

**FIRST TIME ON
THE MARKET
IN 75 YEARS**

1 WEST
AT 580 FIFTH AVENUE

**ENTIRE
10TH FLOOR
23,424 RSF (DIVISIBLE)**

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A full commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a lease which is unconditionally executed and delivered by and between lessor and lessee (a copy of the rates and conditions referred to above is available upon request).

THE OPPORTUNITY

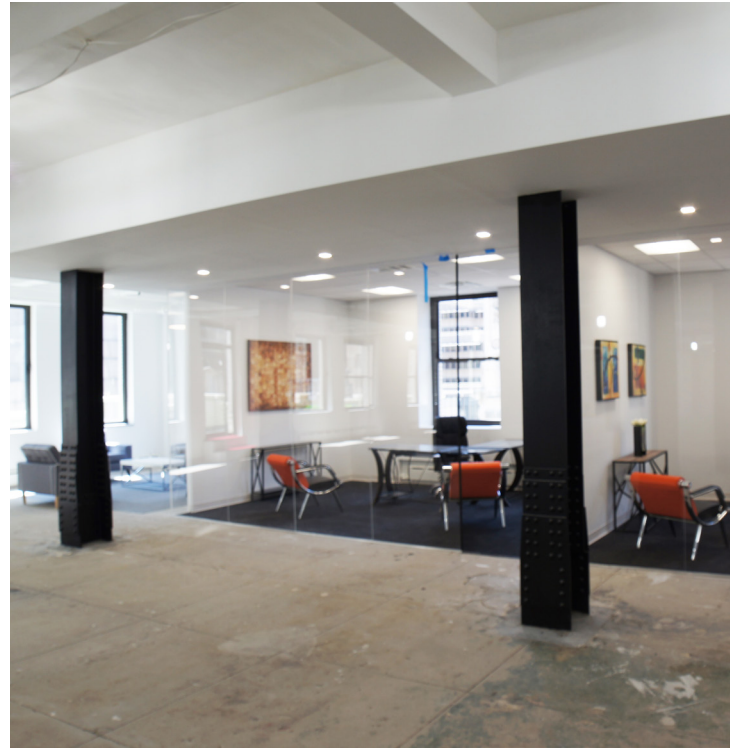
1 WEST
AT 580 FIFTH AVENUE

- Entire 10th Floor - 23,424 RSF (Divisible)
- Space never before on the market
- Newly renovated modern, marble lobby designed by Beyer Blinder Belle architects
- High-tech security system
- Newly upgraded high-speed elevators
- Usable terrace with expansive views of Fifth Avenue
- Private entrance opportunity
- Retail anchored by Sephora



THE OPPORTUNITY

1 WEST
AT 580 FIFTH AVENUE



PROPOSED LAYOUTS

SINGLE TENANT | OPEN PLAN | CENTRAL RECEPTION LOBBY
10TH FLOOR - 23,424 RSF



PROGRAM SUMMARY

SHARED SPACE	
CONFERENCE ROOMS	04
PHONE BOOTHS	05
WORK SPACE	
RECEPTION	01
PRIVATE OFFICE	08
WORK STATIONS 2'-6" x 5'-0"	217
TOTAL HEADCOUNT	226

SINGLE TENANT | OPEN PLAN | 1 WEST RECEPTION LOBBY
10TH FLOOR - 23,424 RSF



PROGRAM SUMMARY

SHARED SPACE	
CONFERENCE ROOMS	05
PHONE BOOTHS	07
WORK SPACE	
RECEPTION	01
PRIVATE OFFICE	07
WORK STATIONS 2'-6" x 5'-0"	212
TOTAL HEADCOUNT	220

PROPOSED LAYOUTS

SINGLE TENANT | OFFICE INTENSIVE | 1 WEST RECEPTION LOBBY 10TH FLOOR - 23,424 RSF



PROGRAM SUMMARY

SHARED SPACE
CONFERENCE ROOMS
PHONE BOOTHS

WORK SPACE

RECEPTION
PRIVATE OFFICE
WORK STATIONS 2'-6" x 5'-0"

TOTAL HEADCOUNT

MULTI TENANT | OPEN PLAN | CENTRAL LOBBY 10TH FLOOR



TENANT "A" 11,429 RSF

TENANT "B" 11,996 RSF

PROGRAM SUMMARY TENANT "A"

