Bloomberg Building

Large format retail opportunity totaling ±107,800 SF

Potential for Dual-Avenue Retail Frontage.

Lexington Avenue + 58th Street
& Third Avenue + 59th Street



Exclusive Leasing Agent RIPCO RETAIL LEASING

VORNADO REALTY TRUST

Third Avenue + 59th Street

Bloomberg Building

Lexington Avenue + 58th Street

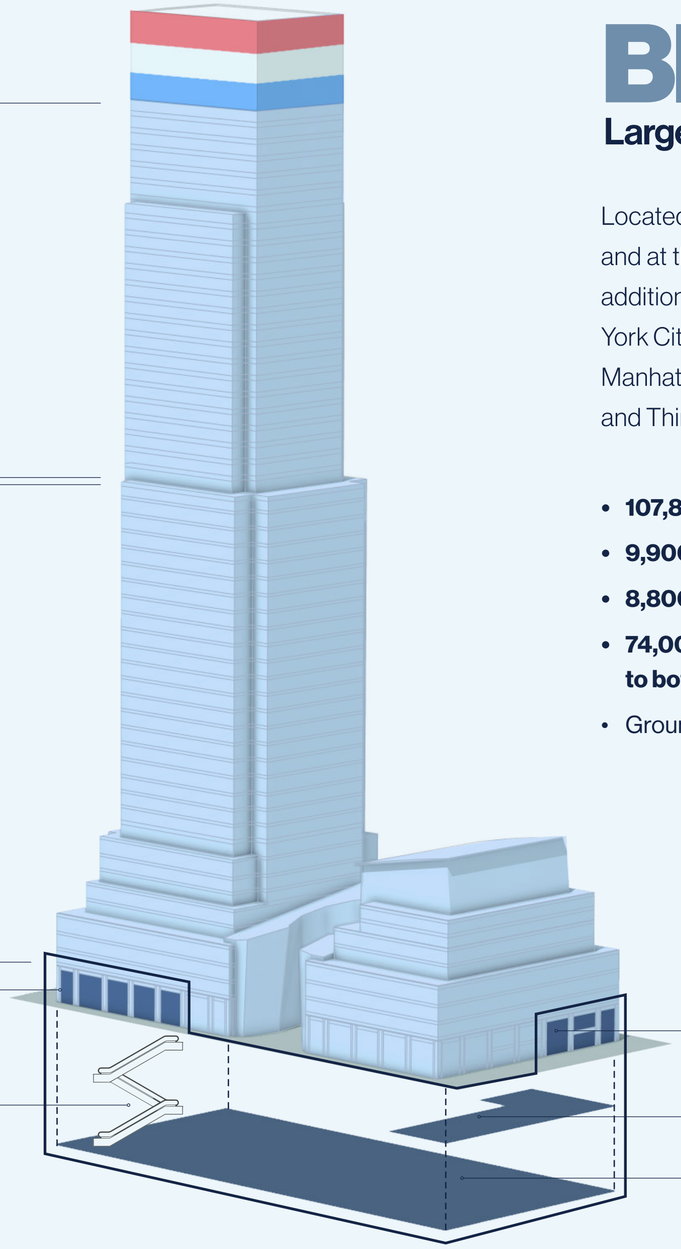
Large Format Retail Opportunity

Located at the nexus of Midtown and the Upper East Side, this premier retail opportunity is positioned directly opposite Bloomingdale's flagship and at the base of Bloomberg's 1 million-square-foot global headquarters. The building also includes 105 luxury condominium residences in addition to the substantial daily workforce generated by Bloomberg. Situated at the 59th Street–Lexington Avenue subway hub, one of New York City's busiest transit nodes, the location benefits from exceptional pedestrian traffic, regional shopping draw, and direct access to one of Manhattan's most affluent residential neighborhoods. The space is further enhanced by dual points of entry on Lexington Avenue/58th Street and Third Avenue/59th Street, providing strong visibility, convenient access, and exposure across multiple high-traffic retail corridors.

