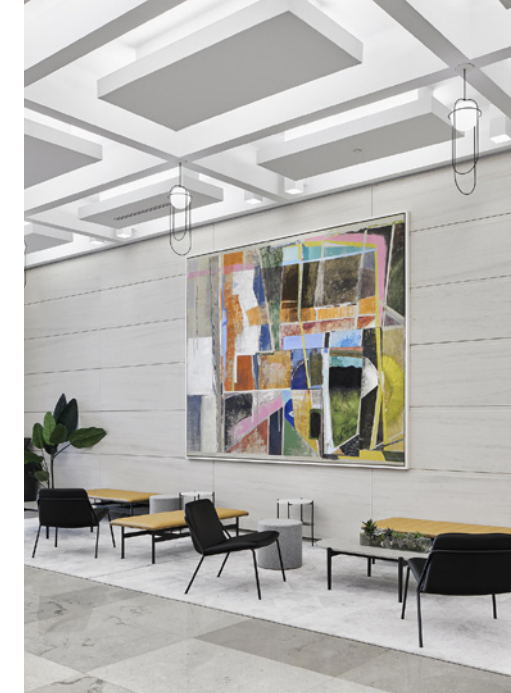
THRIVING IN STYLE

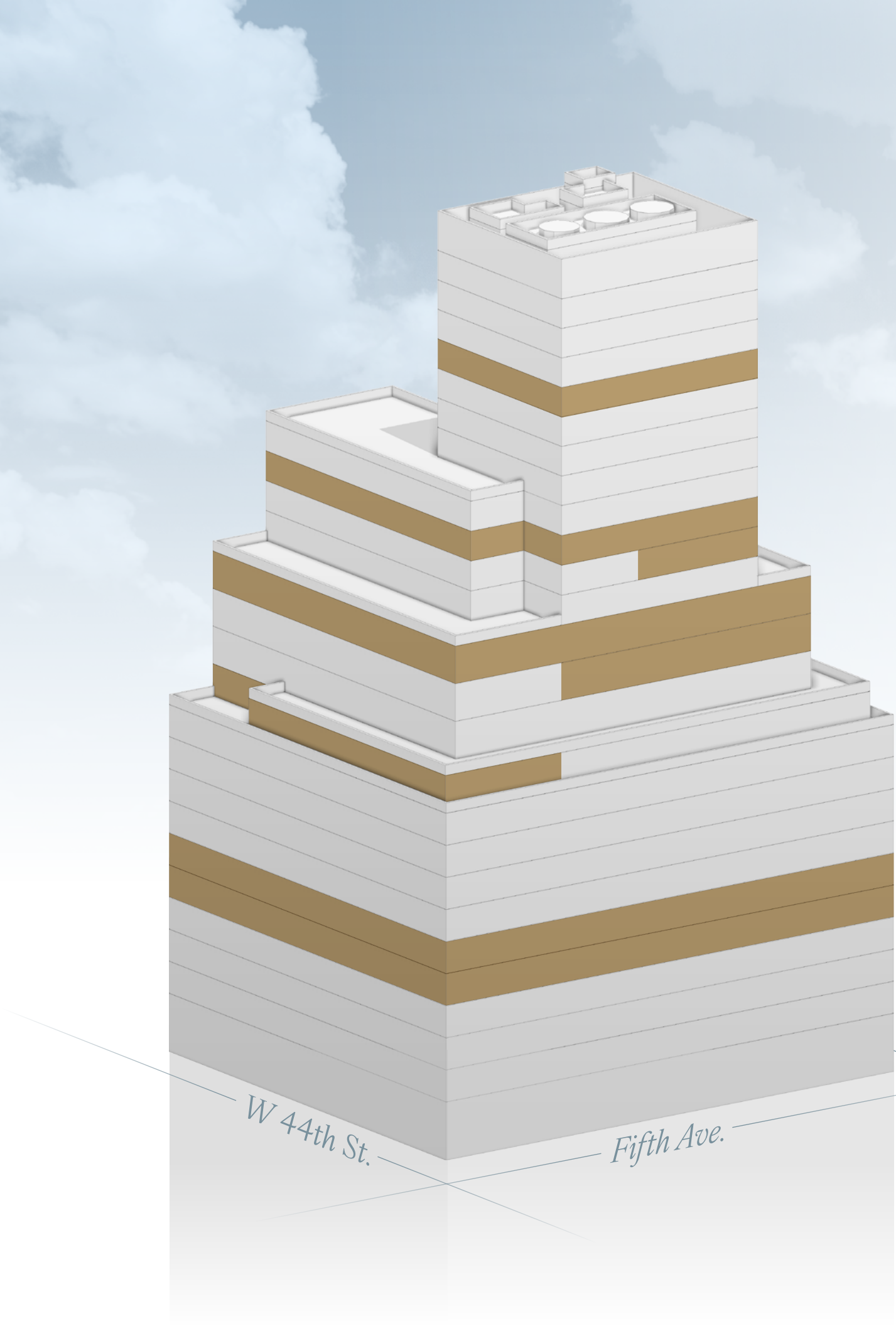
WHERE TRADITION *meets* MODERN ELEGANCE

Our boutique building merges premium amenities with versatile office solutions, catering to diverse sectors, including tech, creative, hospitality, finance, and law. The building, which extends from 44th to 45th Street, has its primary entrance located on Fifth Avenue, creating a distinct sense of arrival.

With customizable spaces, state-of-the-art amenities like the Convene Conference Center, co-working spaces, health and fitness programs, and a new specialty coffee shop, we place our tenants at the heart of Manhattan's iconic avenue — ensuring a workspace that's not just about business but about thriving in style.

530 FIFTH AVENUE





AVAILABILITIES

FLOOR	RSF	POSSESSION	CONDITION
Entire 23rd	7,803	March 2026	Space can be refreshed or rebuilt
Entire 18th ↗	15,074	Immediate	Whitebox
Partial 17th ↗	9,527	Immediate	Prebuilt features 5 conference rooms, 4 offices, pantry and open area
Entire 15th	22,559	Immediate	Space can be refreshed or rebuilt
Partial 14th ↗	8,221	Immediate	New Prebuilt (Oct 2025)
Partial 11th ↗	17,464	Immediate	Whitebox
Entire 6th ↗	34,479	Immediate	Demolished
Entire 5th	34,479	Immediate	Space can be refreshed or rebuilt

530 FIFTH AVENUE

ELEVATED AMENITIES

AMENITY OFFERING

Amenity offering includes access to **convene** — a premium meeting and event venue that offers more than 15,000 sf of meeting space with 5 flexible rooms. Convene provides a space allowing for extensive client and event branding opportunities, in-house catering with customization options and dining private to each event, in-room A/V technology supported by an on-site team, and dedicated hospitality resources.

 HIGH-SPEED WI-FI	 COMPLIMENTARY MEETING SPACES	 SPACE + DESIGN	 CALENDAR OF EVENTS	 UNLIMITED ON-SITE DRINKS + SNACKS
 GUEST ACCESS	 REJUVENATING AMENITIES	 OUTDOOR TERRACE	 GOURMET CATERING	 CONFERENCE ROOMS + EVENT SPACE

TENANTS RECEIVE 50% OFF CONVENE MEMBERSHIPS AT 530 FIFTH

530 FIFTH AVENUE





FIFTH AVENUE REIMAGINED

A \$400 MILLION PEDESTRIAN-CENTERED TRANSFORMATION OF NEW YORK'S MOST ICONIC CORRIDOR

Inspired by commercial boulevards such as the Champs-Élysées in Paris, Regent and Oxford streets in London, Calle Serrano in Madrid, and Tokyos Ginza, the design integrates historical art deco elements and seeks to enhance Fifth Avenue's iconic architecture.

