



122

F I F T H A V E N U E

A BUILDING THAT SOLVES IT ALL.

Your vision. Your employees. Your company at 122 Fifth Avenue.

122 Fifth Avenue's reimagination is realized. Motivate your employees to come to work at an office environment surrounded by technology, wellness and community. The new office landscape needs to be flexible, inspiring and convenient and the intentional full building redesign has everything and more. Starting from the moment you enter the new lobby experience up to the expansive rooftop terrace, putting your companies flag at 122 Fifth Avenue is the reason why your employees will show up and thrive.



\$100M+

Repositioning with All
New Building Systems

111,000 SF

Contiguous Block of
Space Remaining

4,000 SF

Private Rooftop Terrace
and Gardens



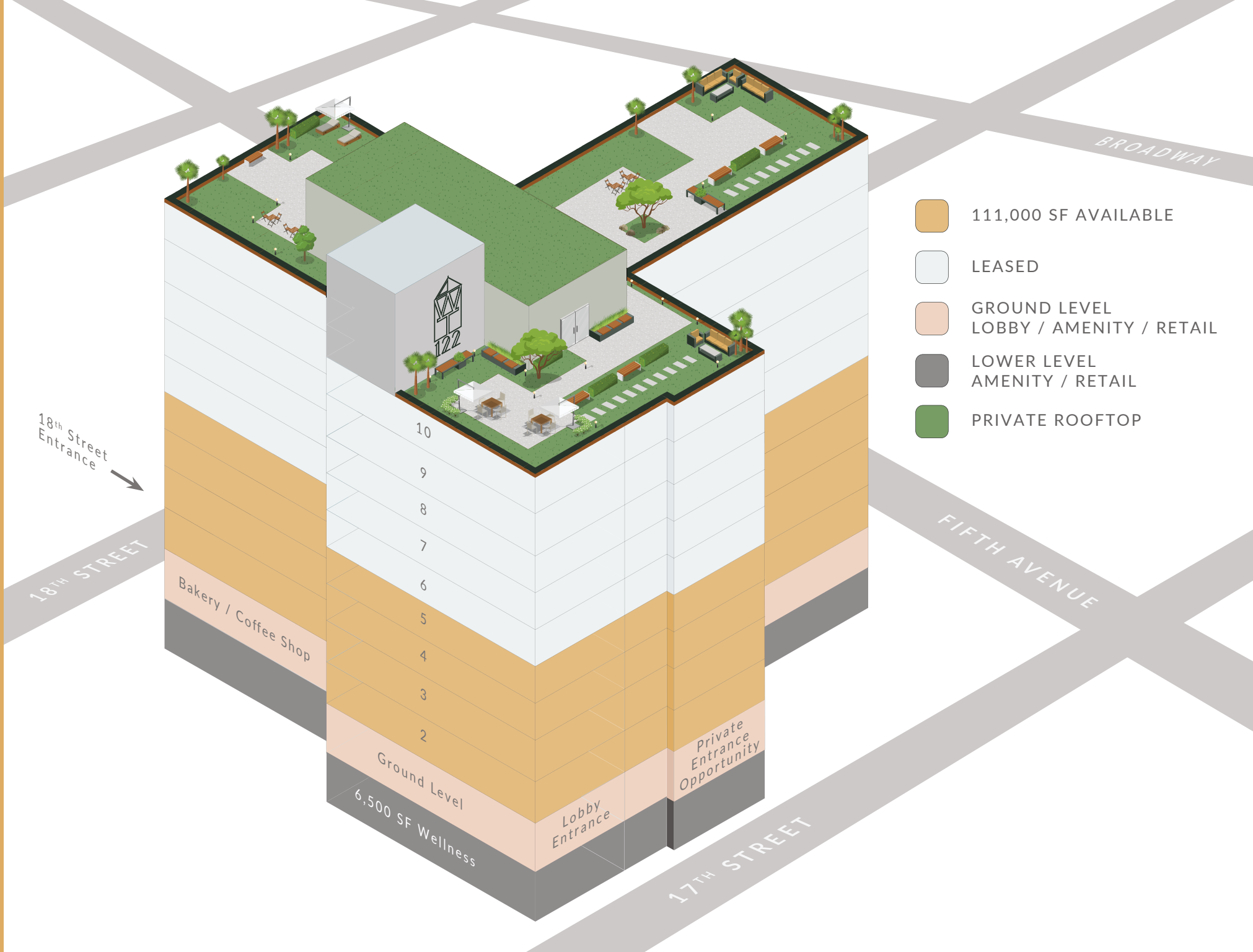
The lobby of 122 Fifth Avenue evokes the feeling
of a Chelsea gallery as you're greeted by the
original Sam Gilliam painting titled *For The 'Friend'*.



