

FROM BLUEPRINT TO BIG BOX

ICONIC SPACE STEPS FROM
BLOOMINGDALE'S

LEX@58

SPRING 25

BLUE LANE

BLUE LANE

SPRING 25

722 LEXINGTON AVENUE—NW CORNER OF 58TH STREET



Jack Resnick & Sons
Owners & Builders Since 1928

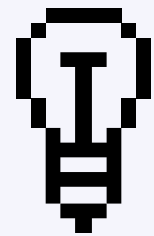
CBRE

APPROXIMATE SIZE

Second Floor	7,833 SF	14'2"	ceiling height
Ground Floor	7,196 SF	17'10"	ceiling height
Lower Level	2,981 SF	9'2"	ceiling height
Sub-Cellar	2,842 SF	18'4"	ceiling height

FRONTAGE

80' on 58th Street
80' on Lexington Avenue



UNLOCK UNTAPPED POTENTIAL IN THE HEART OF THE DESIGN DISTRICT

\$2.8 BILLION

Annual retail sales within a six block radius of 722 Lexington Avenue.

\$167,000

Income of a local household, over 2x the New York City median.

14,000

Current average midday pedestrian count at the corner of Lexington Avenue and 58th Street.

32,000

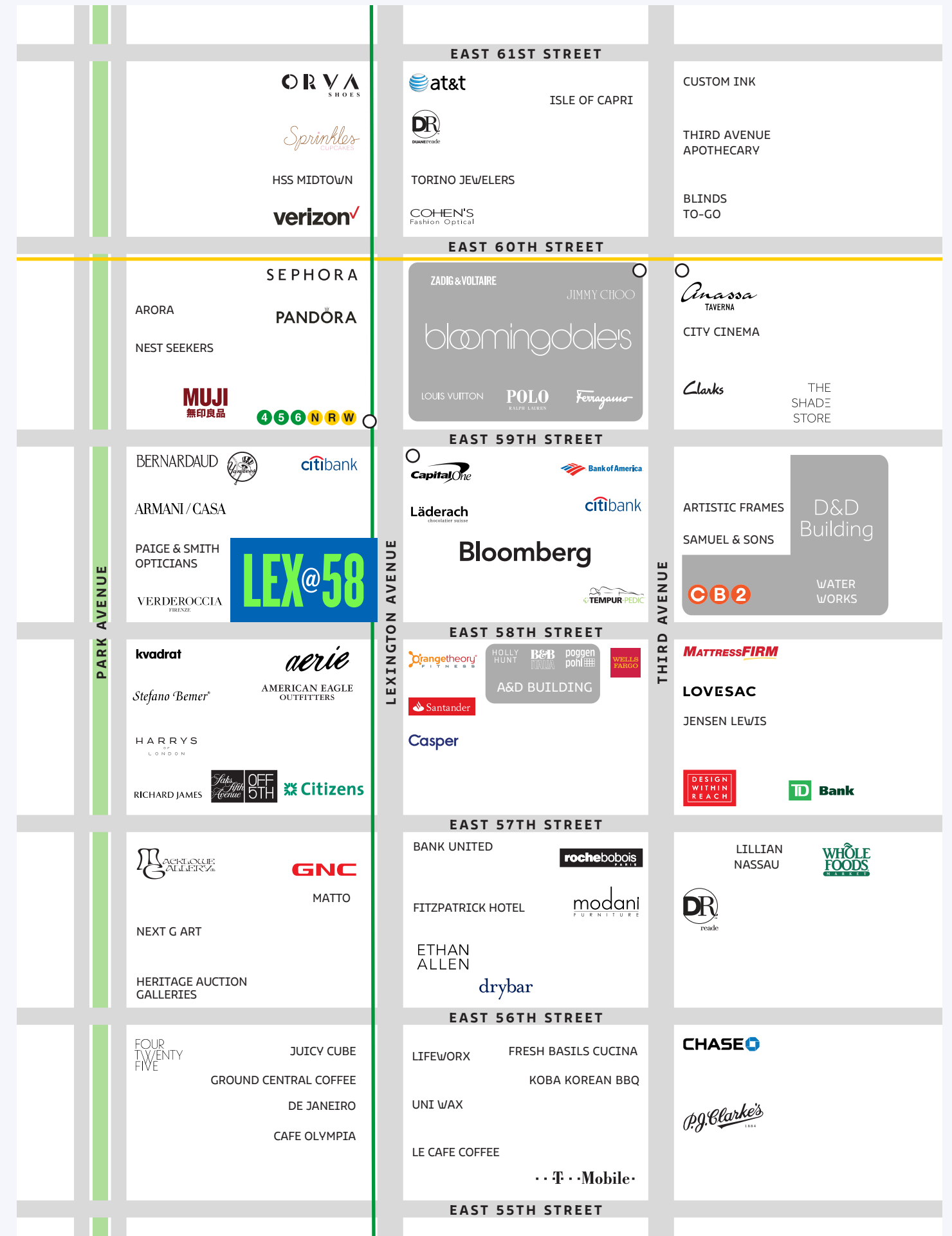
Residential units within a half mile radius of 722 Lexington Avenue.