\$400M redesign funded
in FY2026 – First major
transformation in 200 years

Enhanced public space –
230 trees, 20,000 sq ft
of planters, and new
seating throughout

Pedestrian-first upgrades –
Wider sidewalks, fewer
car lanes, new lighting,
and added greenery

Citywide collaboration –
Led by NYC with Grand
Central Partnership, Bryant
Park Corp & others

“ We are bringing total investments up to over \$400 million
as we reclaim space for New Yorkers...

— Eric Adams, NYC Mayor ”



MAP

Fine Dining

- 1 Bryant Park Grill
- 2 Le Pavillon
- 3 Cipriani Dolci
- 4 Butter

Casual Dining

- 5 Vanderbilt Market
- 6 Sweetgreen
- 7 Le Pain Quotidien
- 8 Le Botaniste
- 9 Cava

Bars

- 10 The Campbell
- 11 Valerie
- 12 Bergamos
- 13 Madame George

Cafés

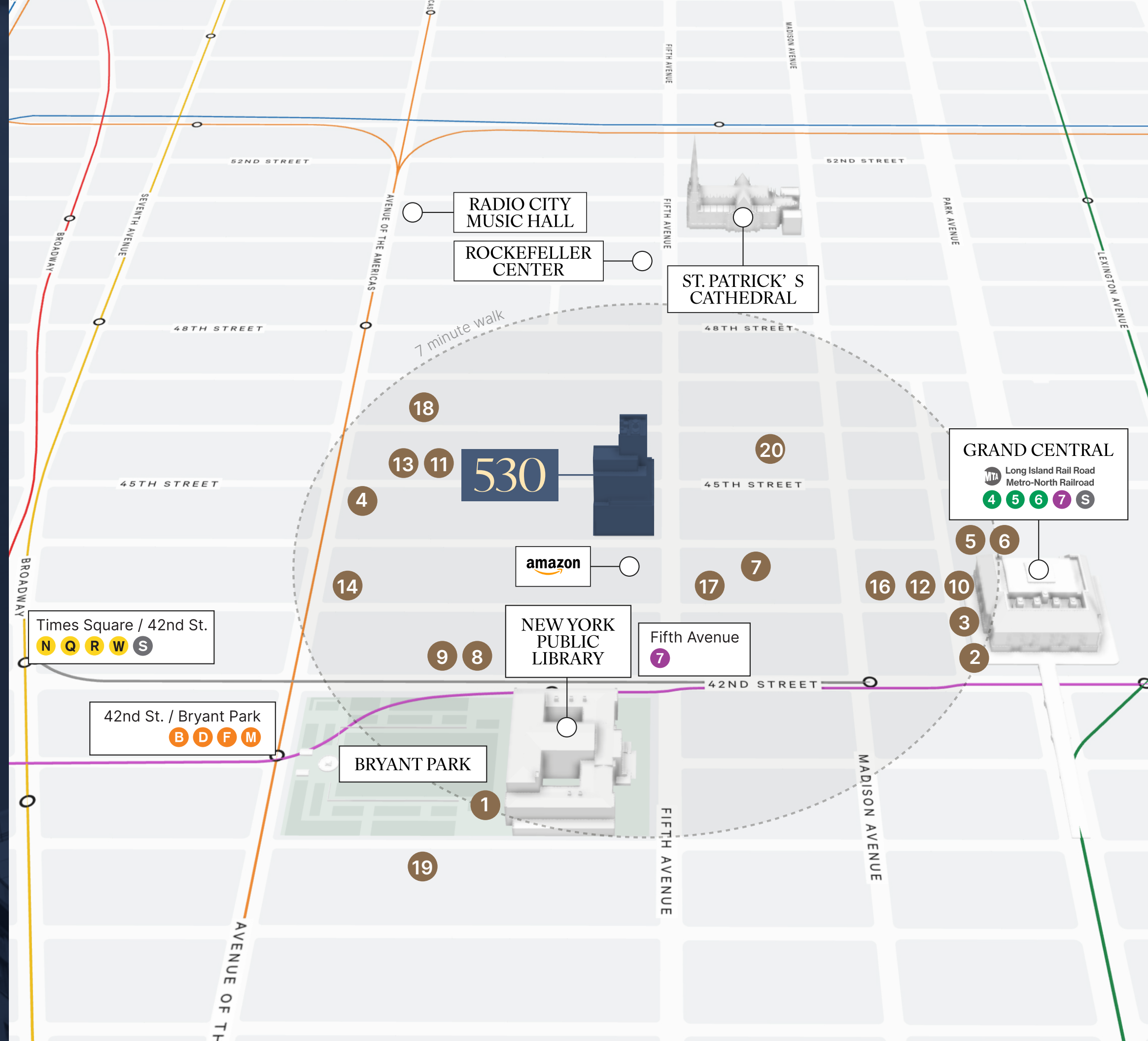
- 14 Bluestone Lane Coffee
- 15 Ground Central
- 16 The Clock

Gym

- 17 Equinox
- 18 Orange Theory

Hotels

- 19 Bryant Park Hotel
- 20 The Gotham Hotel



AS-BUILT

Entire 23rd
FLOOR

7,803 RSF

● WORKSTATIONS	11
● PRIVATE OFFICES	13
● BOARD ROOM	1
● CONFERENCE ROOMS	1
● COPY STATIONS	2
● PANTRY	1
● IT/STORAGE	1
TOTAL HEADCOUNT	24

