

122 E 55TH ST

NEW YORK, NY



CONFIDENTIAL OFFERING MEMORANDUM

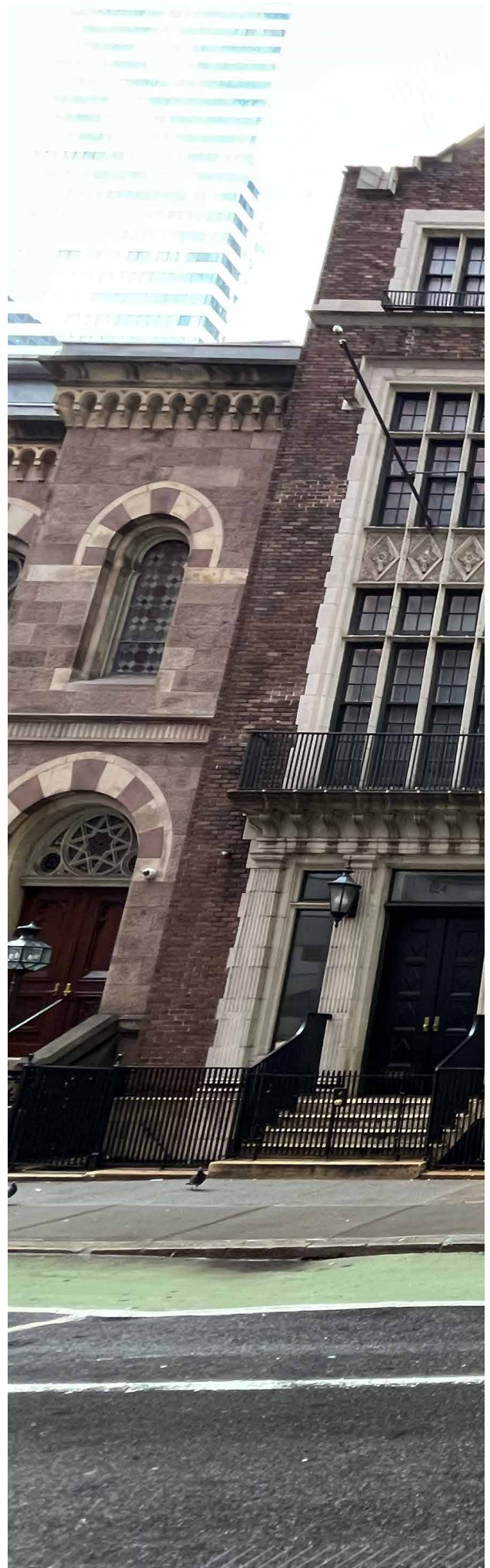
BRIDGE BAY
CAPITAL

EST. 2008
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122 E 55TH ST

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EXECUTIVE SUMMARY

Located in the heart of Midtown East, **122 E 55th Street** is a **five-story boutique office building** with significant potential for redevelopment or investment. The property spans **7,650 gross square feet**, including a full unfinished basement, and offers an additional **11,180 square feet of air rights**. Situated on **Block 1309, Lot 63**, the lot measures **18.75 feet of frontage on the south side of East 55th Street** with a depth of 100.4 feet. Zoned within the C5-2 Commercial District, the site is ideal for a variety of commercial uses.

The building boasts a maximum buildable area of **18,830 square feet**, making it an attractive opportunity for developers looking to expand or reimagine the property. Its prime location ensures high accessibility, with a **perfect Walk Score and Transit Score of 100**. Businesses located here benefit from Midtown East's vibrant environment and proximity to major transportation hubs.

The **Plaza District** in New York City is a prestigious commercial and business hub, known for its upscale office buildings, luxury retail shops, and proximity to iconic landmarks like Central Park and Fifth Avenue.

This property represents a unique opportunity for investors and developers to secure a premier Midtown East asset with substantial air rights and redevelopment possibilities.



122 E 55TH ST

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Price

Accepting Offers

Lot

Block 1309, Lot 63

Maxium Buildable

18,830 SQ FT

Size

7,650 Gross Square Feet plus
Full Unfinished Basement

Air Rights

11,180 SQ FT

4th Floor

18.75 Feet of Frontage on
South Side of East 55th St
X 100.4 FT Depth

Zoning

C5-2

Taxes

\$127,521



FINANCIAL OVERVIEW

RENT ROLL

Floor	Tenant	Size SF	Notes
Basement	Partially Vacant	1,706	
1st Floor Retail	Bakery	1,706	Rear Patio
2nd Floor	Zen Spa	1,556	Rear Deck
3rd Floor	Irvine Realty	1,463	Front Balcony
4th Floor	Vacant	1,463	
5th Floor	Adantiah	1,463	
Total RSF Per Costar		7,650	