- **107,800 SF total** opportunity across multiple levels
- **9,900 SF** of prime ground-floor retail on **Lexington Avenue**
- **8,800 SF** of prime ground-floor retail on **Third Avenue**
- **74,000 SF of contiguous lower-level space connected to both frontages**
- Ground floor spaces can be divided
- Ideal for **flagship or large format** retail concepts
- Dramatic **slab to slab heights** ranging from **14' to 28'**
- **Five freight elevators and truck lift** providing efficient vertical access
- **Excellent visibility and frontage** on two major Manhattan avenues

One Beacon Court
105 luxury condominiums
Floors 32-55

Bloomberg
1,000,000 SF Global HQ of Bloomberg L.P. and represents one of Midtown Manhattan's most prominent single-tenant corporate environments.



Lexington Ave + 58th

Ground Level - ±9,900 SF | 21'-8" SLAB TO SLAB
Divisible

Can be connected to Lower Level

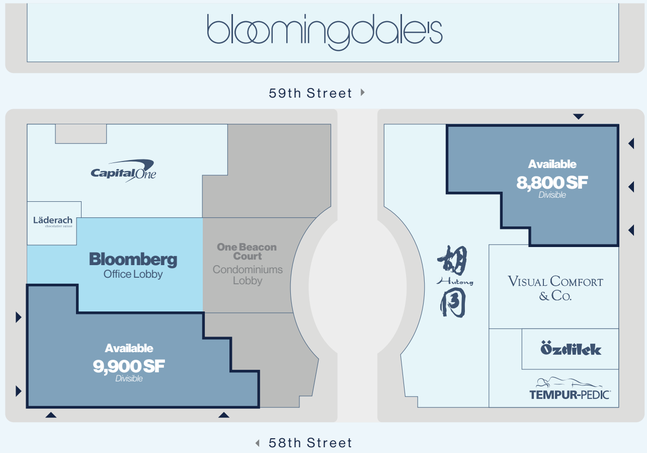
Third Ave + 59th

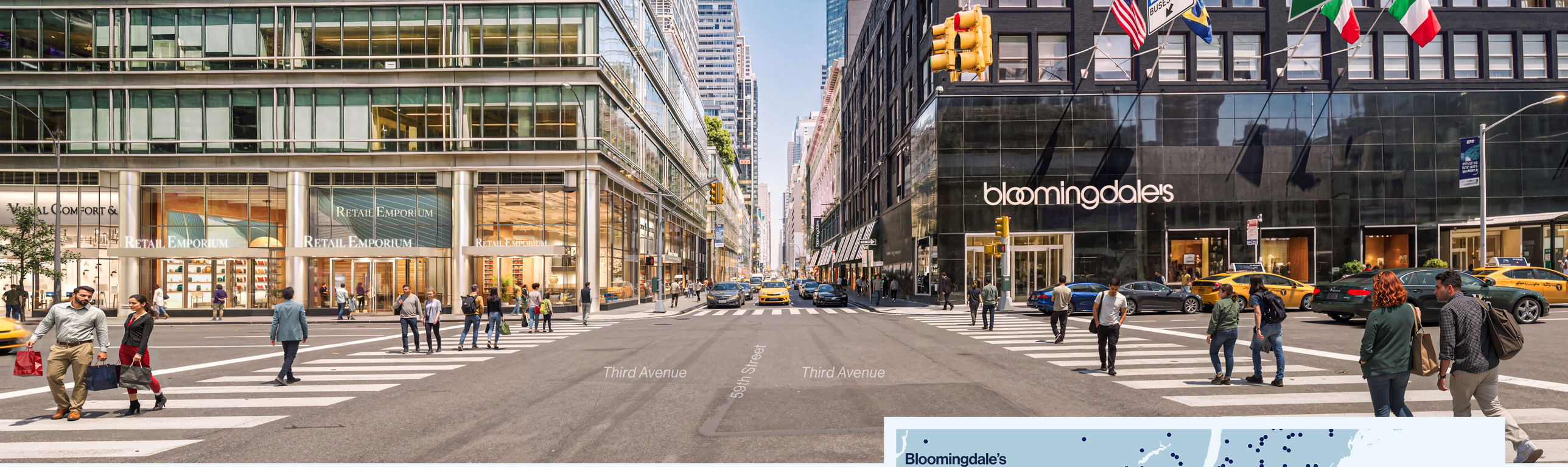
Ground Level - ±9,500 SF | 28'-3" SLAB TO SLAB — *Divisible*