\$22.4 MILLION

Average listing price for a sponsor unit in nearby Billionaire's Row.

~250,000

Office workers within a half mile.



This two-story space, with its impressive 160 linear feet of wraparound corner frontage, offers unparalleled visibility in a highly sought-after location.

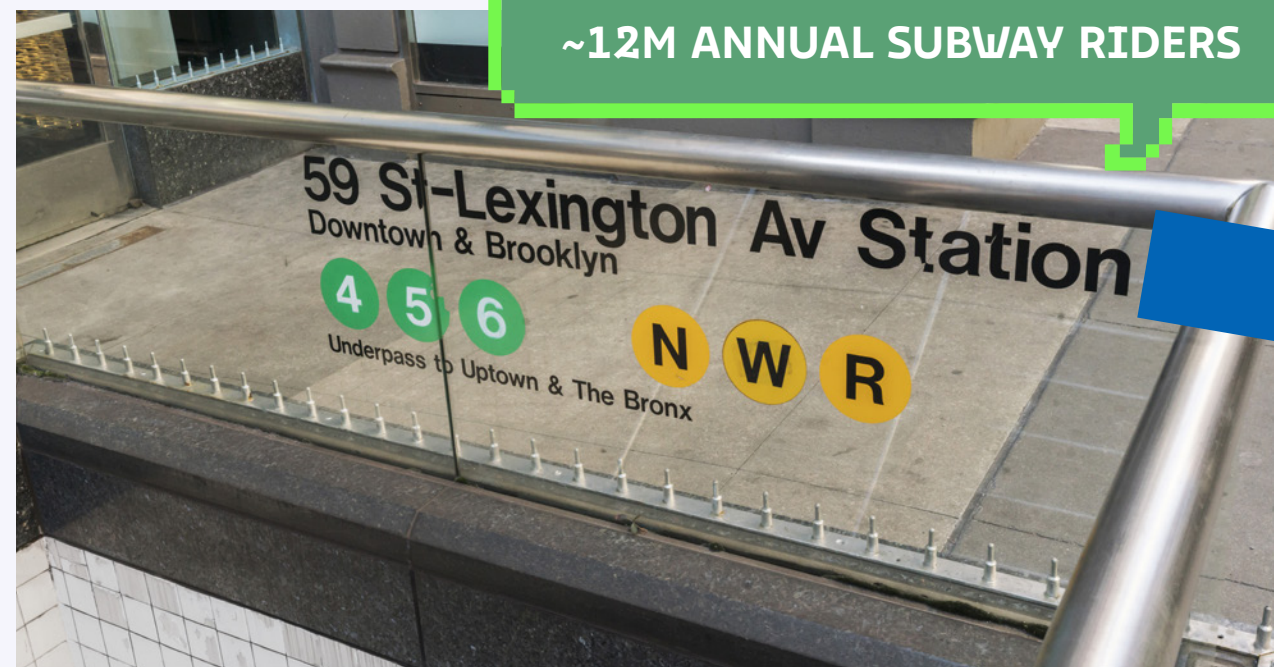
Just steps from Bloomingdale's flagship store and Madison Avenue's luxury retailers, **LEX@58** is perfectly positioned to attract a wide range of customers, including the area's workforce, residents, and NYC's 50M+ tourists.