INCOME BREAKDOWN

Floor	Tenant	Annual	Monthly	Expiration
1st Floor Retail	Bakery	\$120,000	\$10,000	May 2028
2nd Floor	Zen Spa	\$78,000	\$6,500	Nov 2029
3rd Floor	Irvine Realty	\$75,408	\$6,284	Dec 2025
4th Floor	Vacant	\$78,000	\$6,500	*
5th Floor	Adantiah	\$74,150	\$6,180	March 2033
Projected Gross income		\$425,568	\$35,464	

EXPENSE BREAKDOWN

MGMT Fee - 3%	\$12,135
General OpEx - Proforma	\$35,000
Real Estate Taxes - Actual	\$127,386
Total OpEx	\$174,521
Net Operating Income	\$251,047

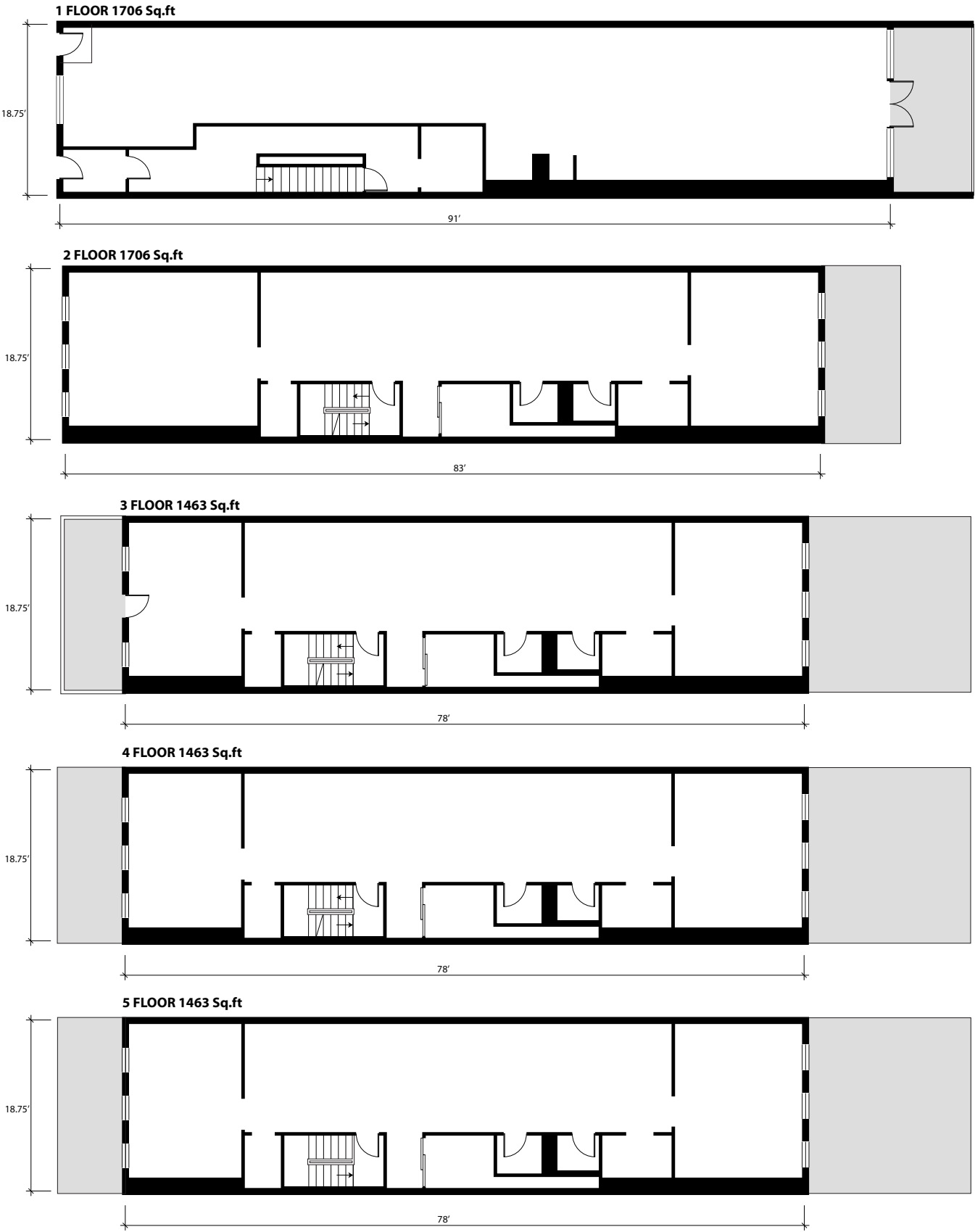
BUILDING PHOTOS

122 E 55TH ST

NEW YORK, NY



FLOOR PLANS



LOCATION OVERVIEW

122 E 55TH ST

NEW YORK, NY

Midtown East and the **Plaza District** together form one of Manhattan's most vibrant and dynamic commercial hubs, offering an exceptional blend of accessibility, prestige, and opportunity. Renowned for their iconic skyline, world-class amenities, and diverse tenant mix, these neighborhoods continue to attract top-tier businesses, developers, and investors.