Mezzanine Level - ±15,100 SF | 14'-0" SLAB TO SLAB

Lower Level 1 - ±74,000 SF | 19'-6" and 24'-4" SLAB TO SLAB

Total ±107,800 SF





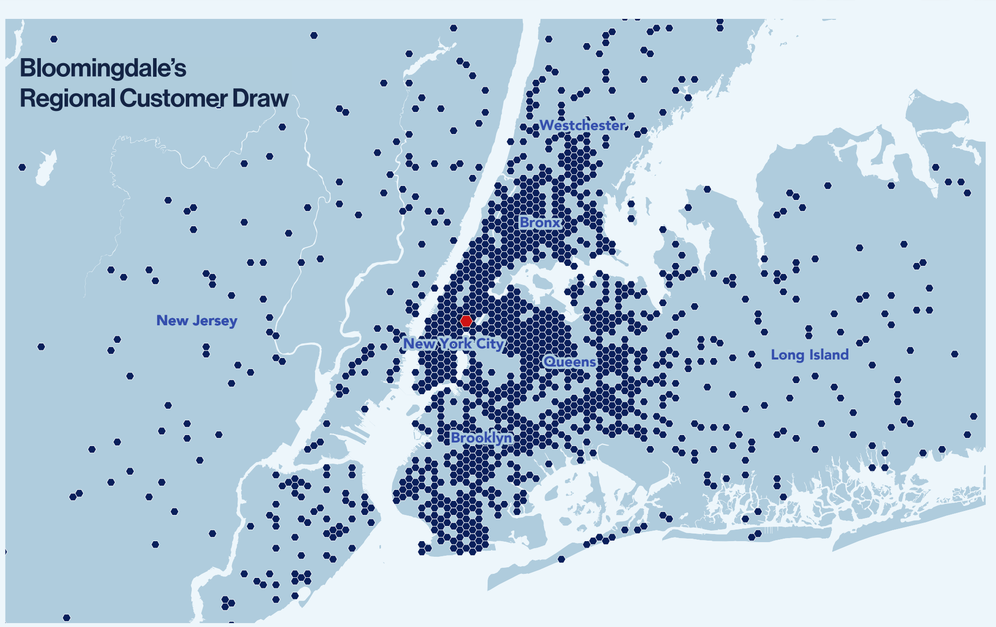
Across from an Icon. Positioned for Performance.

"Like No Other Store in The World"

We had a great performance in 2025 which set a new high watermark for Bloomingdale's. It was the highest sales in Bloomingdale's history.

- Olivier Bron, CEO,

WWD February, 2026



The dot density map illustrates the broad trade area of Bloomingdale's Manhattan flagship store, with customers traveling from across New York City and the surrounding Metro New York suburbs.

Source: Placer.ai

Where Midtown Meets The Upper East and West Sides.

Located at the intersection of Midtown and Manhattan's most affluent residential corridors, this location offers direct access to shoppers from the Upper East Side and Upper West Side, where average household incomes range from $200,000 to over $300,000. This concentrated high-income customer base delivers exceptional spending power, making the space ideally suited for luxury, lifestyle, experiential, or flagship retail concepts.

96th St to 42nd St Demographics

1,151,938	$270,361	274,756	$19 Billion	47,380	947,545
DAYTIME POPULATION	AVG HOUSEHOLD INCOME	TOTAL HOUSEHOLDS	ANNUAL RETAIL EXPENDITURE	TOTAL BUSINESSES	TOTAL EMPLOYEES



In the Midst of

Luxury, Tourism & Global Retail.

Billionaires' Row / 57th Street: Global hub of ultra-luxury residential towers directly south of Central Park, with one of the world's deepest concentrations of high-net-worth residents, luxury shoppers, and international visitors.

Premier Office Market: proximate to some of the highest-value office towers in the world delivering an unmatched concentration of corporate density and a high-spend workforce.

Global Retail Flagships: Surrounded by leading global flagship retailers, reinforcing the area's position as one of Manhattan's most established global and lifestyle retail destinations.

Central Park: One of the world's most visited urban parks. Approximately 42 million annual visitors generate shopper traffic from residents, tourists, hotel guests, and office workers.