122 Fifth Avenue is a boutique office your team will look forward to arriving at every day.

A contiguous block of 111,000 SF is available with the largest floor plates on Lower Fifth Avenue ranging from 27,000 SF to 34,000 SF and ceiling heights ranging from 11' 6"- 13' 5".

27,000 SF to 34,000 SF floor plates perfect for creating 'Neighborhoods' within your space.

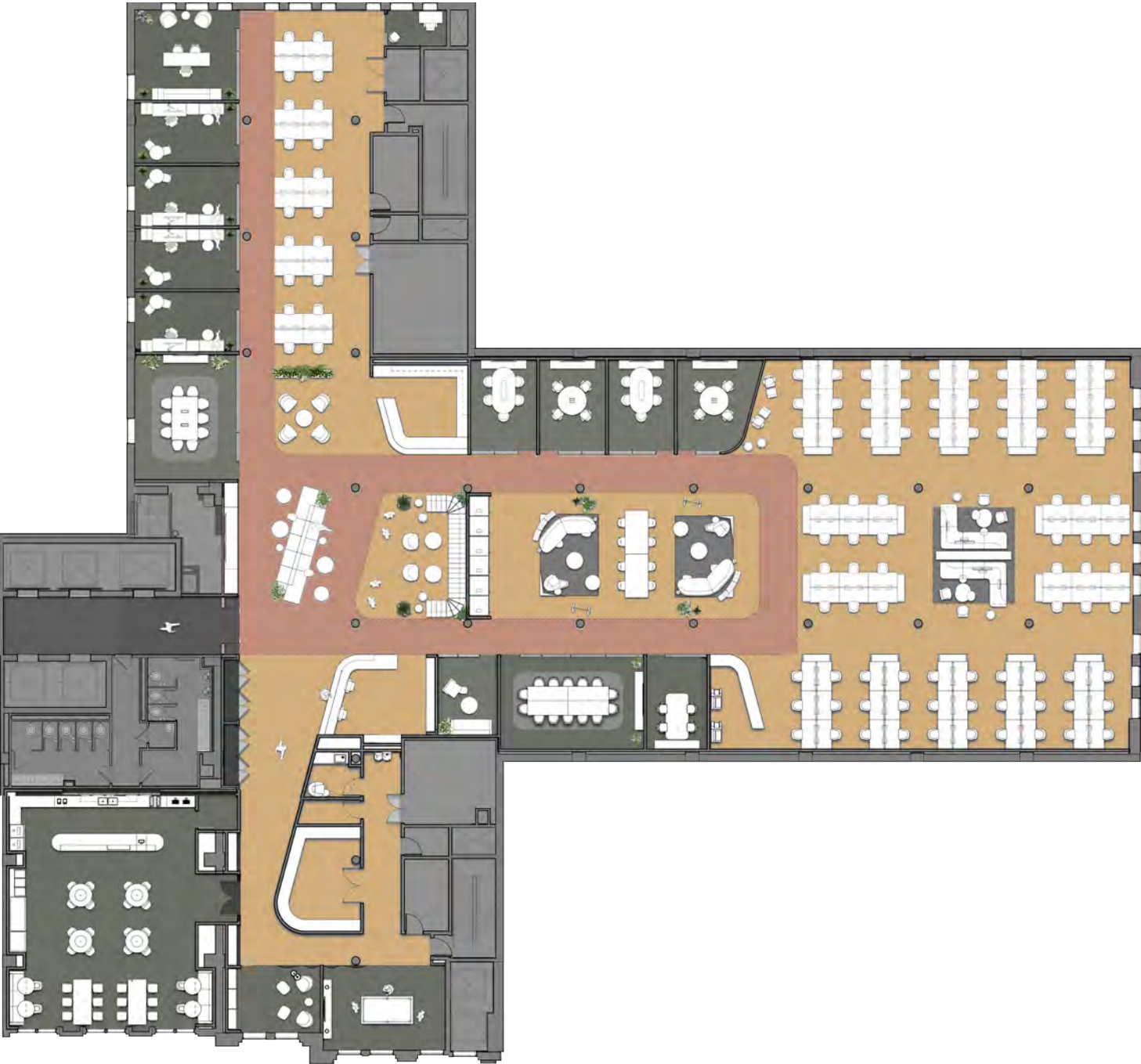


Creative Testfit with Interconnected Floors

27,902 RSF with windows on all 4 sides allowing natural light to shine in throughout the day

