

640

Fifth Avenue

NEW YORK, NY

640
Fifth Avenue

NEW YORK, NY

FIFTH AVENUE RETAIL OPPORTUNITY





640

Fifth Avenue

NEW YORK, NY

A spectacular retail opportunity is available on Fifth Avenue in the heart of the world's most prestigious shopping street and midway between the luxury department stores of Saks Fifth Avenue and Bergdorf Goodman.

Fifth Avenue is the premier luxury retail district in North America—boasting flagship stores and boutiques for some of the world's most elite department stores, designers, and luxury jewelers as well as exquisite restaurants and internationally renowned hotels.

New York City attracts 52 million tourists annually. Visitor spending has increased 70% since 2010. New York City is also home to more than 57 billionaires and 720,000 millionaires, making it the wealthiest city in the country. Fifth Avenue is one of the most trafficked streets and produces some of the highest retail sales in the world.

The New York Metropolitan Area 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 centers—Los Angeles, Chicago, and Washington, D.C. Additionally, the New York Metropolitan Area leads the nation in its population of ultra high net worth individuals with 7,720 people in the area with a net worth of \$30 million or more.

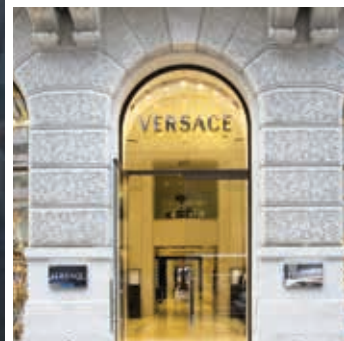




SAKS & COMPANY



LOUIS VUITTON



BERGDORF GOODMAN



640 *Fifth Avenue*

NEW YORK, NY

640 Fifth Avenue sits in the heart of the largest office market in the world. Approximately 410 million square feet of office space exists in New York City, of which 392 million is located in Manhattan. Manhattan's office inventory is greater than the next 5 largest U.S. markets combined and features some of the most iconic and desired office properties in the world.

640 Fifth Avenue is situated at the epicenter of the Midtown Manhattan business submarket. The property's central location will provide a retail destination for the high-density professional foot traffic surrounding the property.





640
Fifth Avenue





Michael Kors



Rainbow Room

640
Fifth Avenue



Tommy Hilfiger

Rainbow Room
ROCKEFELLER PLAZA

Channel Gardens

Michael Kors

Cole Haan

Banana Republic

Faconnable

Juicy Couture
Godiva

Zara

Hollister
Swatch
Uniqlo

Tommy Hilfiger

Gap

Artizia

Lacoste

FIFTH AVENUE

E 48 ST

Ted Baker
Sephora
United Colors Of Benetton

American Girl Place

E 49 ST

Saks Fifth Avenue

E 50 ST

St. Patrick's Cathedral

E 51 ST

Arnani Exchange
H. Stern
Gant

Versace

Cartier

E 52 ST

Salvatore Ferragamo

Ermenegildo Zegna
Lindt
Rolex
St. John's

E 53 ST

Blanc De Chine
Stuart Weitzman

Diesel

Fendi

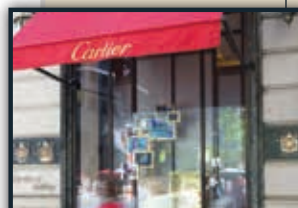
MADISON AVENUE



Saks & Company



Versace



Cartier



Ermenegildo Zegna



Fendi



Lindt



The Peninsula Hotel



Prada



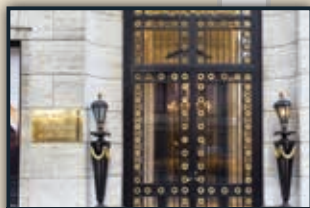
Bulgari



Bergdorf Goodman



Plaza Hotel



Harry Winston

The Peninsula Hotel

Wempe
Swarovski
Lindt

Harry Winston

Henri Bendel

Abercrombie & Fitch

Prada
Mikimoto
Piaget

Bulgari

Van Cleef & Arpels

Bergdorf Goodman

Plaza Hotel

FIFTH AVENUE

E 54 ST

De Beers
Emilio Pucci
Bottega Veneta
M.A.C
Massimo Dutti

E 55 ST

Omega
Dolce & Gabbana

Breguet

E 56 ST

Armani

T Trump Tower
Gucci

Tiffany & Co.

Niketown

Tourneau

E 57 ST

Louis Vuitton

Bergdorf Men's

Yves St. Laurent

Breitling
Burberry
Miu Miu
Chanel
Dior
Montblanc

UGG
Furla

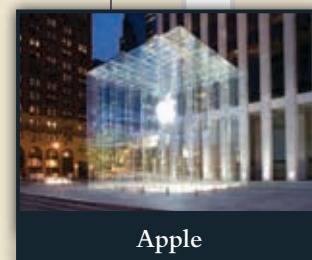
MADISON AVENUE

Coach
Prada

E 58 ST

FAO Schwarz

Apple

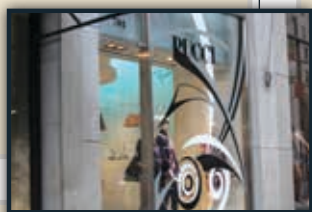


Apple

Porsche Design
Bally

E 59 ST

Crate & Barrel



Emilio Pucci



Armani



Bottega Veneta



Breguet



Gucci



Tiffany & Co.



Louis Vuitton



FAO Schwarz

640 *Fifth Avenue*

NEW YORK, NY

A striking edifice situated amongst the hustle and bustle of Midtown's elite, 640 Fifth Avenue has the luxury of being situated on a prestigious corner of Fifth Avenue. This remarkable retail space boasts 83 feet of lavish frontage on New York's coveted Fifth Avenue and 117 feet of frontage on 51st Street.