SHARED SPACE

CONFERENCE ROOMS 02
PHONE BOOTHS 03

WORK SPACE

RECEPTION 01
PRIVATE OFFICE 02
WORK STATIONS 2'-6" x 5'-0" 106

TOTAL HEADCOUNT 109

PROGRAM SUMMARY TENANT "B"

SHARED SPACE

CONFERENCE ROOMS 02
PHONE BOOTHS 03

WORK SPACE

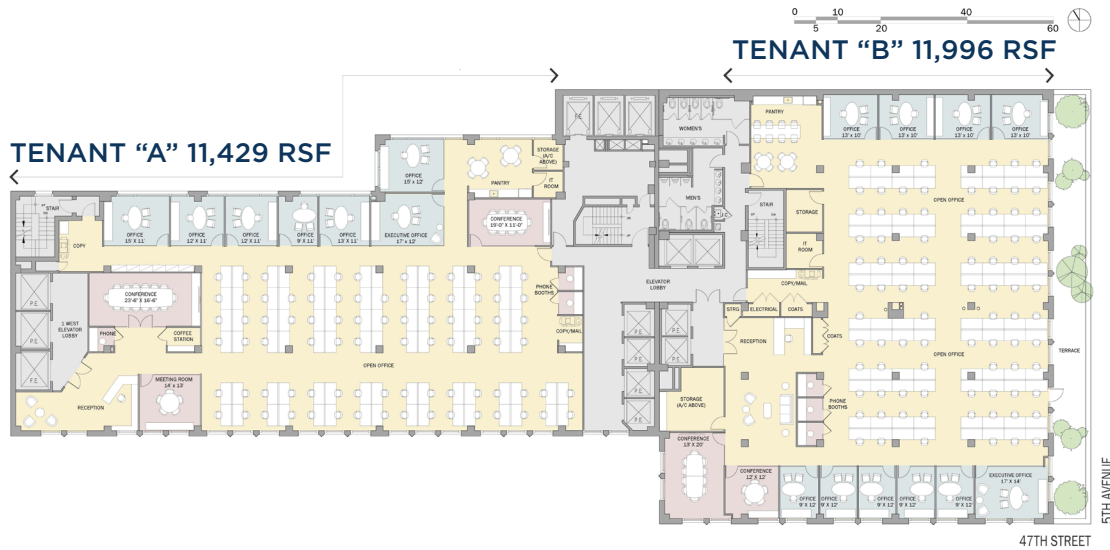
RECEPTION 01
PRIVATE OFFICE 01
WORK STATIONS 2'-6" x 5'-0" 117

TOTAL HEADCOUNT 119

PROPOSED LAYOUTS

MULTI TENANT | OPEN PLAN | SEPARATE LOBBIES

10TH FLOOR



PROGRAM SUMMARY TENANT "A"

SHARED SPACE

CONFERENCE ROOMS	03
PHONE BOOTHS	03

WORK SPACE

RECEPTION	01
PRIVATE OFFICE	02
WORK STATIONS 2'-6" x 5'-0"	106

TOTAL HEADCOUNT 109

PROGRAM SUMMARY TENANT "B"

