

WHERE FRESH SPACE MEETS FRESH AIR

TOP TWO FLOORS BUILT AND READY FOR
LEASE - 23,396 RSF - WITH MIDTOWN
SOUTH'S NEWEST ROOF DECK.

TOP TWO FLOORS - 23,396 RSF BUILT AND READY

261 FIFTH AVE | NEW YORK CITY

- Close proximity to Madison Square Park and the newly revitalized Broadway corridor, along with brand new hotels, restaurants, and outdoor amenities
- Easy access to transit including the N, R, 1, 2, and 3 subway lines along with LIRR, New Jersey Transit, Amtrak, and Path trains
- Recently renovated building with new elevators and oversized windows providing an abundance of natural light
- Building is designated as a New York City Landmark with a timeless Art Deco lobby which was recently upgraded

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BUILT IN 1928, 261 FIFTH AVENUE is a one-of-a-kind jewel that evokes the timeless architecture of the Art Deco era. Located in the heart of Manhattan, the 23-story office building is situated in the lower Fifth Avenue neighborhood surrounded by high end, exclusive development and hospitality. Historic Madison Square Park, just three short blocks away, is an oasis for those who live and work in the nearby area.

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