530 FIFTH AVENUE

W 44th Street



W 45th Street

Fifth Avenue

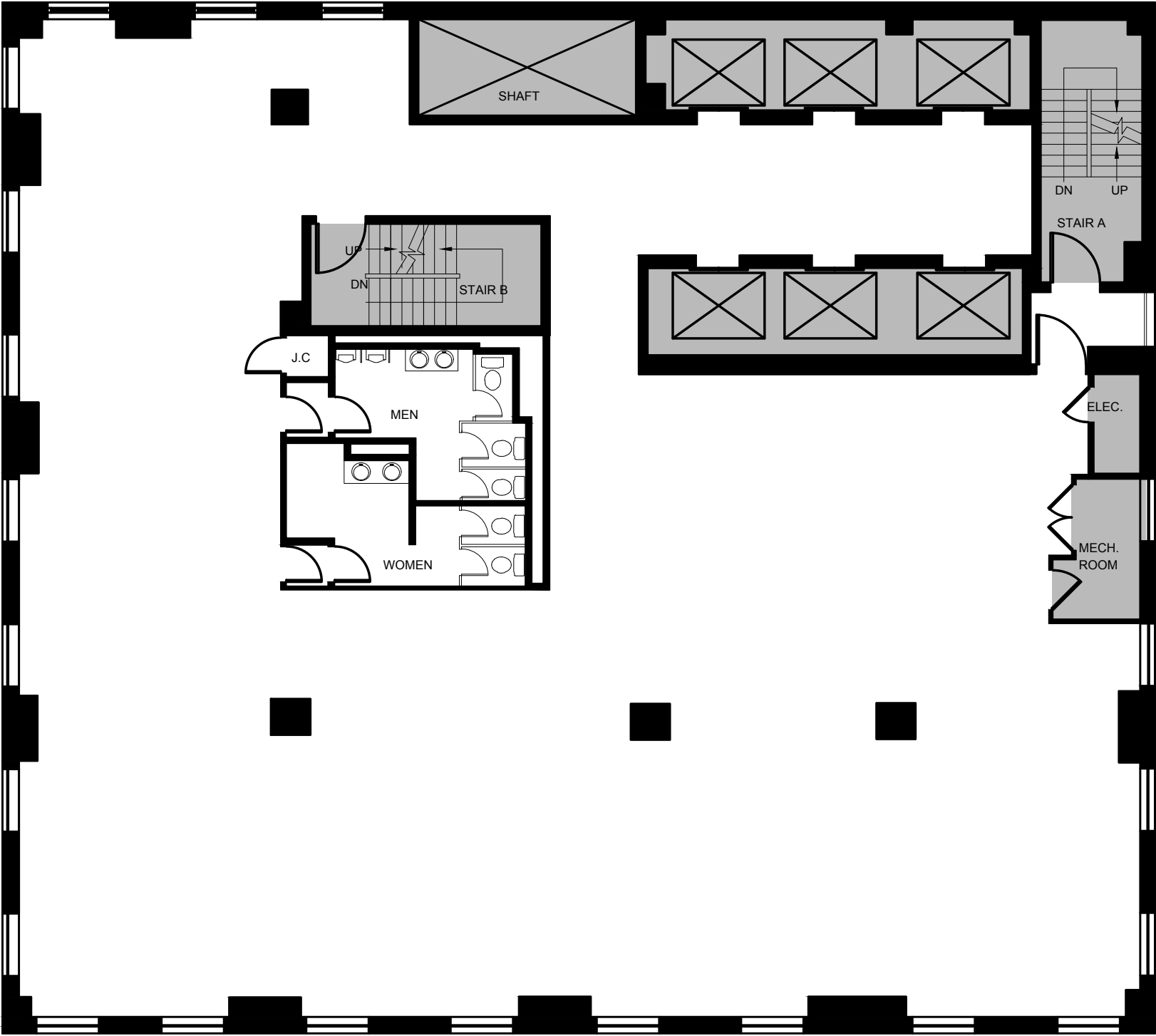
CORE + SHELL

Entire 23rd
FLOOR

7,803 RSF

530 FIFTH AVENUE

W 44th Street



W 45th Street

Fifth Avenue

TEST-FIT

Entire 18th
FLOOR

15,074 RSF

● WORKSTATIONS	64
● PRIVATE OFFICES	6
● HUDDLE ROOMS	4
● BOARD ROOM	1
● CONFERENCE ROOMS	1
● PHONE ROOMS	5
● COPY STATIONS	1
● PANTRY	1
● WELLNESS ROOM	1
TOTAL HEADCOUNT	70