SHARED SPACE

CONFERENCE ROOMS	02
PHONE BOOTHS	03

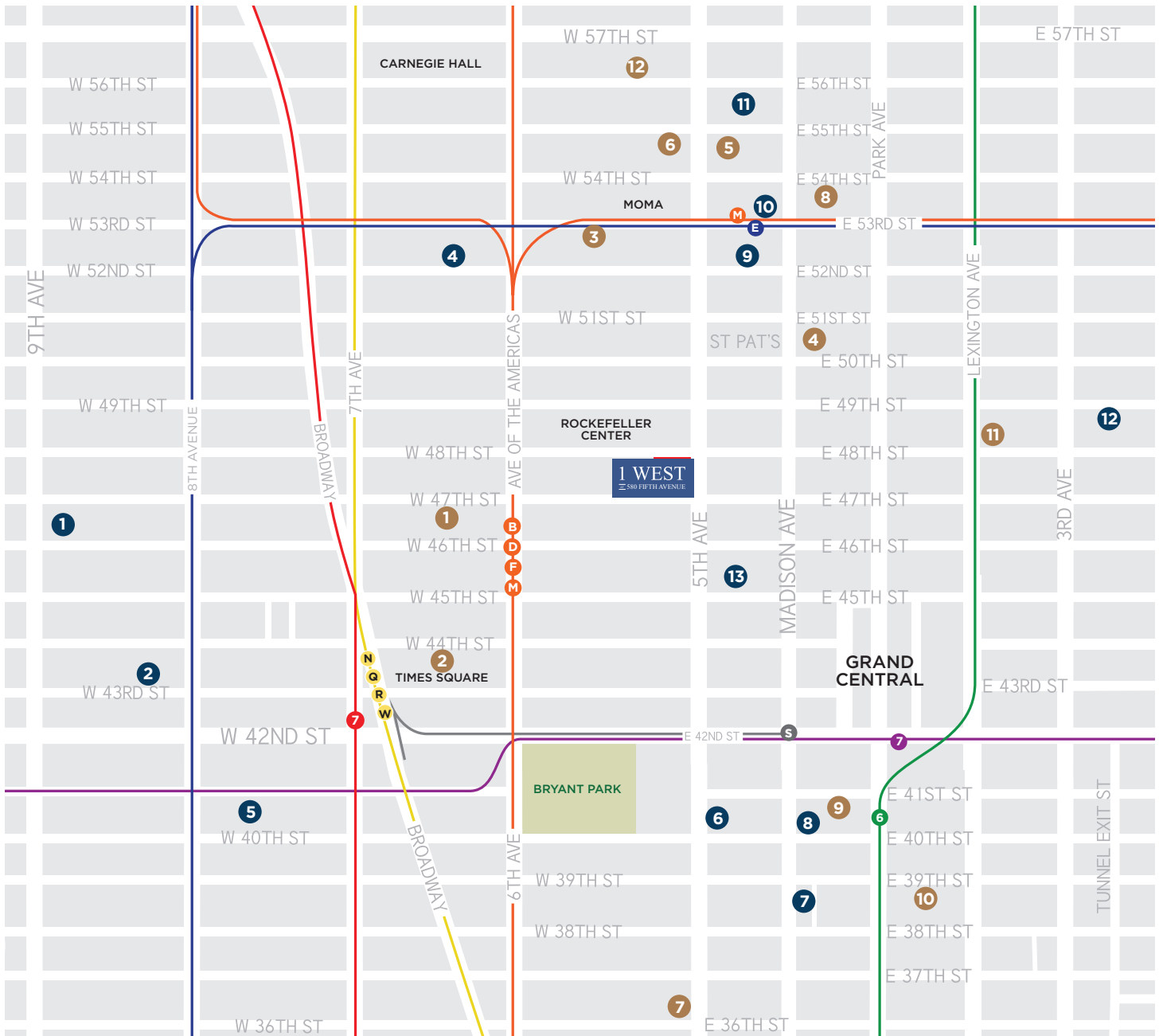
WORK SPACE

RECEPTION	01
PRIVATE OFFICE	01
WORK STATIONS 2'-6" x 5'-0"	109

TOTAL HEADCOUNT 111

LOCATION MAP

1 WEST
AT 580 FIFTH AVENUE



■ Restaurant ■ Hotel

- | | | | |
|--|---|--|---|
| <p>1. Sushi Seki
Times Square
65 W 46th St</p> <p>2. Hakkasan New York
311 W 43rd St</p> <p>3. Torishin
362 W 53rd St</p> <p>4. Ocean Prime
123 W 52nd St</p> <p>5. Wolfgang's Steakhouse
250 W 41st St</p> <p>6. Sushi Ginza Onodera
461 5th Ave</p> <p>7. Zuma
261 Madison Ave</p> | <p>8. Benjamin Steakhouse Prime
23 E 40th St</p> <p>9. La Grenouille
3 E 52nd St</p> <p>10. Valbella Midtown
11 E 53rd St</p> <p>11. Armani Restaurant
717 5th Ave</p> <p>12. Da Noi
214 E 49th Street</p> <p>13. Tommy Bahamas
551 5th Ave</p> | <p>1. Sanctuary Hotel New York
132 W 47th St</p> <p>2. The Chatwal
130 W 44th St</p> <p>3. Baccarat Hotel
28 W 53rd St</p> <p>4. Lotte New York Palace Hotel
455 Madison Ave</p> <p>5. Regis New York
2 E 55th St</p> <p>6. The Peninsula New York
700 5th Ave</p> | <p>7. The Langham
400 5th Ave</p> <p>8. Hotel Elysee by Library Hotel Collection
60 E 54th St</p> <p>9. Dylan Hotel NYC
52 E 41st St</p> <p>10. The Tuscan - At St Giles Signature Hotel
120 E 39th St/10016</p> <p>11. Hotel 48LEX New York
517 Lexington Ave</p> <p>12. The Whitby Hotel
18 W 56th Street</p> |
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