Every business is unique. That's why this space is designed for flexible configurations. Whether a tenant requires a portion of the **Ground Floor**, a highly usable **Second Floor** or the full **20,852 SF** for a single operation, we will work with you to create the ideal layout.

FLAGSHIP STORE OPPORTUNITY



~12M ANNUAL SUBWAY RIDERS

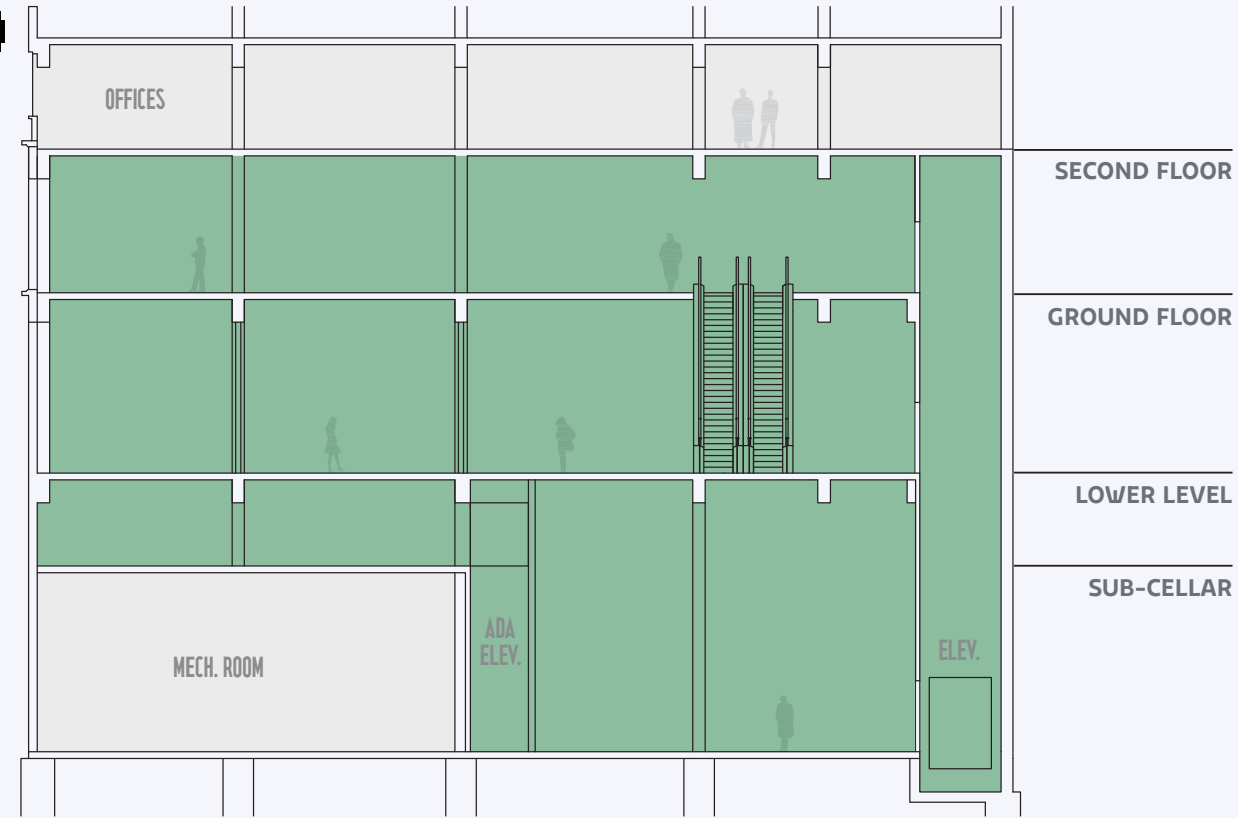