530 FIFTH AVENUE

W 44th Street



W 45th Street

Fifth Avenue

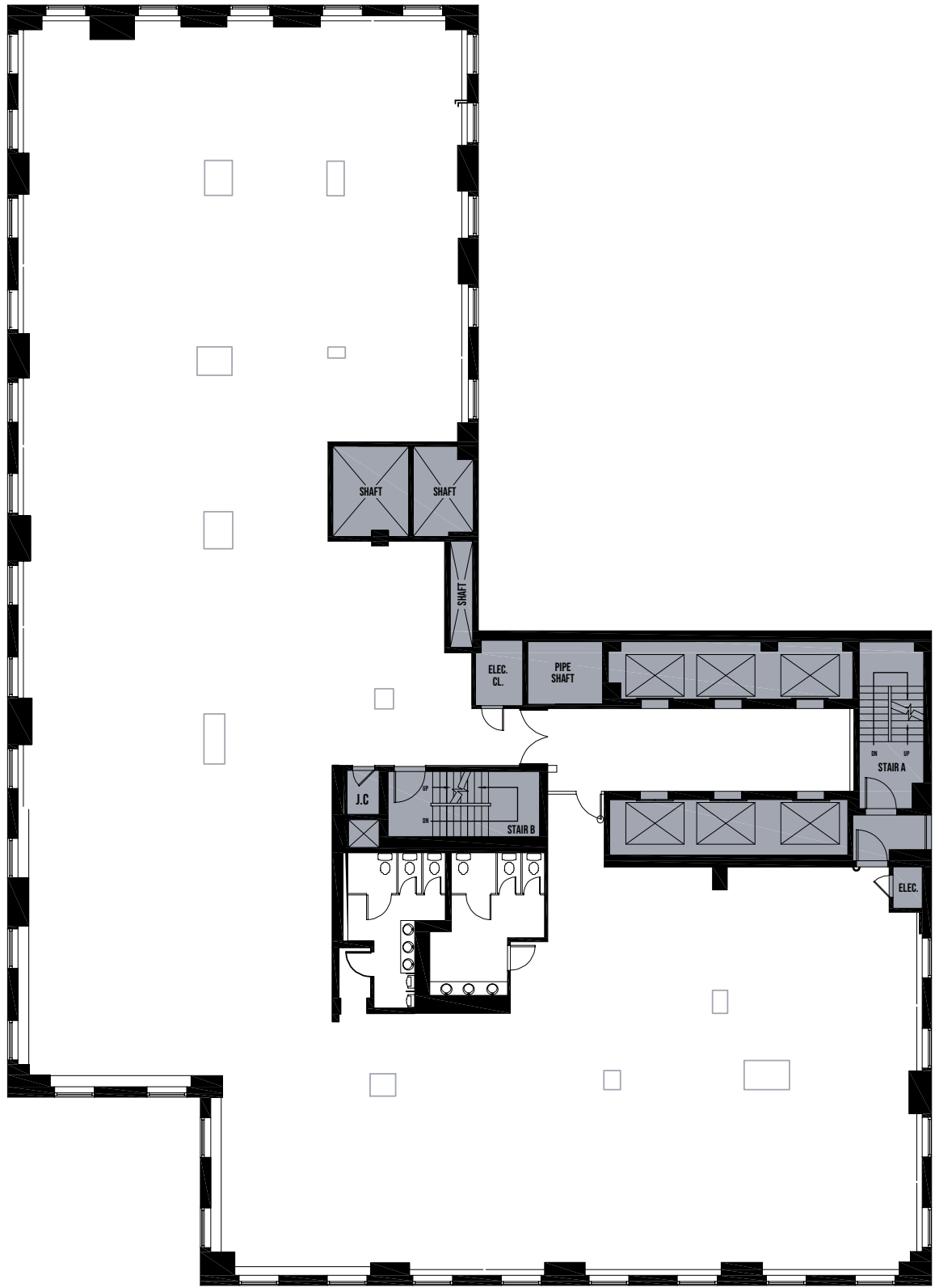
CORE + SHELL

Entire 18th
FLOOR

15,074 RSF

530 FIFTH AVENUE

W 44th Street



W 45th Street

Fifth Avenue

TEST-FIT

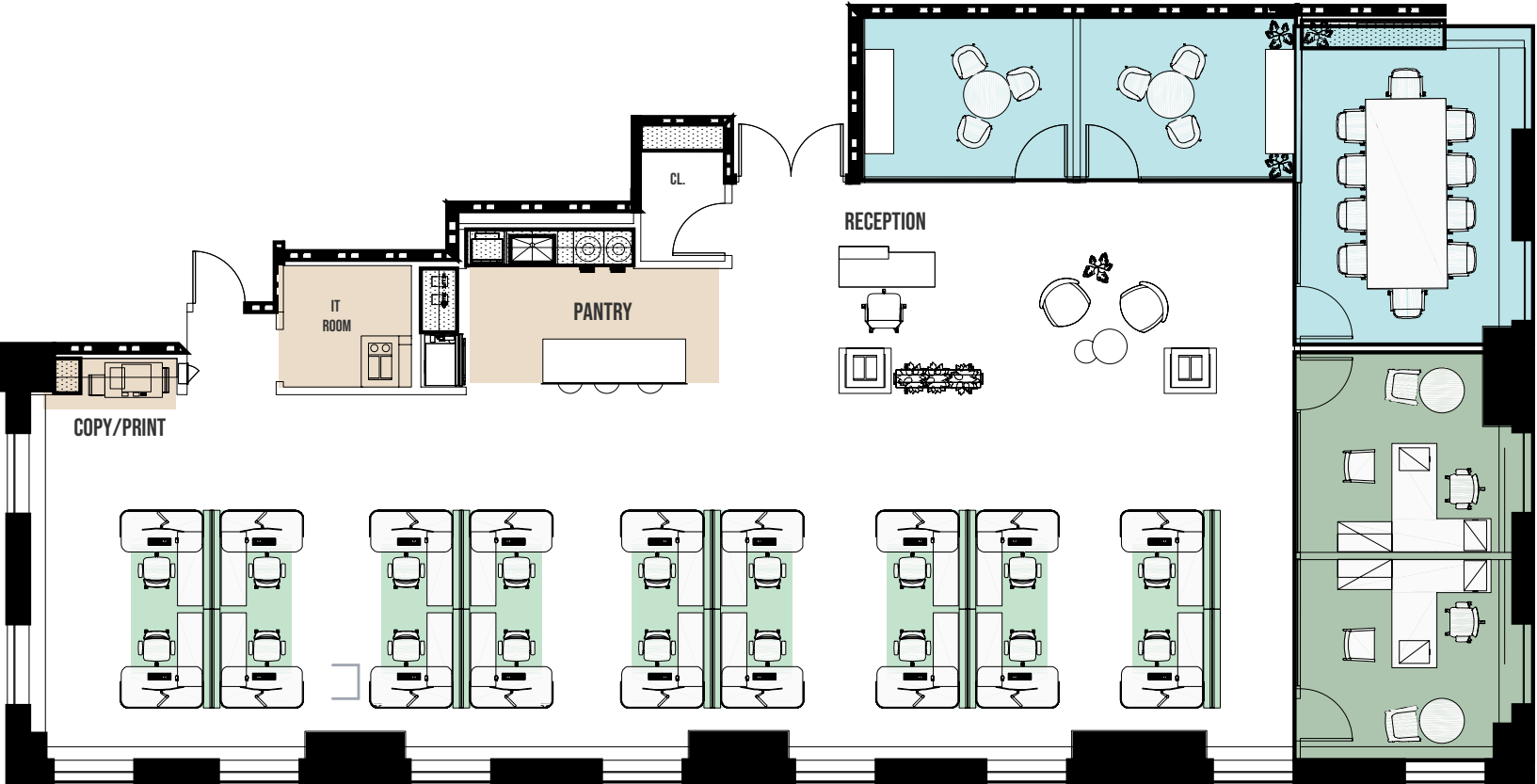
Partial 18th
FLOOR

5,424 RSF

● WORKSTATIONS	18
● PRIVATE OFFICES	2
● MEETING ROOMS	2
● CONFERENCE ROOM	1
● COPY STATIONS	1
● PANTRY	1
● IT/STORAGE	1
TOTAL HEADCOUNT	24

530 FIFTH AVENUE

W 44th Street



W 45th Street

Fifth Avenue

TEST-FIT

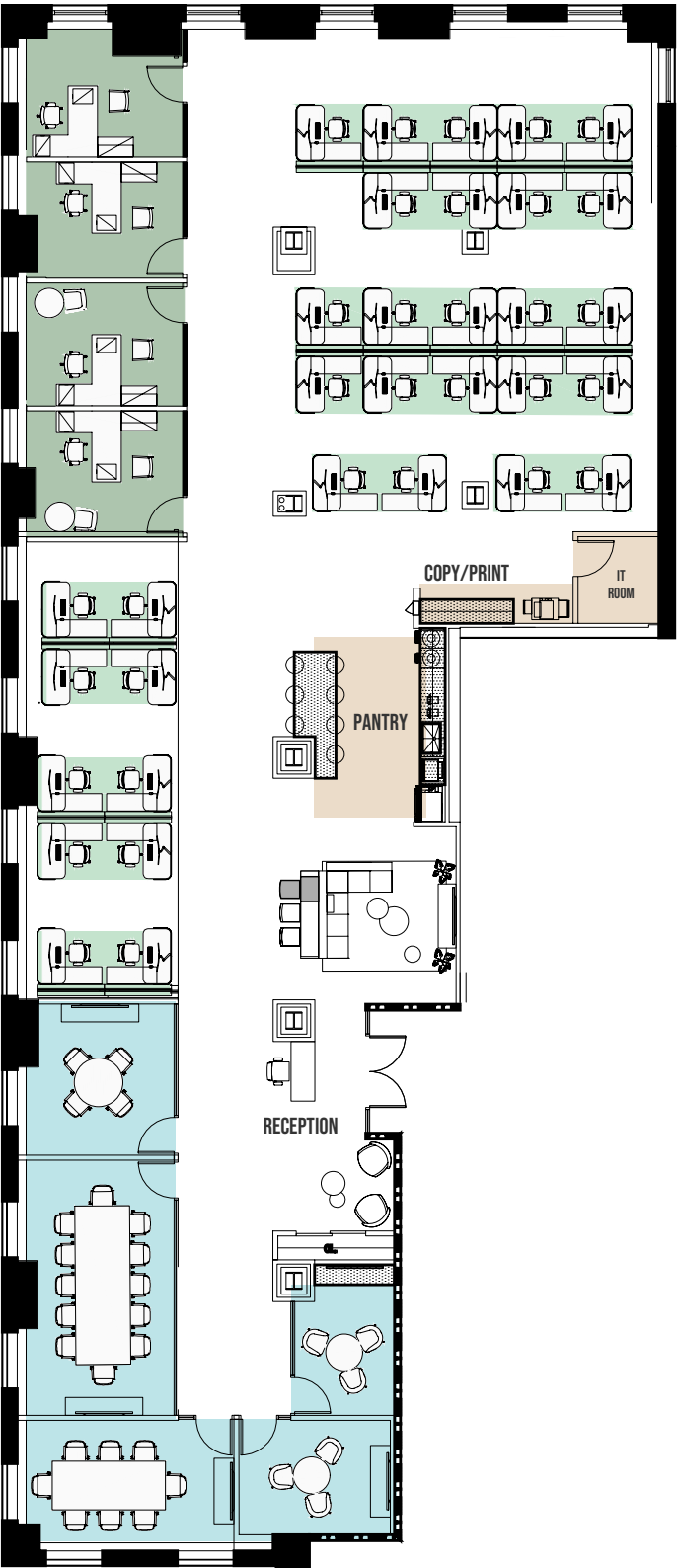
Partial 18th
FLOOR

9,650 RSF

● WORKSTATIONS	33
● PRIVATE OFFICES	4
● MEETING ROOMS	3
● CONFERENCE ROOMS	2
● COPY STATIONS	1
● PANTRY	1
● IT/STORAGE	1
TOTAL HEADCOUNT	40

