

39

WEST FIFTY-SIXTH

OFFICE For LEASE

BRIDGE



SUMMARY

LOCATED JUST OFF FIFTH AVENUE, 39 WEST 56TH STREET OFFERS A FULL- FLOOR AND PENTHOUSE DUPLEX WITH AN OPEN LOFT LAYOUT, EXPOSED BRICK, WOOD FLOORS, AND HIGH CEILINGS. THE PENTHOUSE SKYLIGHT BRINGS IN STRONG NATURAL LIGHT, AND THE SPACE INCLUDES A PRIVATE ROOF TERRACE, WET PANTRY, AND INTERNAL STAIRWAY CONNECTING BOTH LEVELS. POSITIONED IN THE CENTER OF MIDTOWN, THE PROPERTY SITS STEPS FROM LUXURY HOTELS, RETAIL, DINING, CENTRAL PARK, AND MAJOR TRANSIT.

SIXTH AVENUE

LOCATED BETWEEN 5TH AND 6TH AVENUE ON 56TH STREET. NEIGHBORING RETAIL FETCHES THE HIGHEST RENT PSF IN MANHATTAN. CLOSE PROXIMITY TO CENTRAL PARK

FIFTH AVENUE

PROPERTY OVERVIEW

\$10,500/MO ASKING RENT	5-10 YEARS LEASE TERM	NOVEMBER POSSESSION
± 1,382 SQ FT	\$91.17/FT RPSF	PRE-BUILT CONDITION

SPACE FEATURES

- FULLY BUILT OUT PRODUCTION STUDIO
 - HIGH QUALITY FINISHES
 - TWO SIDES OF LIGHT
 - EXPOSED BRICK WALLS,
 - HARDWOOD FLOORS
- DIRECTR ELEVATOR ACCESS
 - VIDEO INTERCOM - 24/7 ACCESS
 - INTERNAL STAIRWAY
 - ALL DRY USES CONSIDERED
 - ONE KITCHEN + ONE BATHROOM

39

WEST FIFTY-SIXTH

\$203,707

AVERAGE HOUSEHOLD INCOME

39 Yrs.

AVERAGE AGE IN MIDTOWN

311,484

POPULATION OF MIDTOWN

#1

NEIGHBORHOOD FOR CONSUMER SPEND

0.1

MILES AWAY FROM CENTRAL PARK



NEIGHBORHOOD

NESTLED BETWEEN FIFTH AND SIXTH AVENUES, WEST 56TH STREET SITS AT THE CENTER OF CULTURE AND COMMERCE IN MIDTOWN. THE NEIGHBORHOOD PLACES YOU STEPS FROM THE PLAZA HOTEL, CARNEGIE HALL, AND MOMA, WITH IMMEDIATE ACCESS TO SOME OF THE CITY’S STRONGEST DINING, HOSPITALITY, AND RETAIL. FIFTH AVENUE’S FLAGSHIP BOUTIQUES CREATE A CONSTANT FLOW OF HIGH-END FOOT TRAFFIC, WHILE NEARBY TRANSIT LINES AND CENTRAL PARK OFFER UNMATCHED CONVENIENCE. IT IS A LOCATION DEFINED BY PRESTIGE, CONNECTIVITY, AND A CONCENTRATION OF BEST-IN-CLASS AMENITIES.

THE PLAZA DISTRICT

28.4%

YOY INCREASE
AVG. TROPHY RENT

48

NEW LEASES SIGNED
SINCE Q1 2025

1.45MM SF

2025 - PRESENT
TOTAL LEASING ACTIVITY



39

WEST FIFTY-SIXTH

FLOOR
THROUGH OPEN
LAYOUT

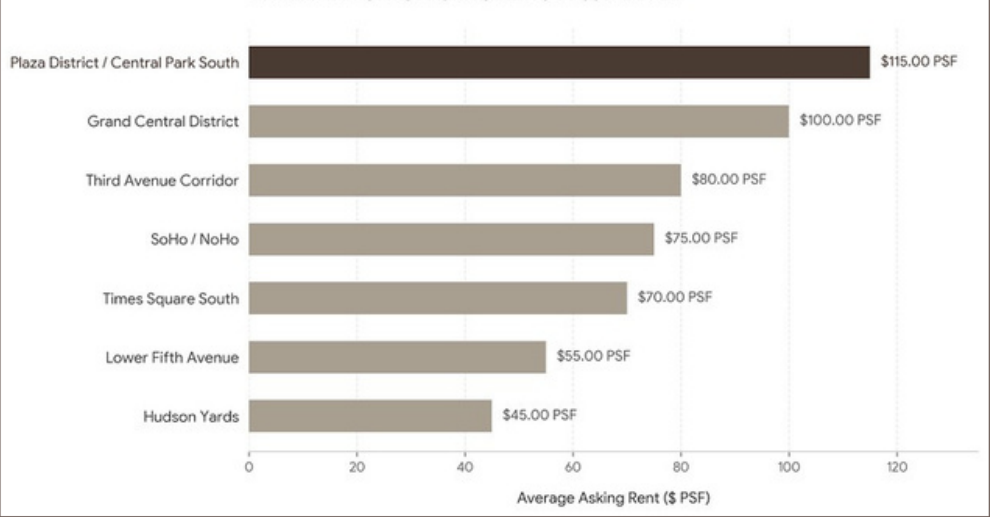
BUILT AS
PRODUCTION
STUDIO

EXCELLENT
CO-TENANCY

CLOSE
PROXIMITY TO
CENTRAL PARK

WORLD-CLASS
NEIGHBORHOOD
RETAIL

MANHATTAN OFFICE ASKING RENTS BY SUBMARKET



BRIDGE

39

WEST FIFTY-SIXTH

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