LEX@58

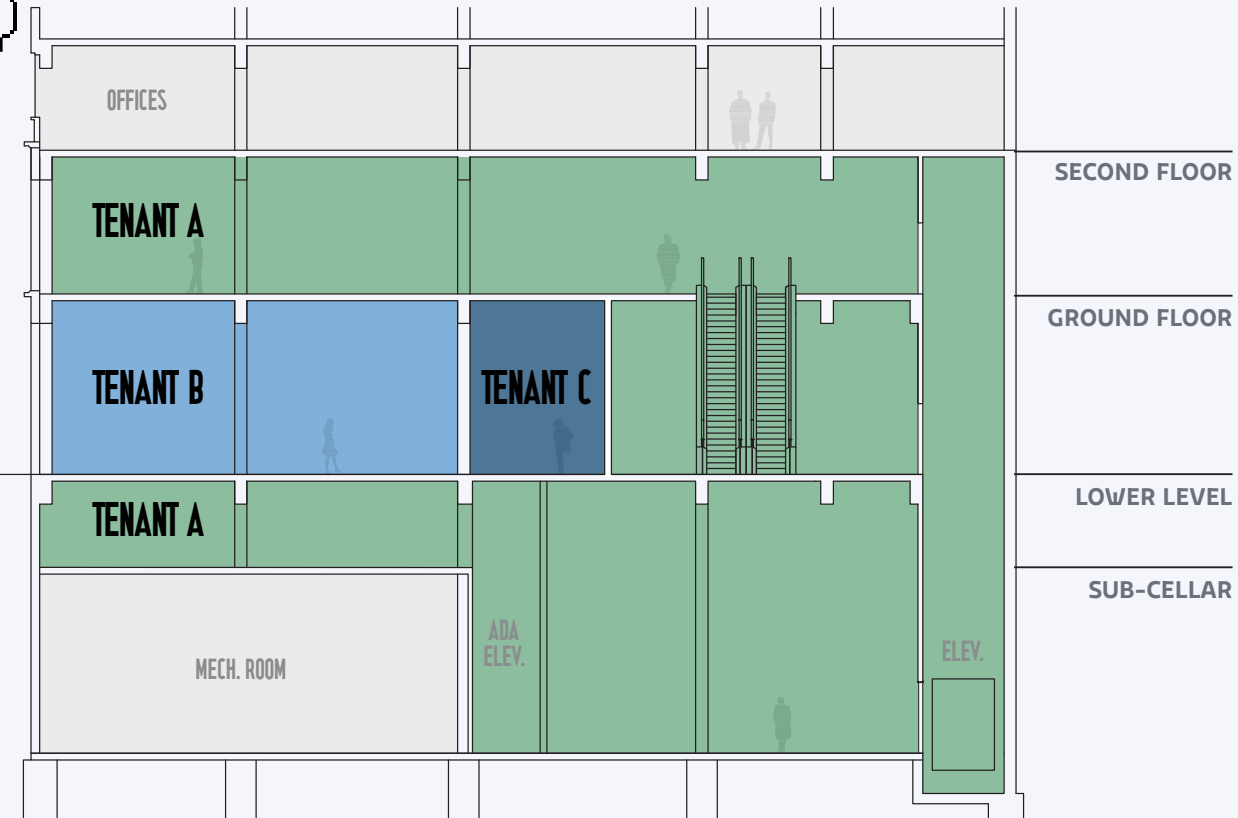


PROPOSED DIVISION

SINGLE TENANT



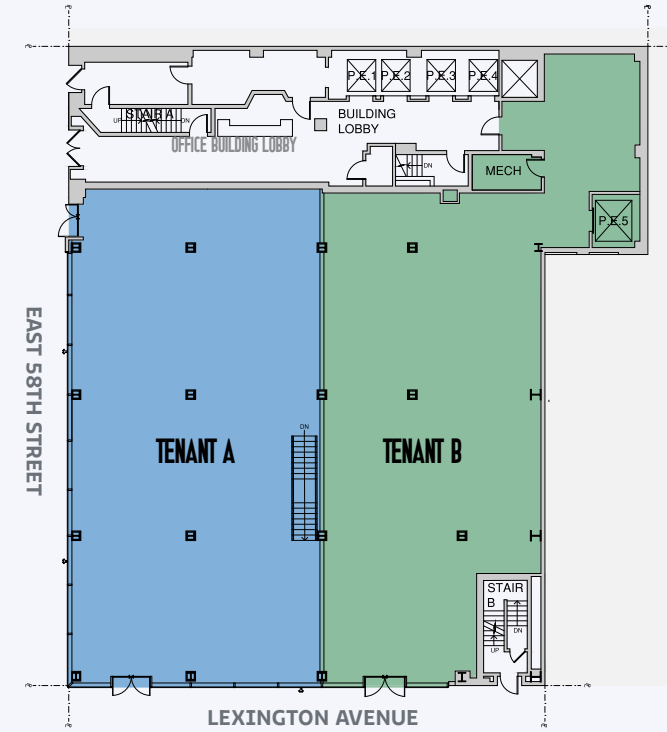
MULTI TENANT



PROPOSED DIVISION

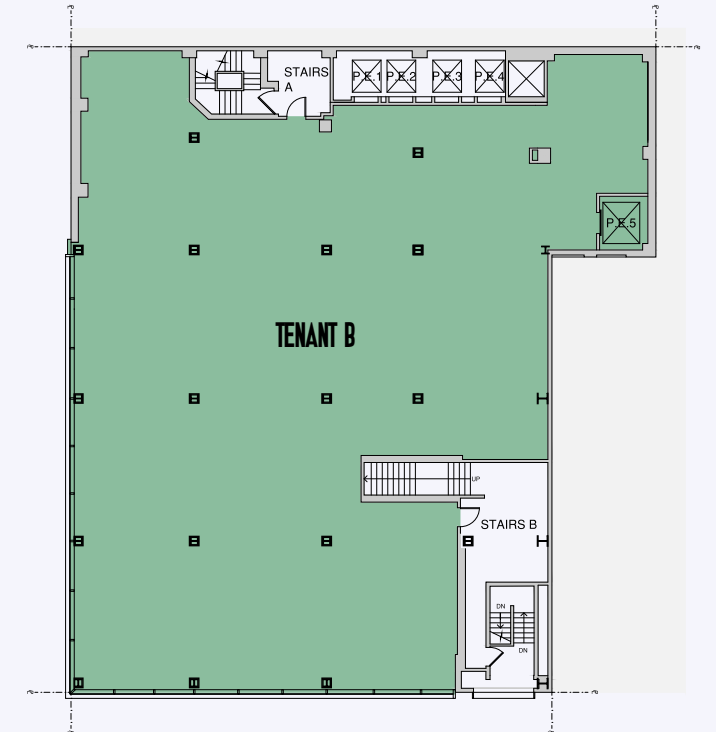
GROUND FLOOR

TENANT A: 3,618 SF
TENANT B: 3,578 SF



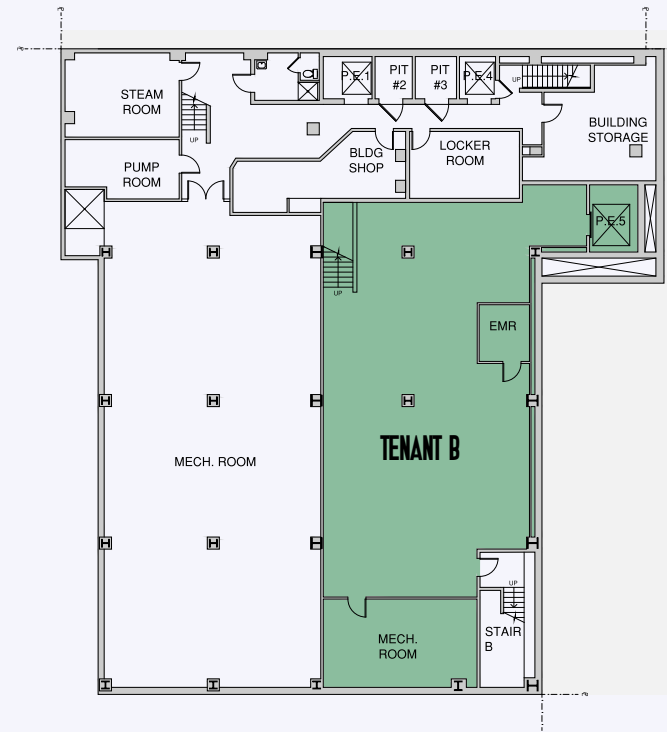
SECOND FLOOR

TENANT B: 7,833 SF



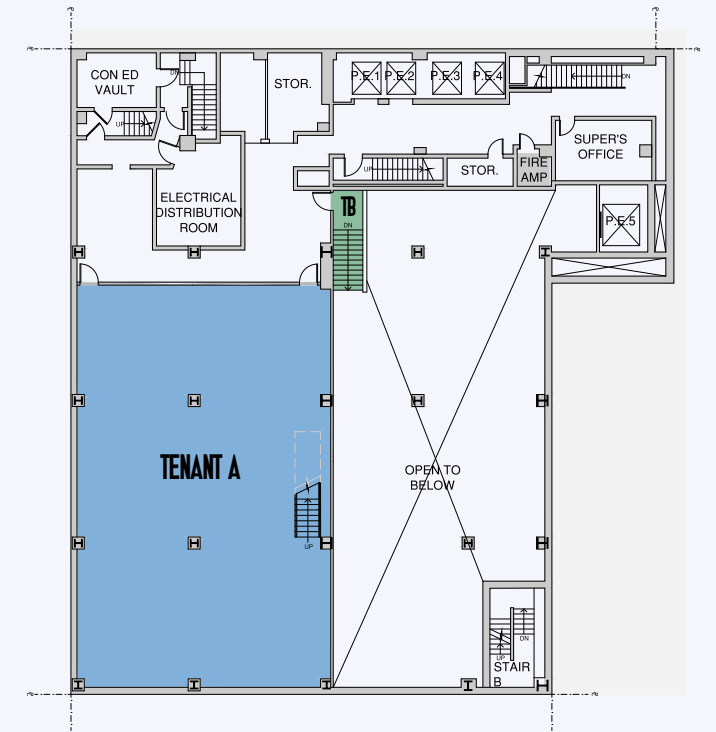
SUB-CELLAR

TENANT B: 2,842 SF



LOWER LEVEL

TENANT A: 2,981 SF
TENANT B: 100 SF



LEX@58

TECHNICAL SPECS

VERTICAL TRANSPORTATION

2 Escalators Between Ground and Second Floors
Dedicated Hydraulic Lift Elevator; 3,500 LB Capacity
servicing Ground Floor, Second Floor and Lower Level Retail
1 ADA Lift Elevator at Lower Level; 600 LB Capacity

HVAC

62 ton cooling tower. ConEd Steam.

ELECTRIC

1200 amps (208/120v) direct metered
400 amps sub-metered service to elevators,
escalators and mechanical equipment

COOKING EXHAUST

Pathway identified for cooking exhaust

SERVICE ENTRANCE

Located on 58th Street

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Jack Resnick & Sons
Owners & Builders Since 1928

CBRE

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