The retail opportunity is comprised of approximately 10,000 square feet on each of the ground and mezzanine levels and the second floor offers an additional 13,000 square feet. Larger space opportunities are available upon request.

The space lends itself to flexibility on both storefront design and space configurations. Ground floor units of 1,500, 2,000, 2,500, 5,000 or 10,000 square feet can be made available. Some examples of the various space opportunities include stunning double-height townhouse concepts with ceiling heights as high as 36 feet and single or double storefront widths.

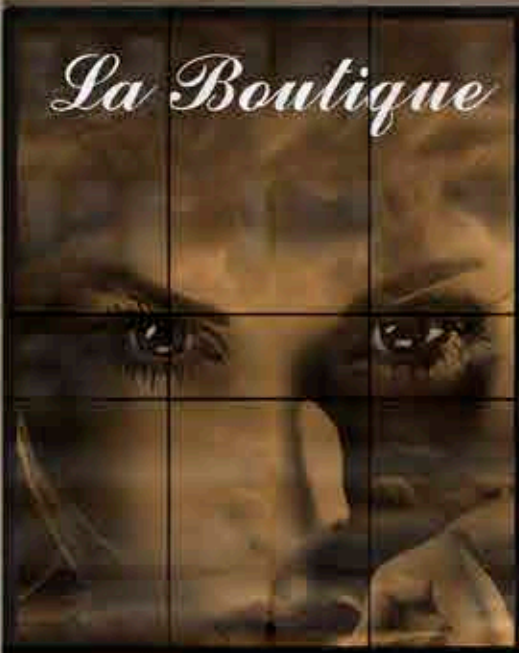
In addition, larger units such as an urban mansion concept, department store concept, or modern luxury concept are also available. The design possibilities are unmatched and renderings of the various schemes along with corresponding floor plans can be found on the following pages.



Double Luxury Townhouses



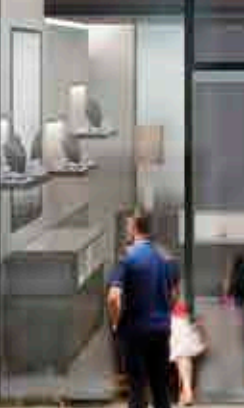
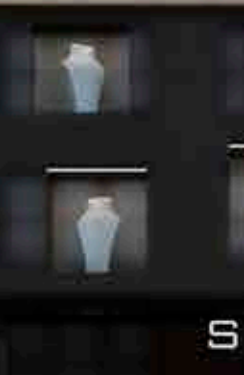
La Boutique