530 FIFTH AVENUE

W 44th Street



Fifth Avenue

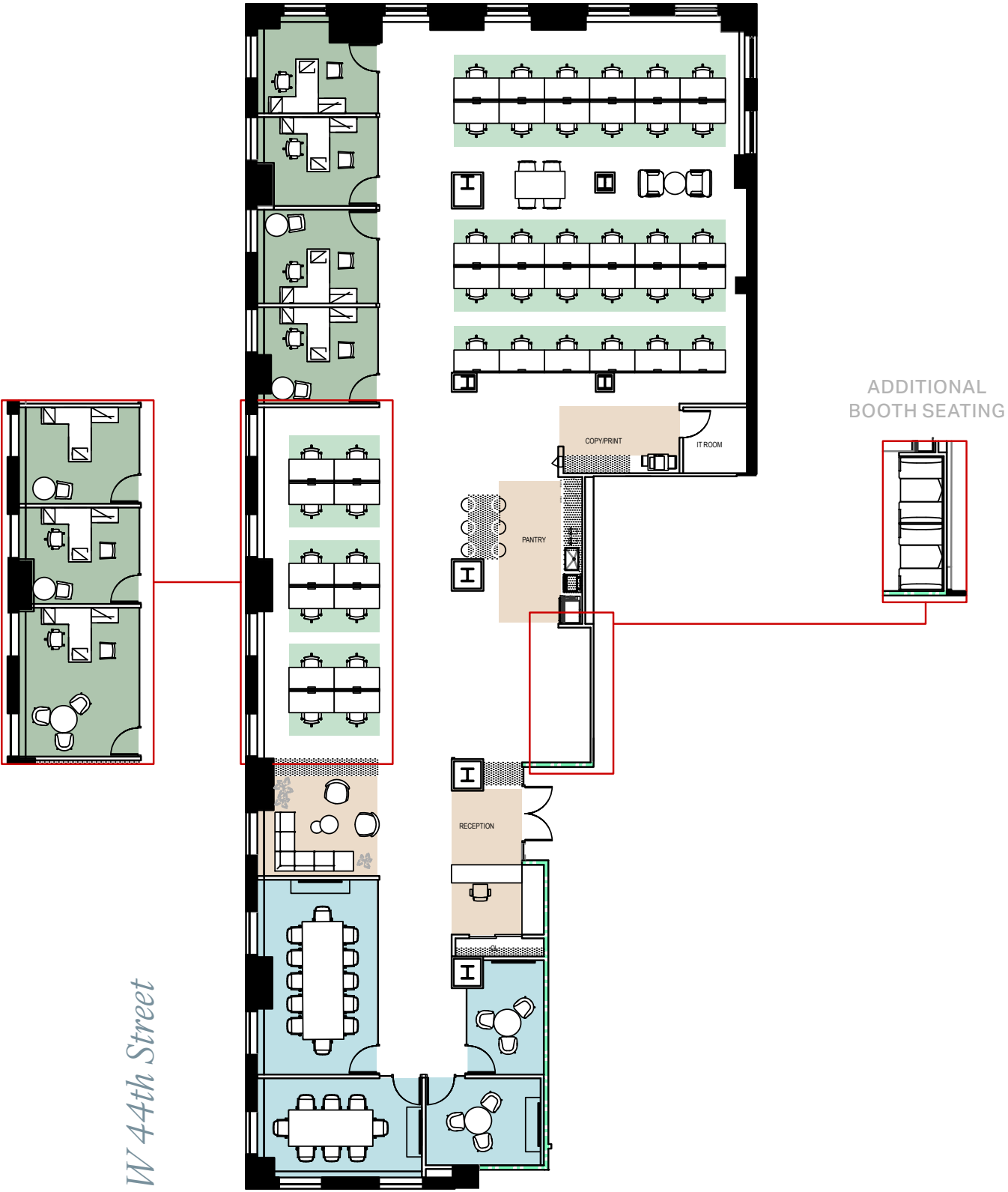
PREBUILT

Partial 17th FLOOR

9,527 RSF

● WORKSTATIONS	42
● PRIVATE OFFICES	4
● CONFERENCE ROOMS	2
● MEETING ROOMS	2
● PANTRY	1
● IT/STORAGE	1
TOTAL HEADCOUNT	46

530 FIFTH AVENUE



TEST-FIT

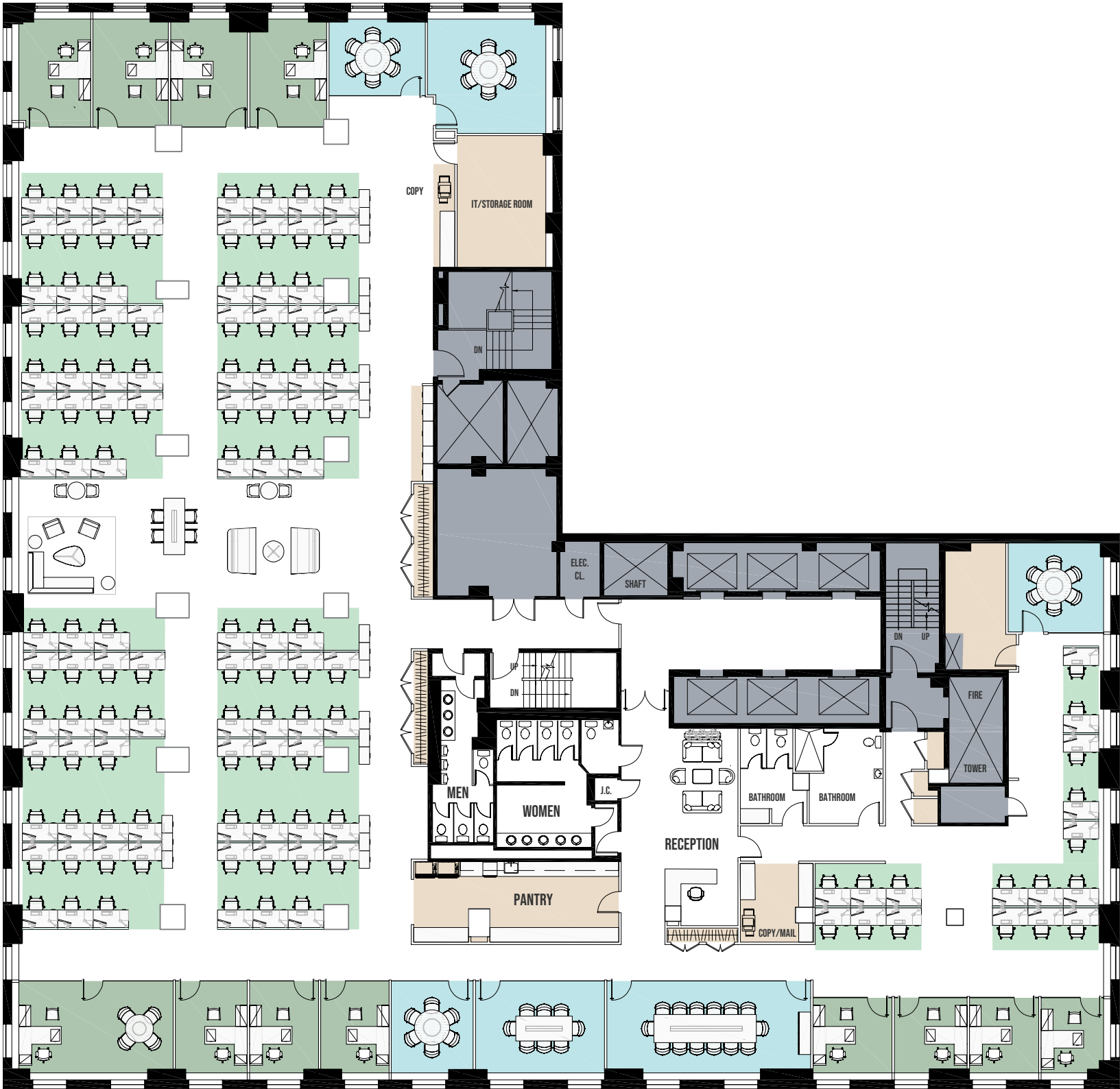
Entire 15th
FLOOR

22,559 RSF

● WORKSTATIONS	119
● PRIVATE OFFICES	12
● CONFERENCE ROOMS	8
● MEETING ROOMS	4
● COPY STATIONS	2
● PANTRY	1
● IT/STORAGE	5
TOTAL HEADCOUNT	132