T-shaped floors perfect for combining the benefits of open space collaboration with intimate quiet areas

- 132 WORKSTATIONS
- 4 OFFICES WITH WINDOWS
- 1 LARGE CONFERENCE ROOM
- 1 DEN
- 1 COFFEE BAR
- 2 ZOOM ROOMS
- 4 TEAM ROOMS
- 6 PHONE BOOTHS
- 1 GAME HUB
- 1 WELLNESS ROOM



Expanded Testfit with Connection to 120 Fifth Avenue

34,000 RSF expanded floor plate adding an abundance of space and natural light

Largest floor plate in the Lower Fifth Avenue cluster with unmatched opportunity

- 132 WORKSTATIONS
- 10 OFFICES WITH WINDOWS
- 1 LARGE CONFERENCE ROOM
- 1 DEN
- 1 FOCUS LOUNGE
- 2 COFFEE BARS
- 2 ZOOM ROOMS
- 6 TEAM ROOMS
- 11 PHONE BOOTHS
- 1 GAME HUB
- 1 WELLNESS ROOM



Private Entrance & Branding Opportunities



Building-Within-a-Building and Private Entrance on 17th Street

2,500 SF Private Showroom with Connection to 2nd Floor



Private Entrance & Branding Opportunities



Opportunity to Expand into 120 Fifth Avenue
Creating a 34,000 SF Floor Plate

T-shaped Floors with Windows on All Four Sides
Creates a Blank Canvas for Innovative Space Design



Brand new technology advanced infrastructure that's as forward looking as your company.



Multiple Fiber Sources with Redundant ISP Points of Entry and IT Risers



AI automation with real-time occupancy data creating both an energy efficient environment and maximum comfort



Integrated destination dispatch with single swipe mobile security and elevator access



fitwel®





Creativity thrives when you can step away
from work and never leave the office.

From in-building amenities including Levain Bakery, a bike room with spa-inspired bathrooms, an inventive wellness concept on the lower level and a private rooftop terrace, 122 Fifth Avenue has more amenities per square foot than any building on Lower Fifth.



LEVAIN BAKERY IN LOBBY



WATER TOWER TERRACE



FIFTH AVE RETAIL



BIKE ROOM AND PRIVATE SHOWERS

Introducing the next level of in-building wellness.

The lower level will feature a 6,500 SF inventive wellness concept with a sleek modern aesthetic offering an array of health optimization tools. Fueled for energetic togetherness and backed by science, the space will include ice baths, communal saunas, IV therapy and biomarker testing.





A commute-worthy location in a
24/7 neighborhood.

Welcome to your 5-minute city—where wellness, commerce, transit
and culture are all within steps of 122 Fifth Avenue. Your 24-hour
vibrant and engaging neighborhood is the best the city has to offer.



Explore your 5-Minute city.

01.

More than 2,100
Hotel Rooms

at Over 10+ Hotel Locations
All Within a 5-Minute Walk

05.

3-Minute Walk to Union
Square Transit Hub

Where More Than 8 Subway
Lines Converge

02.

More than 80,000
Residents

Call Union Square and Flatiron
Home With a Median Age of 33.5

06.

50+ Restaurants
and Cafés

Nearby and Steps to Union Square
Market and Eataly Flatiron

03.

6,500 SF On-site
Wellness Concept

and Surrounded By Endless
High-end Fitness Offerings

07.

30+ Brand Name
Retail Stores

Both In-building and Steps in
Every Direction

04.

Surrounded by Top
Universities and Schools

With The New School and NYU Steps
Away, Attracting New Talent

New York’s most vibrant mixed-use neighborhood.

Endless Retail within Steps

Madewell
Free People
Zara
Allbirds
Pandora
Sephora
Banana Republic
J.Crew
Aritzia
Warby Parker
Bandier
Pottery Barn
MUJI Chelsea

Restaurants for Foodies

Burger + Lobster Flatiron
Gramercy Tavern
Cosme
Rosa Mexicana
Eataly
Hawksmoor NYC
Striphouse NYC
Da Andrea
Spice Thai
Boqueria Flatiron

Wellness for Mind, Body and Soul

SWEAT440
Equinox Flatiron
F45
CorePower Yoga
ISHTA Yoga
SoulCycle
HOKA
Reebok
Alo Yoga
Lululemon
Athleta

Boutique Hotels for Guests

W New York Union Square
Freehand NY
Hotel Giraffe
The Flat
Hyatt Union Square
Motto
The New York Edition
The James
Inside Melia
Walker Hotel Greenwich Village



UNION SQUARE PARK



TRANSIT HUB



MADISON SQUARE PARK



LOWER FIFTH



STEPS TO SUBWAY



MARKET WEDNESDAYS

The list of companies who call
Lower Fifth home speaks for itself.