La Boutique

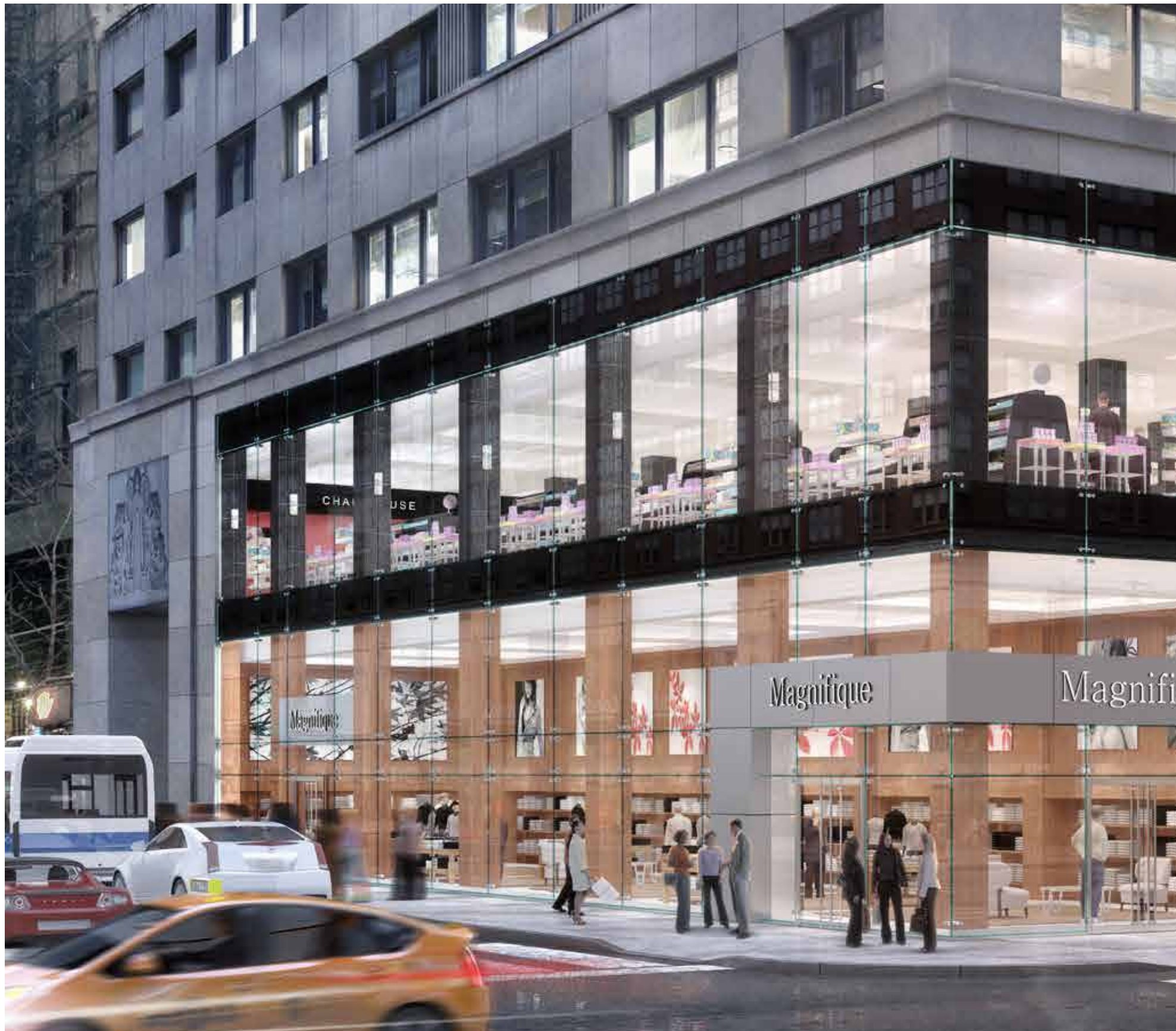


MODA



Single Luxury Townhouses









Modern Luxury







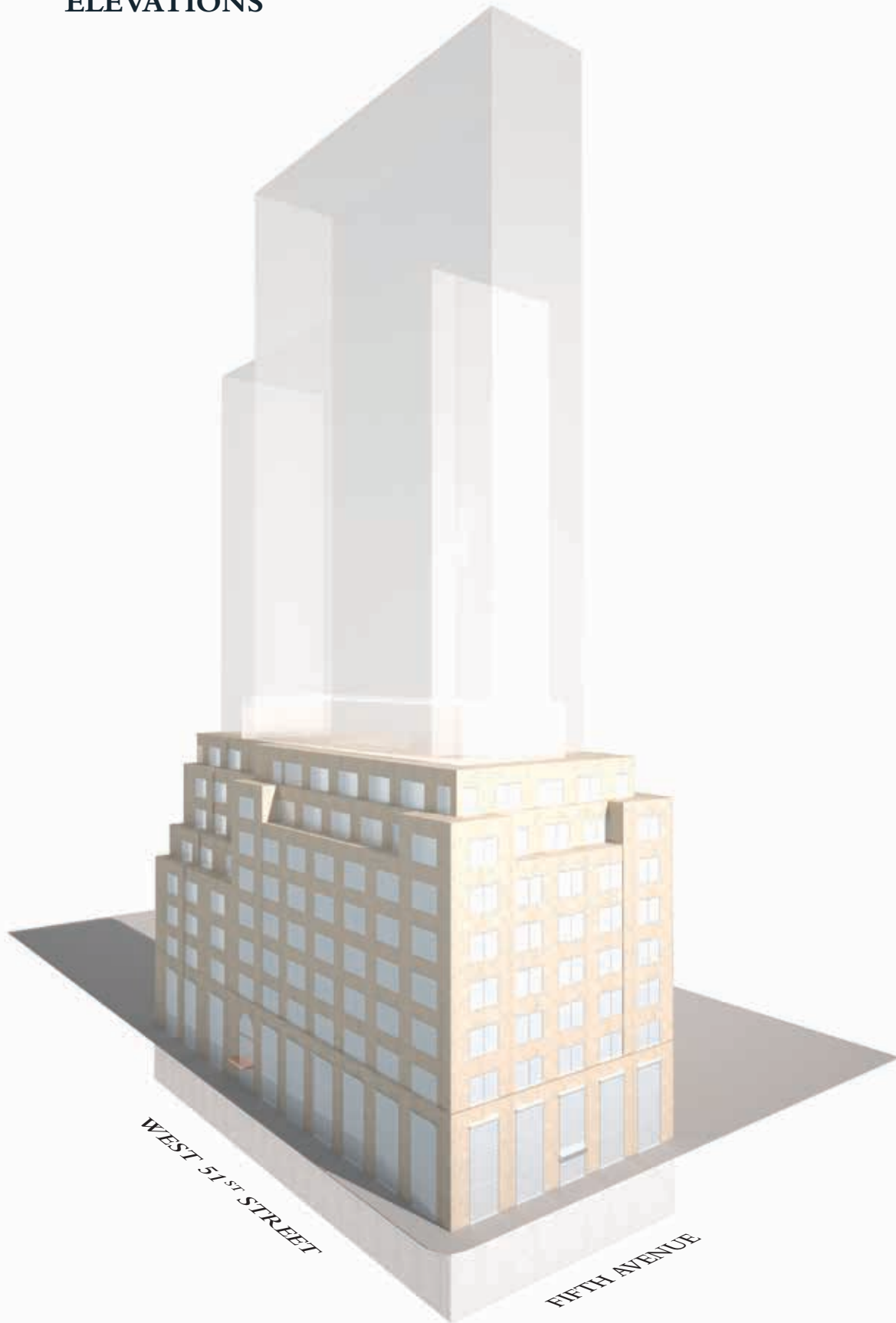






FAÇONNABLE

ELEVATIONS



11'-11"	Level 10	El. 119'-6"
11'-11"	Level 9	El. 107'-7"
11'-11"	Level 8	El. 95'-8"
11'-11"	Level 7	El. 83'-9"
11'-11"	Level 6	El. 71'-10"
11'-11"	Level 5	El. 59'-11"
11'-11"	Level 4	El. 48'-0"
11'-8"	Level 3	El. 36'-4"
11'-1 1/4"	Level 2	El. 25'-2 3/4"
11'-10 3/4"	Mezzazine	El. 13'-4"
13'-4"	Ground Floor*	El. 0"
12'-3"	Lower Level 1	El. -12'-3"

* Ceiling heights as high as 36 feet and column-free areas as great as 3,300 square feet.

This exquisite property offers ceiling heights as high as 36 feet and column-free areas as great as 3,300 square feet.