530 FIFTH AVENUE

W 44th Street



W 45th Street

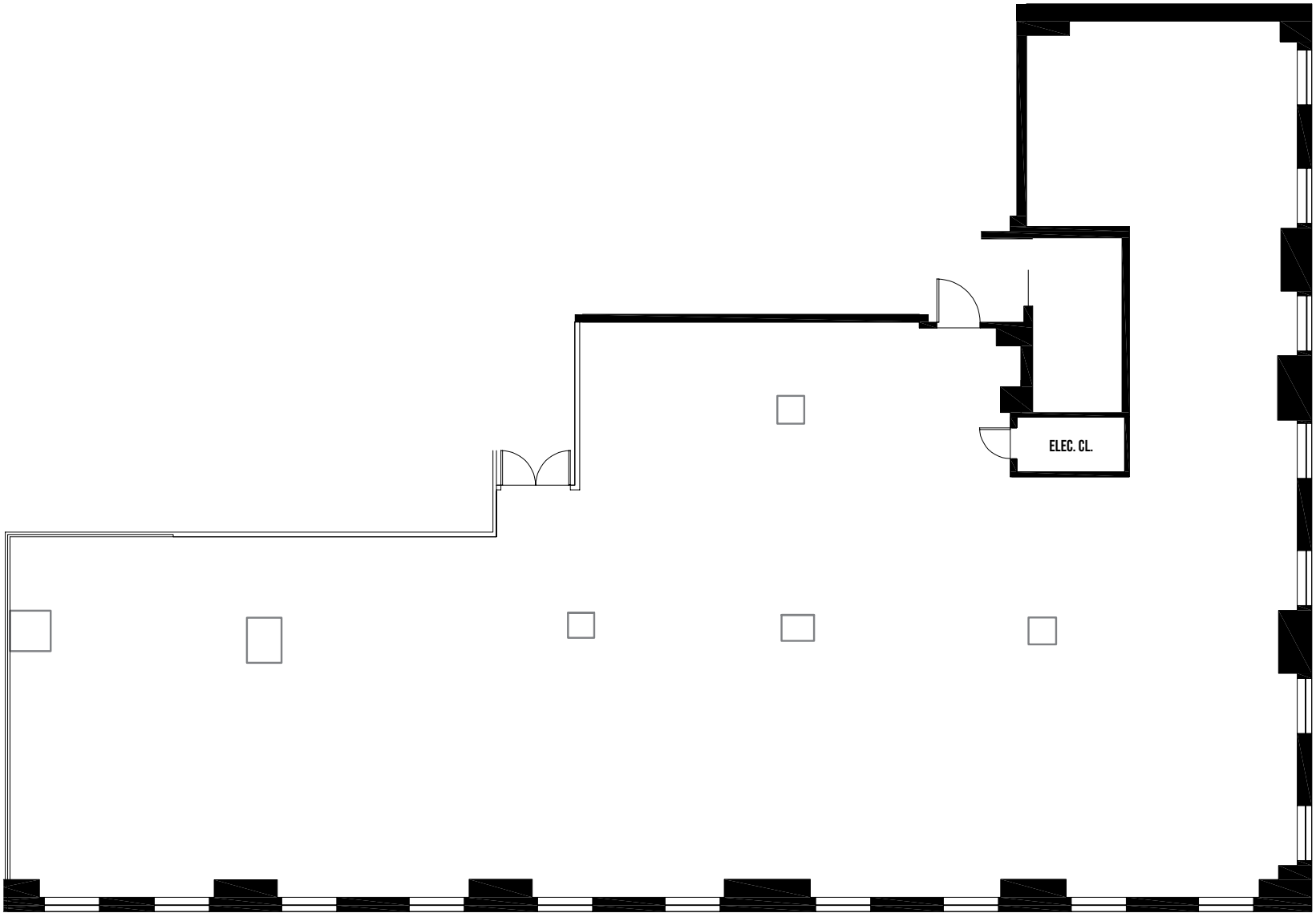
Fifth Avenue

CORE + SHELL

Partial 14th
FLOOR

8,221 RSF

530 FIFTH AVENUE



W 45th Street

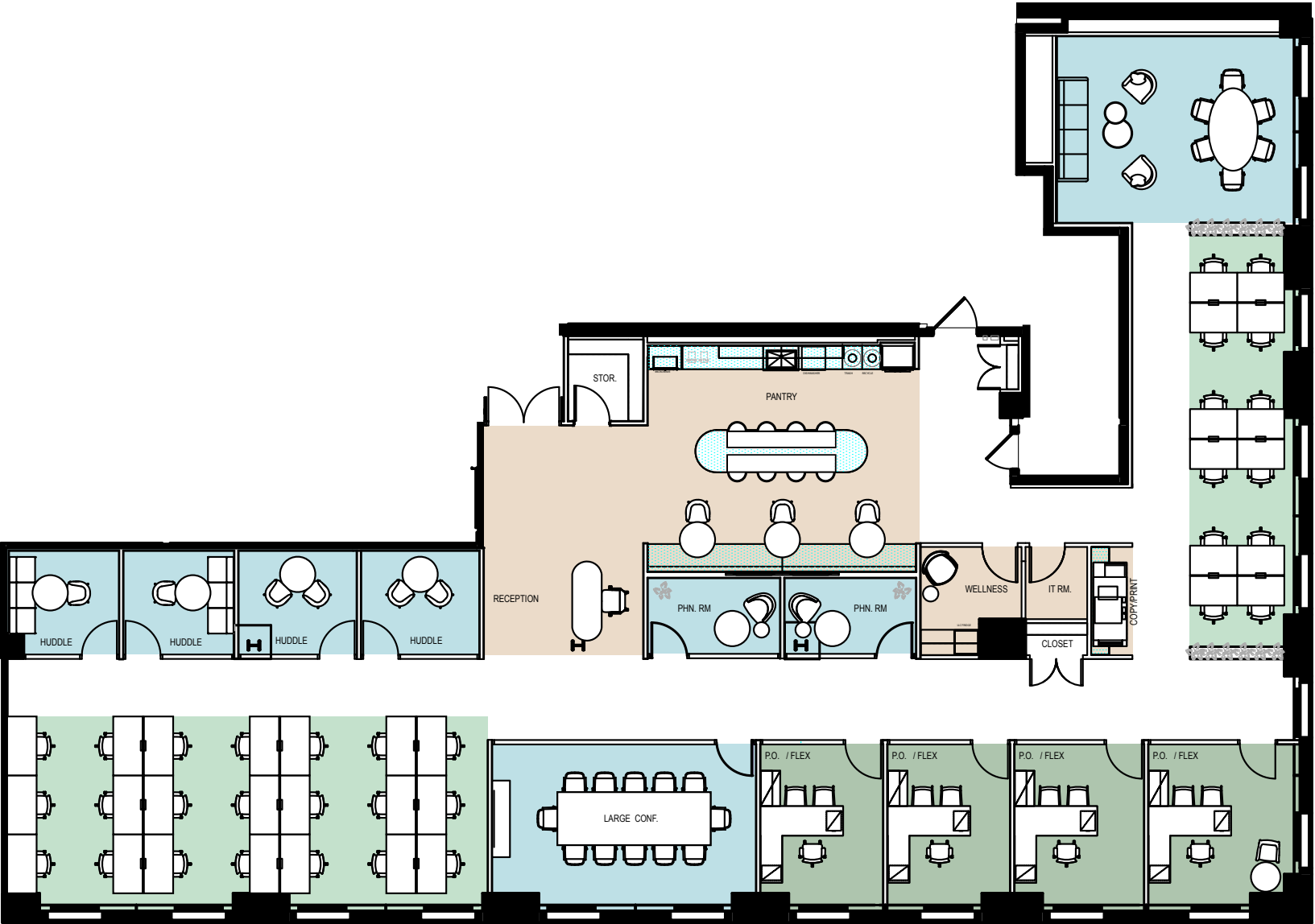
Fifth Avenue

TEST-FIT

Partial 14th
FLOOR

8,221 RSF

● WORKSTATIONS	33
● PRIVATE OFFICES	4
● HUDDLE ROOMS	4
● CONFERENCE ROOMS	2
● PHONE ROOMS	2
● WELLNESS ROOM	1
● PANTRY	1
● COPY STATION	1