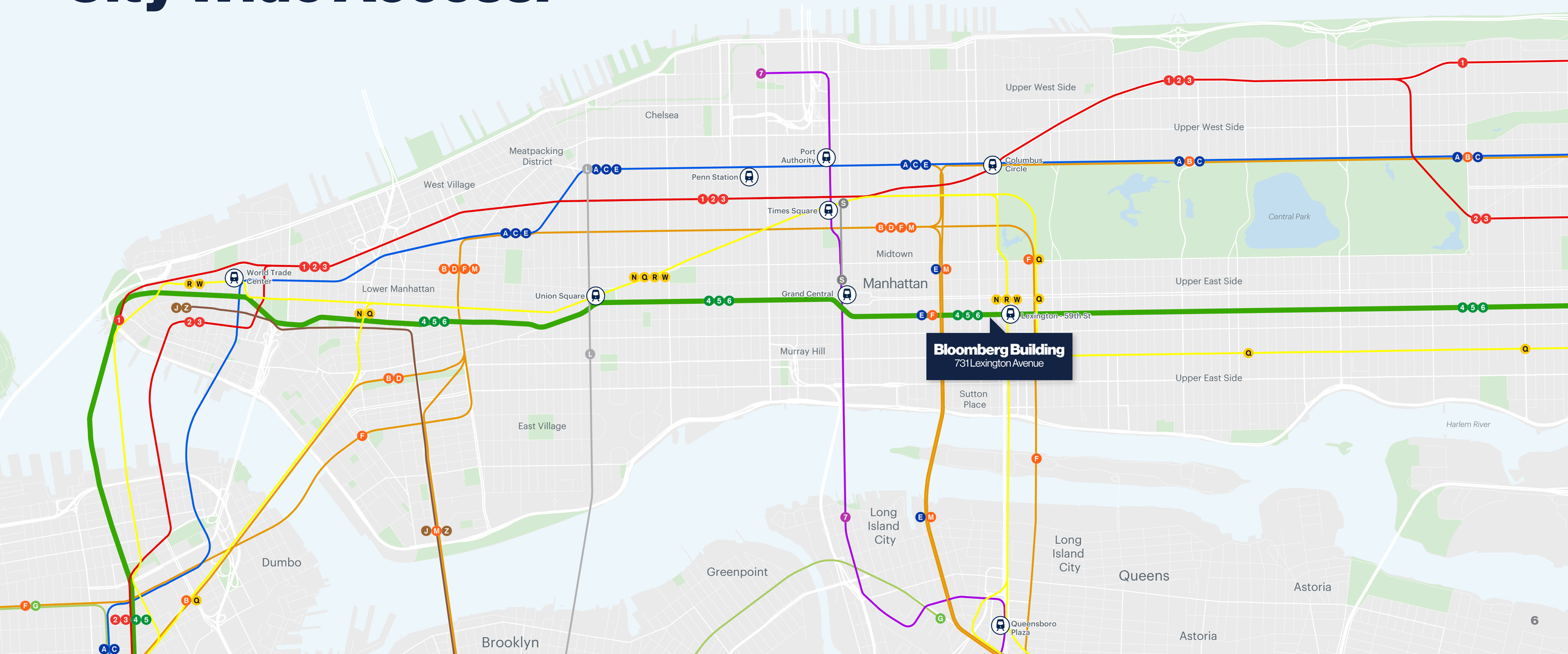
Prime Location with Effortless City Wide Access.

Located just steps from the Lexington Avenue/59th Street and Third Avenue/60th Street subway stations, this space offers effortless access from all of Manhattan and the outer boroughs. Maximum convenience for shoppers translates to steady, high-quality foot traffic and premium retail exposure.

Top 15 Busiest Subway Station

59 St-Lexington Av Station
4 5 6 N W R

11,691,818
Annual Riders



Prime Retailers within a 1-Mile Radius

A Flagship Retail Opportunity in One of Manhattan's Most Powerful Retail Corridors.

Position your brand at the base of the Bloomberg Global Headquarters and across from Bloomingdale's iconic flagship.

This rare opportunity offers nearly ±107,800 square feet of contiguous retail with dramatic ceiling heights and dual avenue frontage, creating one of the most significant large-format retail opportunities in Manhattan today.



Displayed locations are illustrative only and do not represent actual tenant locations.