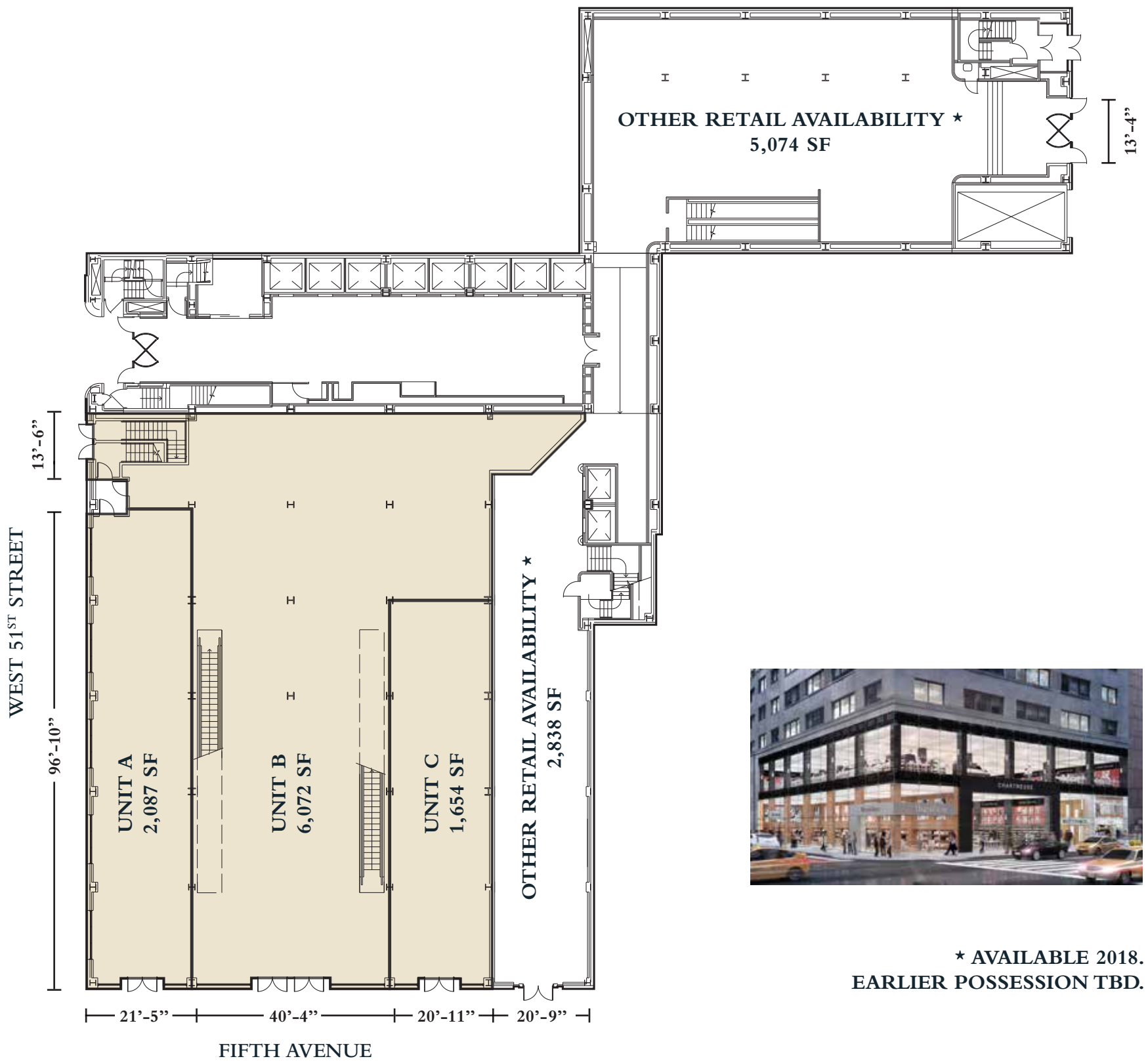


FLOOR PLANS – GROUND LEVEL OPTION 1



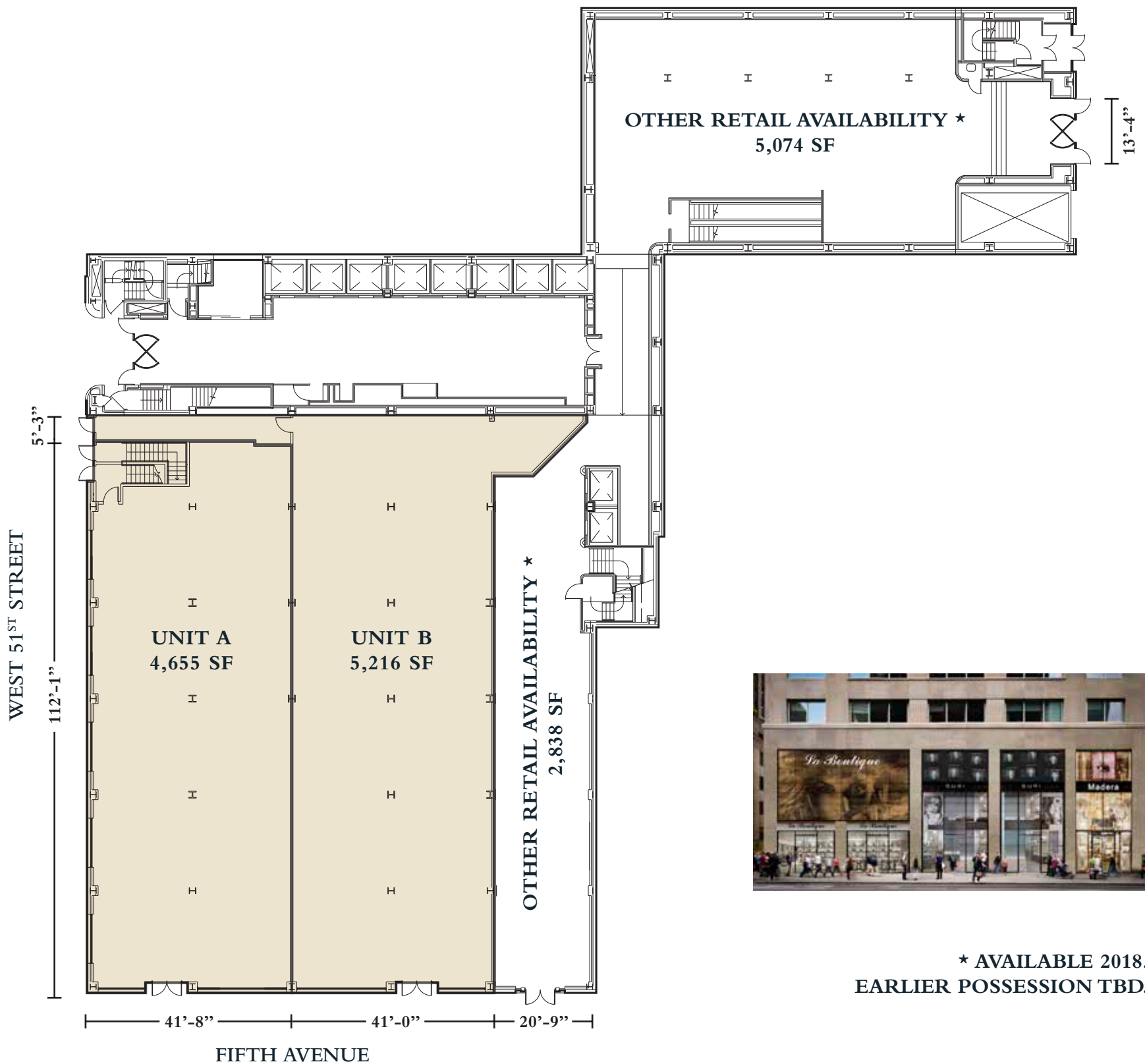
*** AVAILABLE 2018.
EARLIER POSSESSION TBD.**