Fifth Avenue

W 45th Street

530 FIFTH AVENUE

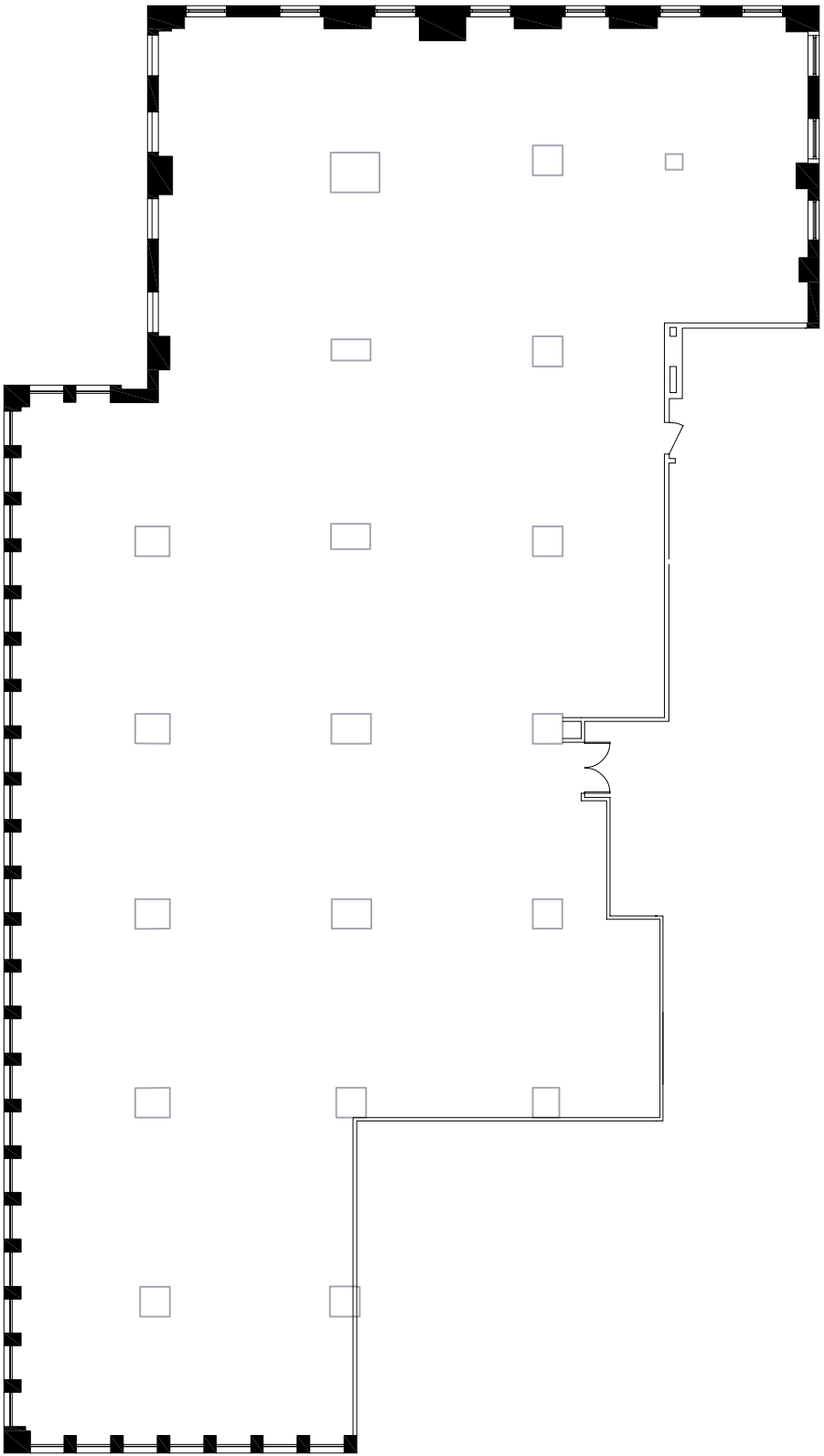
CORE + SHELL

Partial 11th
FLOOR

17,464 RSF

530 FIFTH AVENUE

W 44th Street



W 45th Street

Fifth Avenue

TEST-FIT

Partial 11th
FLOOR

17,464 RSF

● WORKSTATIONS	75
● PRIVATE OFFICES	17
● CONFERENCE ROOMS	5
● PANTRY	1
● WELLNESS ROOM	1
● PHONE BOOTHS	2
● COAT/STORAGE	2
● COPY STATIONS	1
TOTAL HEADCOUNT	93