Loading and Merchandise Distribution

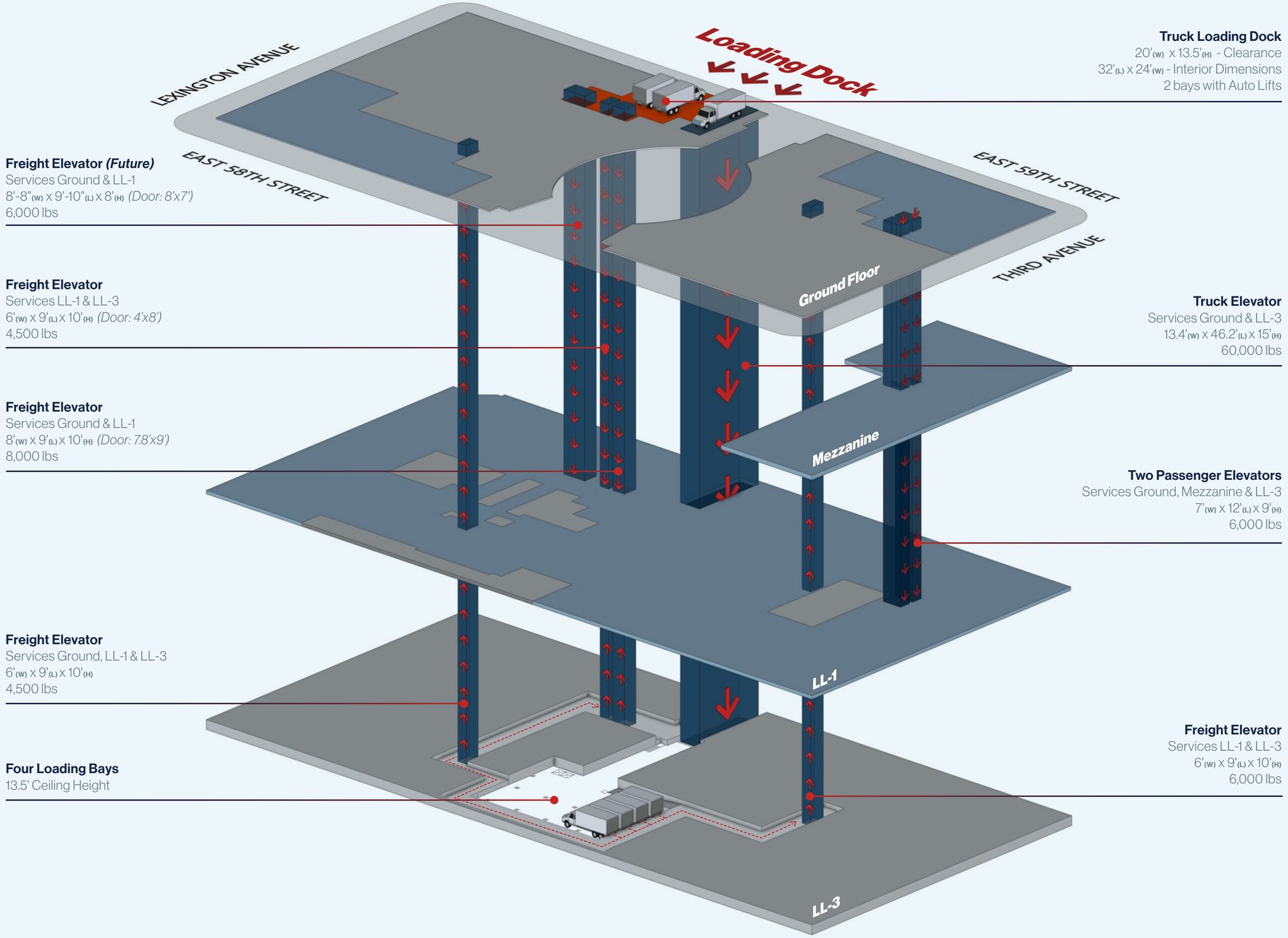
Ground Level Loading / Unloading

Two loading bays located along East 59th Street provide access to the building's freight infrastructure. These bays connect to two existing freight elevators serving Lower Level 1 and Lower Level 3 for merchandise distribution throughout the building. A third freight elevator can be added to provide additional service between the Ground Floor and Lower Level 1.

In addition, both retail spaces include direct-access elevators at the Ground Floor, allowing tenants to accommodate street-level loading and unloading directly at their respective storefronts.