FLOOR PLANS – GROUND LEVEL OPTION 2



*** AVAILABLE 2018.
EARLIER POSSESSION TBD.**

FLOOR PLANS – GROUND LEVEL OPTION 3



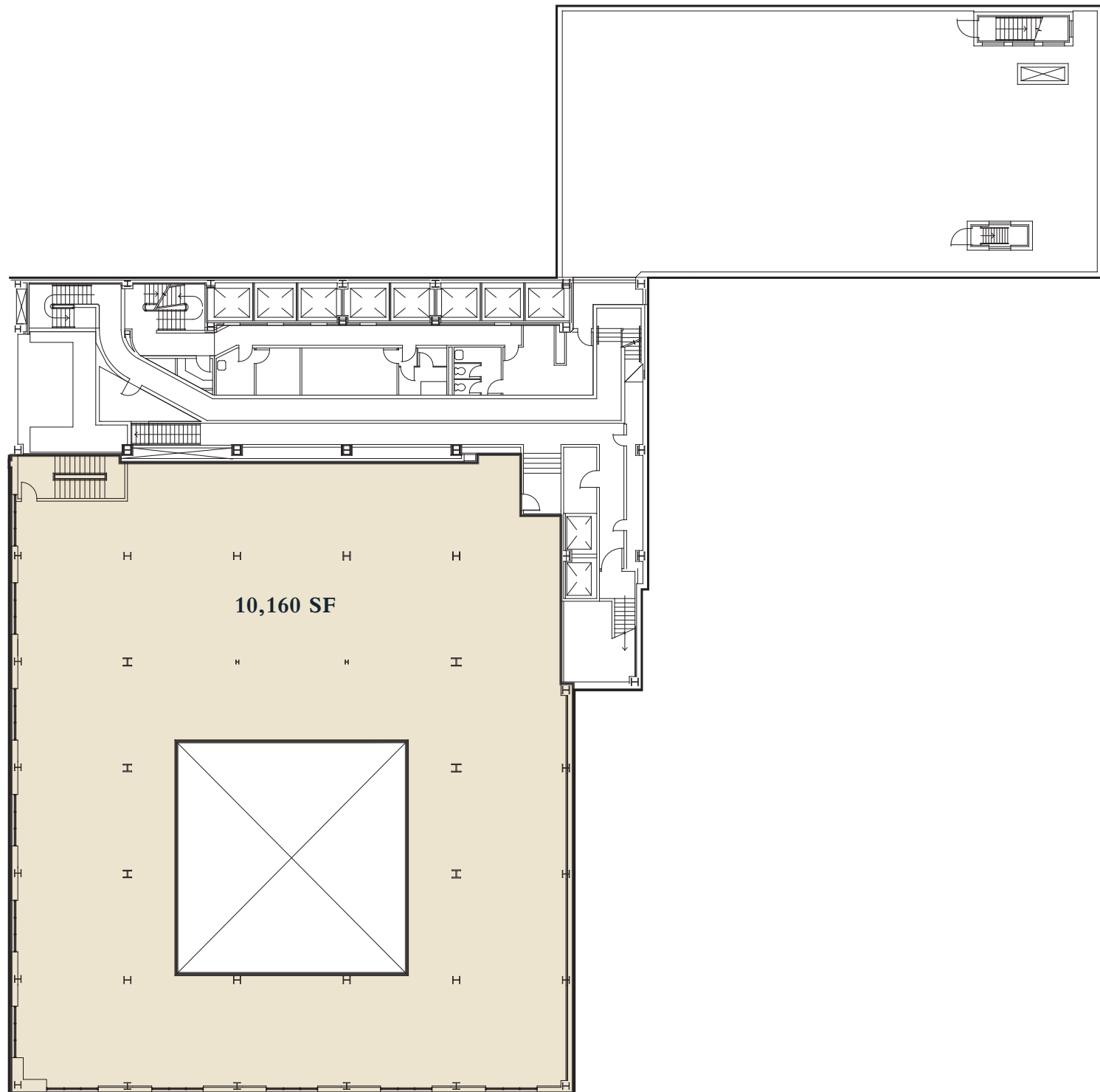
*** AVAILABLE 2018.
EARLIER POSSESSION TBD.**