NETFLIX

TIFFANY & CO.



ESTÉE LAUDER



SONY

ORACLE



ebay™



TORY BURCH

WAVE



LVMH



Discovery

COMPASS

IMG

BONOBOS



Building Specifications

Elevators

- Main Core - (5) passenger elevators including 1 swing elevator
- South Core - (2) passenger elevators
- North Core - (1) freight elevator

Telecom/Cable/Internet

- Wire NYC Gold Rated
- Multiple POE on each floor to support high-speed fiber connectivity

Access Control

- Destination Dispatch Technology for the elevators to ensure efficiency and security.
- Touchless Access Credentials include:
 - Physical Access ID card
 - App based Mobile ID card credentials
 - Turnstile enhanced with Facial Recognition
 - Digital/Mobile Visitor Pass allowing visitors to bypass lobby check-in via QR Code technology

HVAC

- New cooling tower (800 tons) supports (2) DX units (65 tons total) on floors 2-10
- Air is distributed throughout the floors via variable-air-volume (VAV) control.
- Supplemental Cooling Capacity: approximately 15 tons per floor
- Outside Air: Minimum outside air 0.13 CFM/USF

The above specifications will be met at space loads of a maximum of 1 person per 125 USF, and a maximum of space light and power demand load of 6 watts/RSF

Electrical

- Two 208/120-volt incoming electric services serving (2) sets of switchgear, each with a 4,000-amp bus duct riser servicing all tenant floors
- Multiple distribution switches serving house loads including pumps, lighting, and retail
- All tenanted floors are sub-metered and served by two (2) separate 4,000-amp bus-duct risers and two (2) 400 amp switches, providing a minimum of 6 watts per USF of demand load, exclusive of HVAC for tenant’s lighting & power requirements

Plumbing

- One (1) new domestic water service from 17th street
- Duplex domestic water booster pumps serving the domestic and HVAC requirements
- Plumbing risers at key locations on the floor plan
- Storm water detention tank
- Duplex sewage ejectors for below-grade sanitary drainage
- Local electric hot water heaters serving core toilet rooms and janitor closets

Fire Protection & Life-Safety

- Two (2) new fire services: (1) from 17th Street and (1) from 5th Avenue
- Combined automatic fire standpipe and sprinkler system for entire building
- Automatic fire pump serving the fire standpipe/sprinkler infrastructure
- Automatic sprinkler system with temporary core sprinkler protection on each floor
- New addressable Group B high-rise fire alarm system services all floors
- The systems data-gathering panels are located on every third floor

Monitoring System

- New BMS system that monitors MEP systems

Emergency Power

- Diesel-engine emergency power system serving all life-safety loads
- 500 KW diesel life safety generator

Bromley Companies

Developer / Owner / Manager

At Bromley, we continuously strive to deliver bespoke and meaningful tenant services across our portfolio. Our in-house operations teams’ knowledge and ‘can do’ attitude is a reflection of managing the most sophisticated buildings and infrastructures for Fortune 50 companies, and we are excited to welcome tenants to 122 Fifth Avenue. In partnership with a world-class team of engineers, architects, leasing and marketing teams, Bromley’s vision has become a reality and every detail of the new 122 Fifth Avenue has been curated for today’s modern workforce.

NEWMARK

Office Leasing

Newmark is one of the world's leading commercial real estate advisory firms. With roots dating back to 1929, their strong foundation and track record of success makes them one of the most trusted partners in the industry.



Architect

STUDIOS is an international design practice who work with clients to create built environments that express the essence of their organizations. For each project, they seek to create a great experience in a way that is both pragmatic and inspiring.

The practice is led by 20-plus principals and have studios in Los Angeles, Mumbai, New York, San Francisco, Paris, and Washington, DC.



Retail Leasing

Cushman & Wakefield is a global leader in commercial real estate services with 52,000 employees in over 400 offices and approximately 60 countries, we want to make the most of every opportunity for our clients—because our city, community, planet and future is what we make it. Life is what we make it.

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122FIFTHAVE.COM

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