Lower Level 3 Distribution

The 59th Street loading dock also includes a truck elevator that provides access to the Lower Level 3 freight distribution area. This level contains four loading bays that serve as a central distribution point, connecting to additional freight elevators that transport merchandise to Lower Level 1 and other areas of the retail space.



Ground Floor

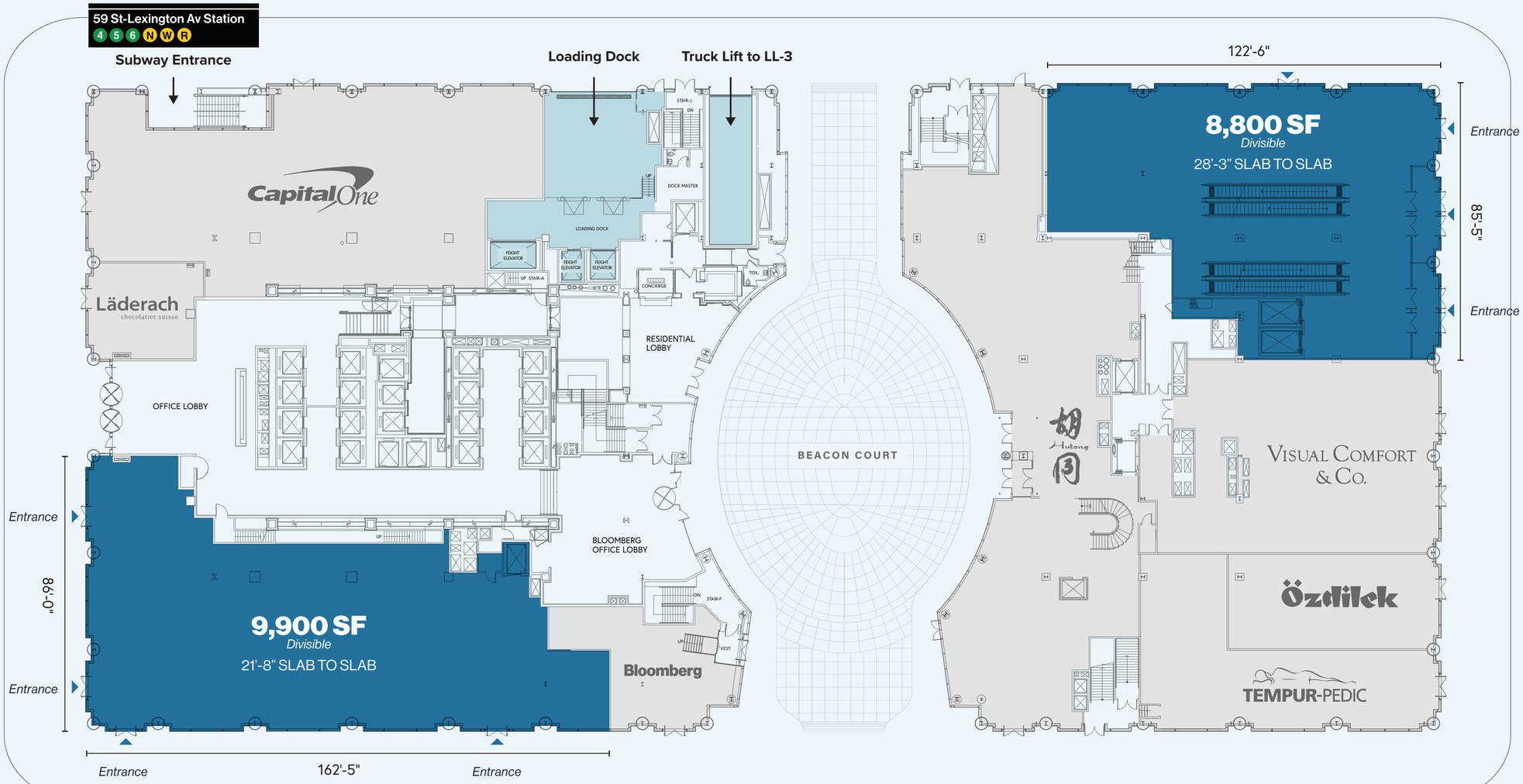
±18,700 SF TOTAL

Third Avenue
±8,800 SF - 28'-3" SLAB TO SLAB

Lexington Avenue
±9,900 SF - 21'-8" SLAB TO SLAB

Ground floors are divisible.