FLOOR PLANS – GROUND LEVEL OPTION 4



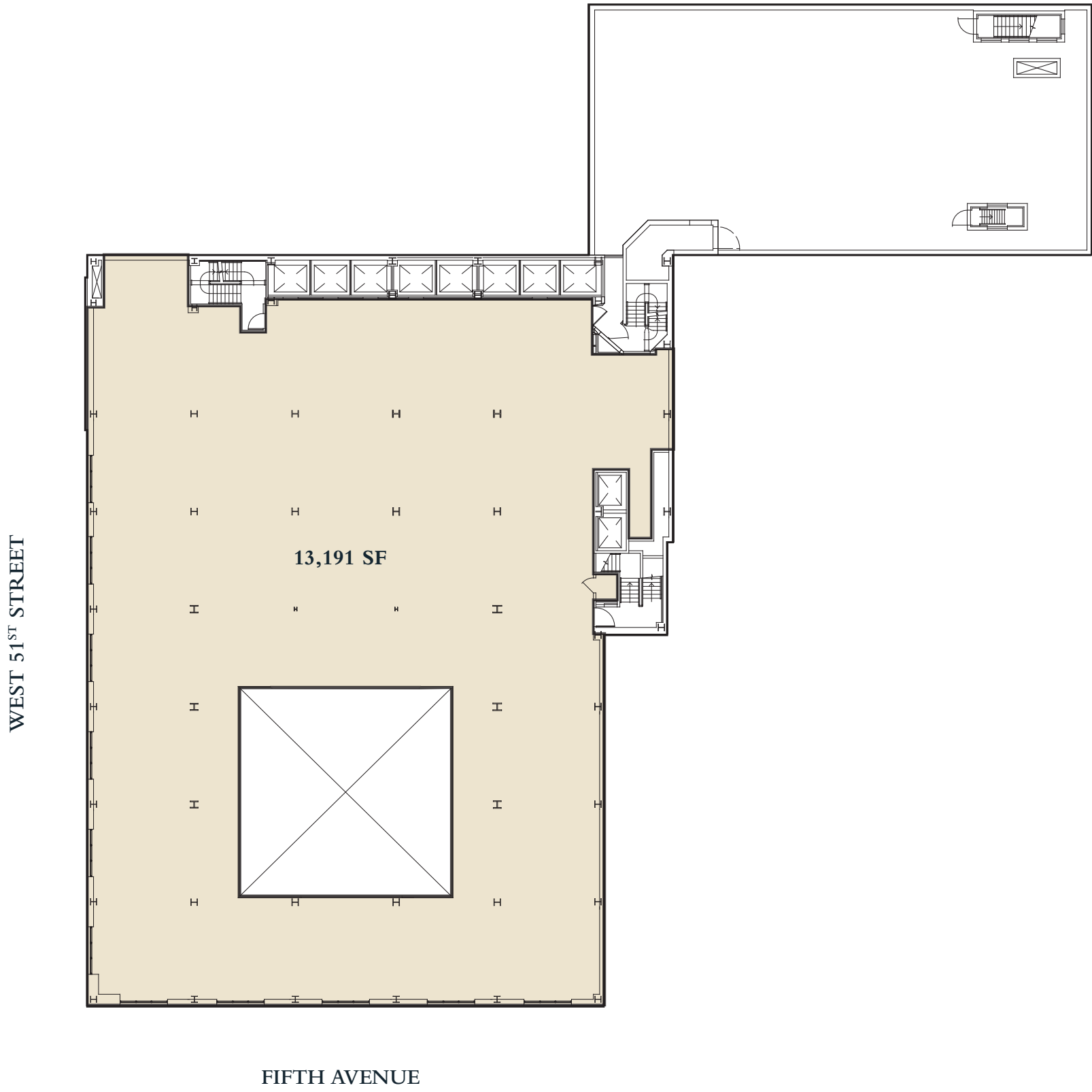
FLOOR PLANS – MEZZANINE LEVEL

WEST 51ST STREET



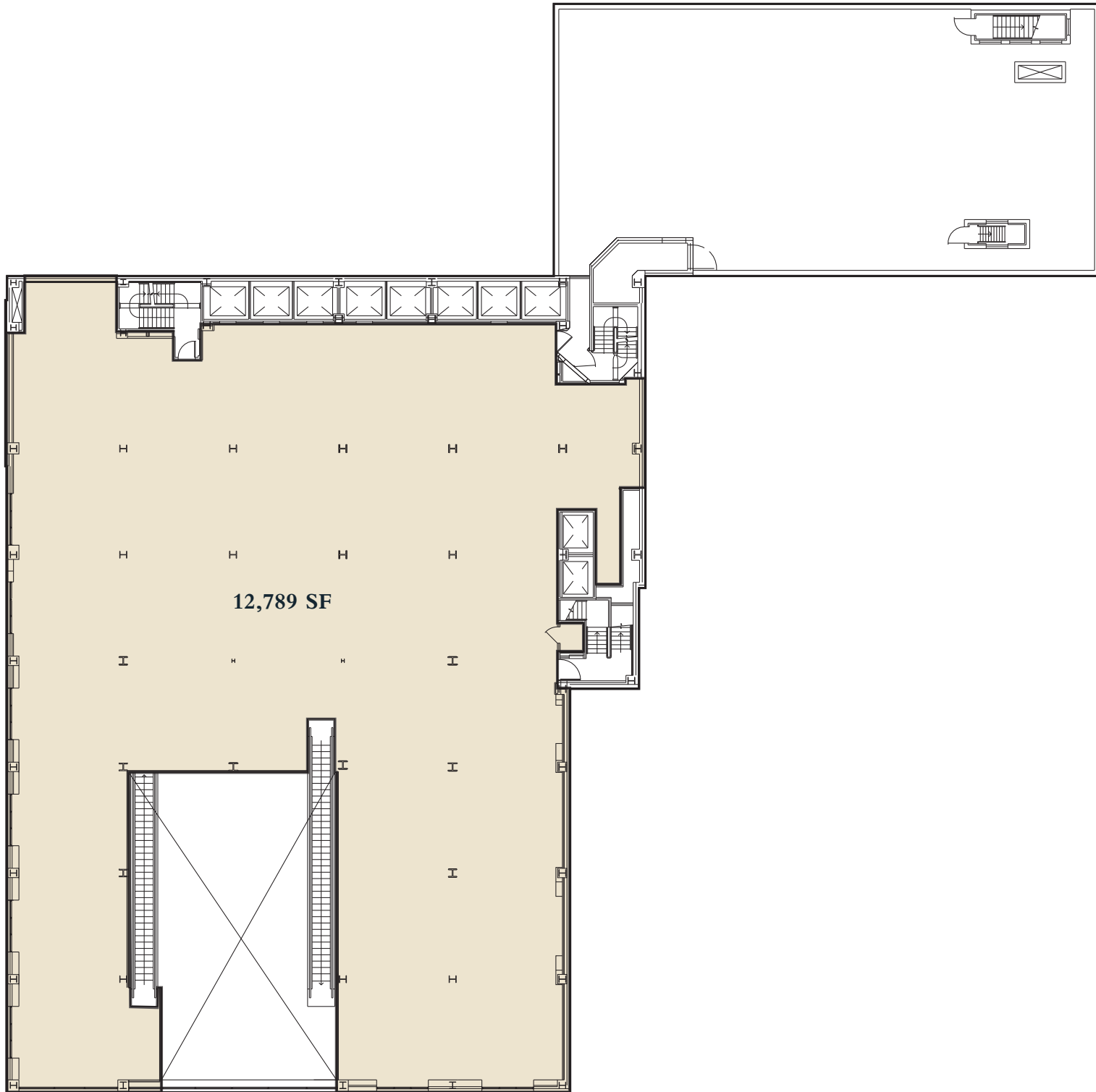
FIFTH AVENUE

FLOOR PLANS – SECOND LEVEL OPTION 1



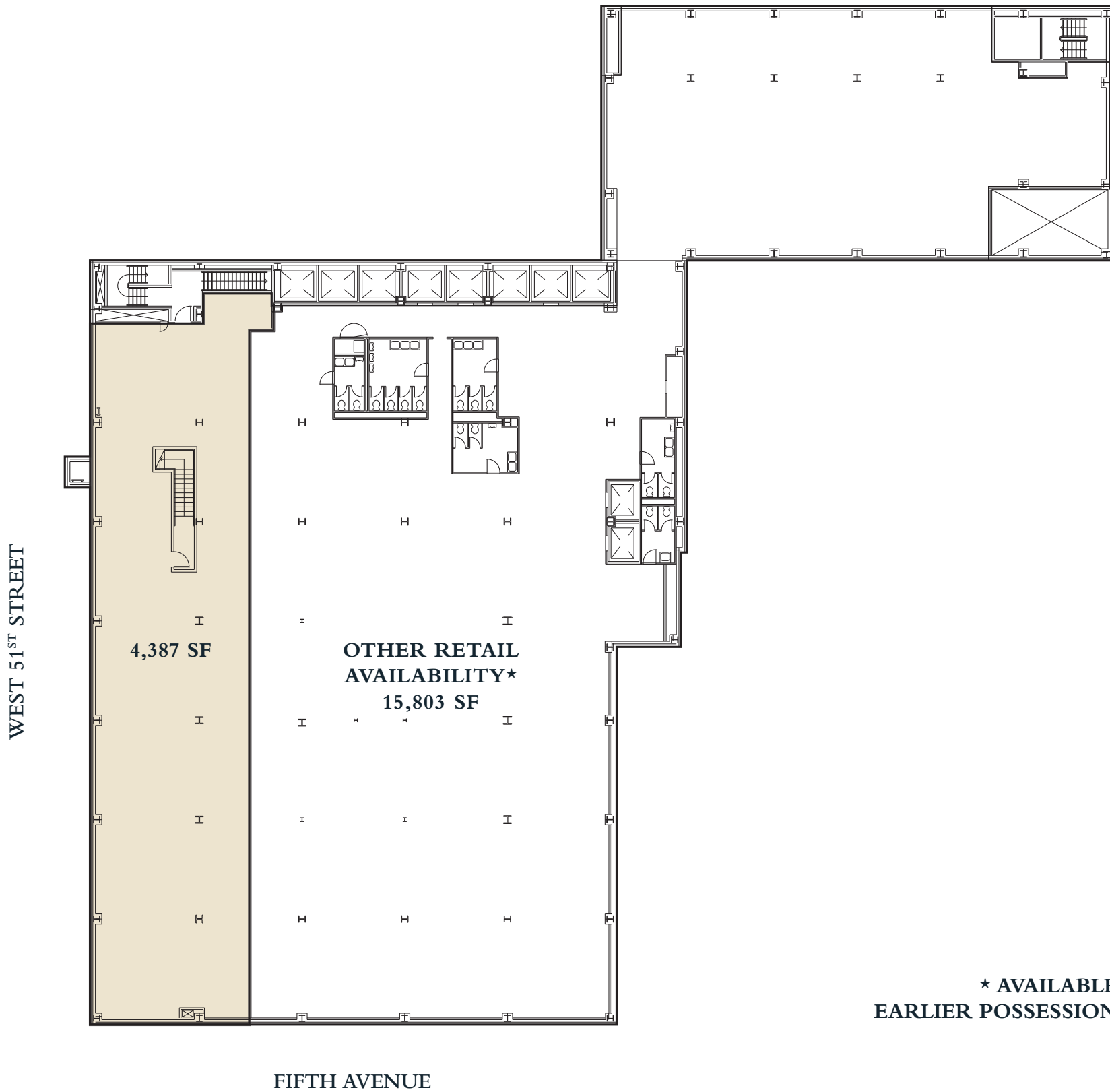
FLOOR PLANS – SECOND LEVEL OPTION 2

WEST 51ST STREET



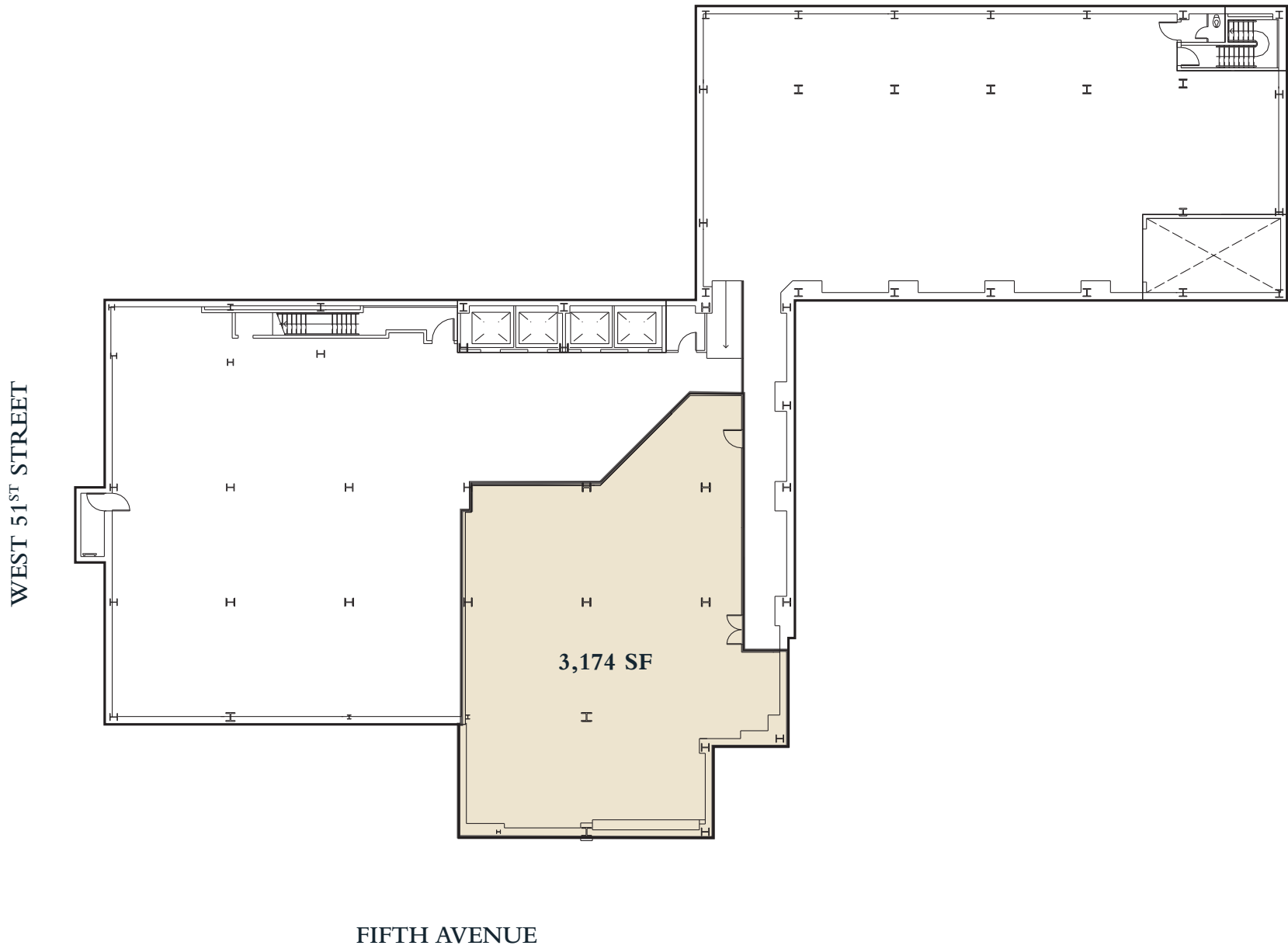
FIFTH AVENUE

FLOOR PLANS – LOWER LEVEL 1



*** AVAILABLE 2018.
EARLIER POSSESSION TBD.**

FLOOR PLANS – LOWER LEVEL 2







FAÇONNABLE

FAÇONNABLE

X23
X24





ABOUT 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, the historic Merchandise Mart in Chicago, and the Crystal City office complex near the Pentagon in Washington, D.C.

Vornado Realty Trust is one of the largest publicly traded REITs in the nation and an S&P 500 constituent. In 2012 Vornado commemorated 50 years on the New York Stock Exchange.