530 FIFTH AVENUE

W 44th Street



W 45th Street

Fifth Avenue

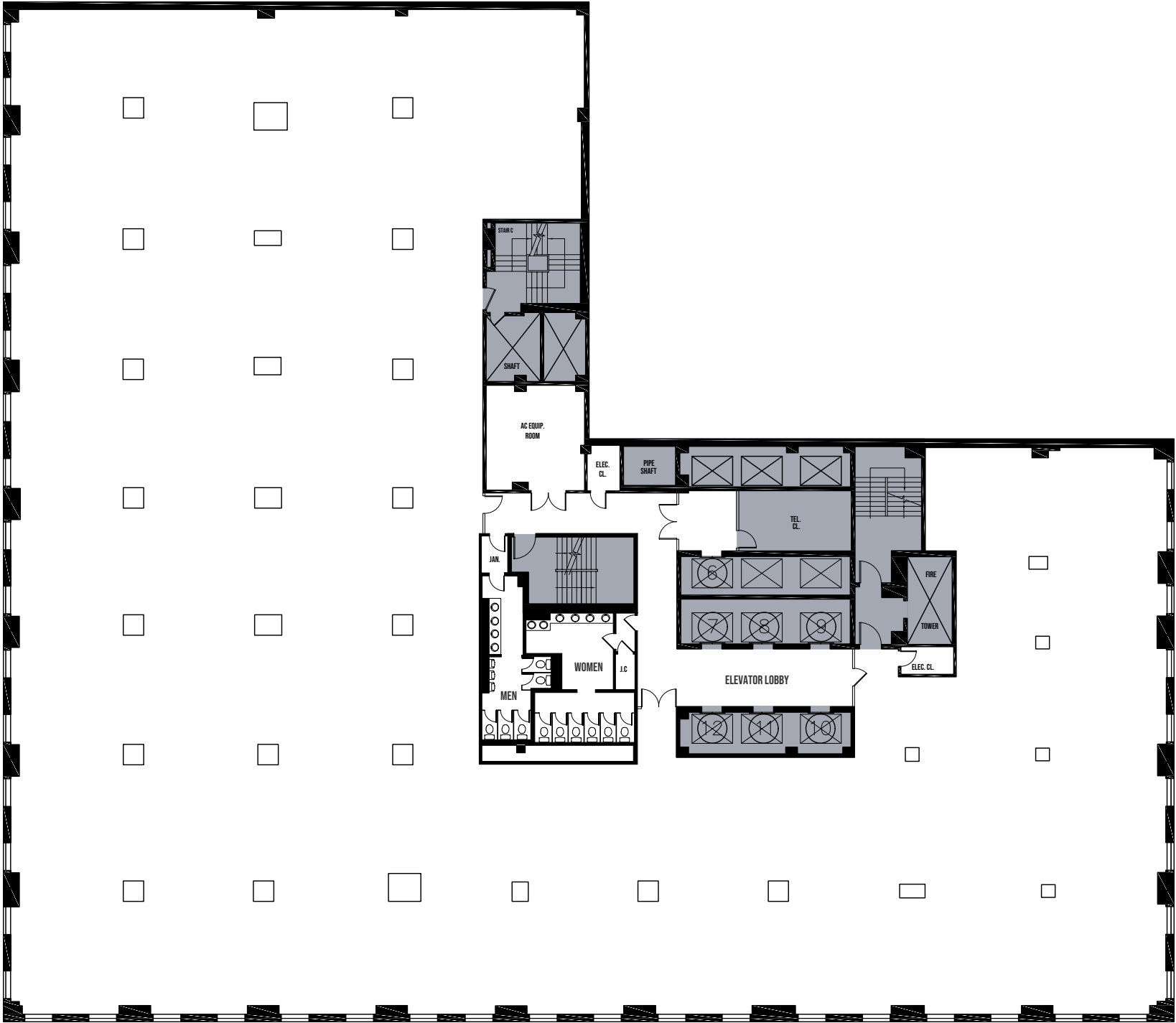
CORE + SHELL

Entire 6th
FLOOR

34,479 RSF

530 FIFTH AVENUE

W 44th Street



W 45th Street

Fifth Avenue

OPEN TEST-FIT

Entire 6th
FLOOR

34,479 RSF

● WORKSTATIONS	122
● PRIVATE OFFICES	22
● CONFERENCE ROOMS	10
● PANTRIES	2
● WELLNESS ROOM	1
● SERVER ROOM	1
● PHONE BOOTHS	8
● COAT/STORAGE	5
● COPY STATIONS	3
TOTAL HEADCOUNT	145

530 FIFTH AVENUE

W 44th Street



Fifth Avenue

W 45th Street

Entire 6th
FLOOR

34,479 RSF

● WORKSTATIONS	71
● PRIVATE OFFICES	39
● CONFERENCE ROOMS	15
● PANTRIES	2
● WELLNESS ROOM	1
● SERVER ROOM	1
● PHONE BOOTHS	5
● COAT/STORAGE	3
● COPY STATIONS	3
TOTAL HEADCOUNT	111

530 FIFTH AVENUE

W 44th Street



Fifth Avenue

W 45th Street

2 FLOOR DUPLEX TEST-FIT

Entire 6th
FLOOR

34,479 RSF

● WORKSTATIONS	137
● PRIVATE OFFICES	21
● BOARD ROOM	1
● CONFERENCE ROOMS	7
● HUDDLE ROOMS	6
● PHONE BOOTHS	6
● WELLNESS ROOM	1
● PANTRY	1
● COFFEE/TEA BAR	1
● COPY STATIONS	1
TOTAL HEADCOUNT	158



W 44th Street

W 45th Street

Fifth Avenue

530 FIFTH AVENUE

2 FLOOR DUPLEX TEST-FIT

Entire 5th
FLOOR

34,479 RSF

● WORKSTATIONS	117
● PRIVATE OFFICES	27
● BOARD ROOM	1
● CONFERENCE ROOMS	7
● HUDDLE ROOMS	5
● PHONE BOOTHS	4
● WELLNESS ROOM	1
● PANTRY	1
● COFFEE/TEA BAR	1
● COPY STATIONS	1
TOTAL HEADCOUNT	144



W 44th Street

W 45th Street

Fifth Avenue

530 FIFTH AVENUE

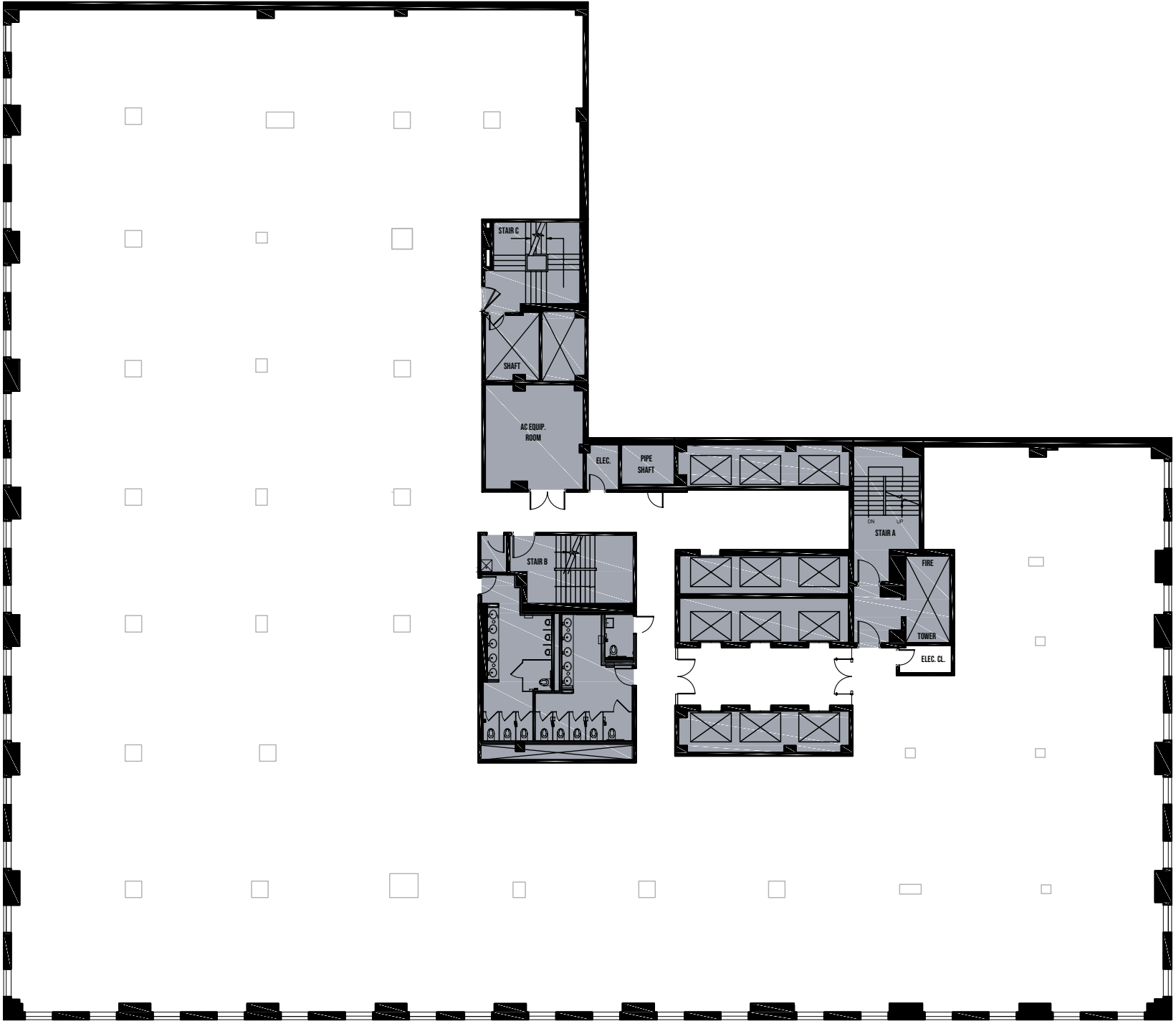
CORE + SHELL

Entire 5th
FLOOR

34,479 RSF

530 FIFTH AVENUE

W 44th Street



W 45th Street

Fifth Avenue

AS-BUILT

Entire 5th
FLOOR

34,479 RSF

● WORKSTATIONS	58
● PRIVATE OFFICES	56
● CONFERENCE ROOMS	3
● MEETING ROOM	1
● PANTRY	1
● COPY/STORAGE	6

W 44th Street



W 45th Street

Fifth Avenue

530

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