bloomingdale's

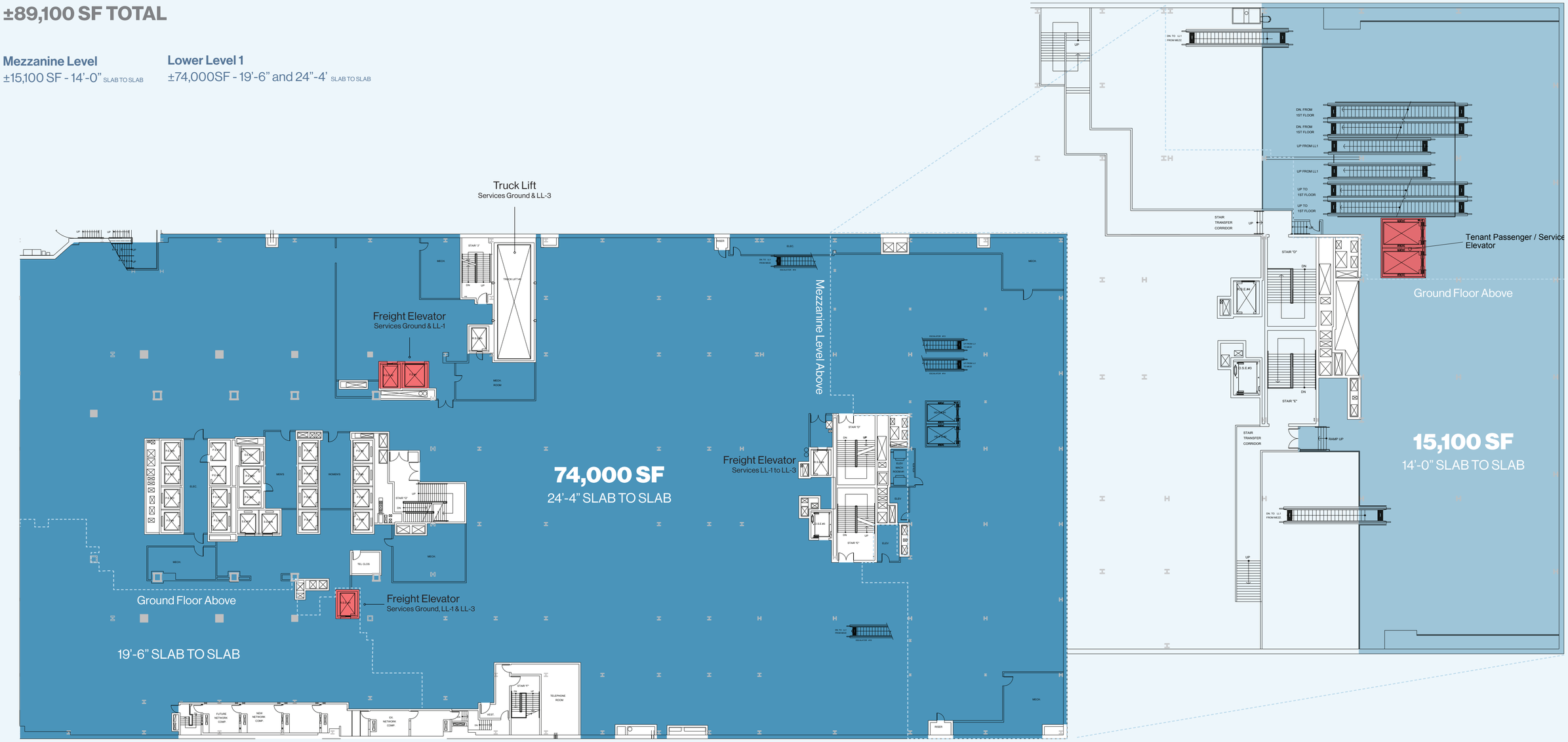


Mezzanine and Lower Level 1

±89,100 SF TOTAL

Mezzanine Level
±15,100 SF - 14’-0” SLAB TO SLAB

Lower Level 1
±74,000SF - 19’-6” and 24”-4’ SLAB TO SLAB



Lower Level 1

Mezzanine Level



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Large Format Retail Opportunity

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