Vornado is Manhattan's largest owner/manager of urban retail, controlling over 2.7 million square feet in 50 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's creative approach to managing its spaces has resulted in innovative New York City flagships for companies such as Forever 21, Coach, and Disney. The company's understanding of core retail operations and its significant presence in some of the most desired retail corridors in the world have led to U.S. inaugural store placement for such retailers as H&M, Zara, Massimo Dutti, TopShop, Joe Fresh, and Belstaff as well as strategic leasing relationships with J. Crew, Whole Foods Market, and Limited Brands, amongst others.

Vornado also owns and manages leading centers in other urban retail markets. These marquee assets outside of New York City include Georgetown Park in Washington, D.C., Lincoln Road in South Beach, Miami, and Beverly Connection in Los Angeles.

CONTACT INFORMATION

Sherri White
swhite@vno.com
212-894-7982

Jamie Kendall
jkendall@vno.com
212-894-7962

888 Seventh Avenue
New York, NY 10019
www.vno.com

VORNADO
REALTY TRUST

Property data as of 6/30/2012. All information is from sources deemed reliable, however no representation or warranty is made to the accuracy thereof. Property information is submitted subject to errors, omissions, change of conditions prior to sale or lease or withdrawal without notice. Unauthorized use or reproduction of the images, renderings, plans and other depictions of such included properties and projects is strictly prohibited.

VORNADO
REALTY TRUST