Strategically located near major transportation hubs like **Grand Central Terminal**, **Midtown East** and the **Plaza District** provide unparalleled connectivity to the rest of **New York City** and beyond. The area is also home to luxury hotels, fine dining establishments, and high-end retail, making it a prime destination for professionals and visitors alike.

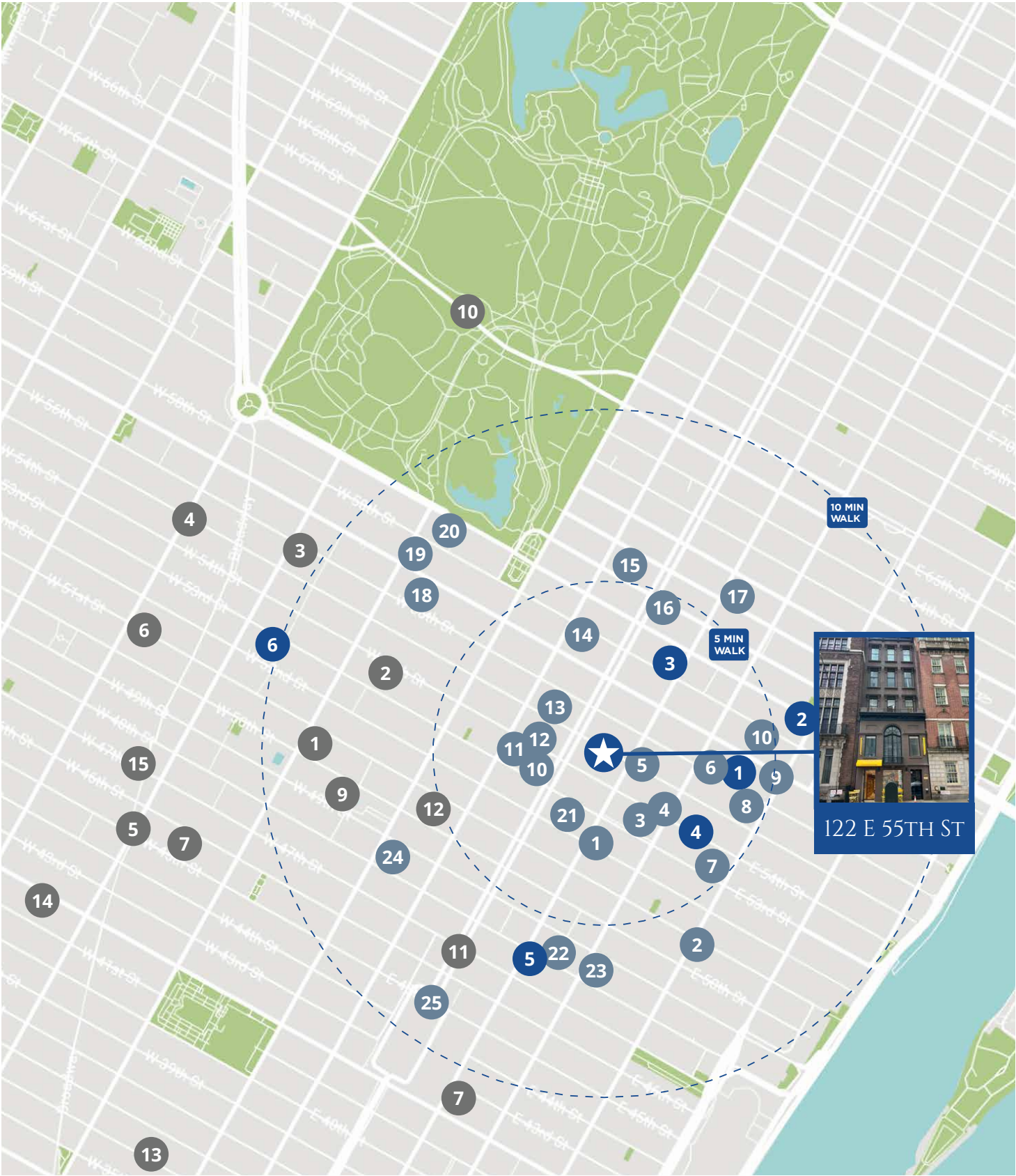
Commercial real estate in **Midtown East** and the **Plaza District** is defined by a mix of modern Class A office towers, boutique buildings, and prestigious addresses, catering to businesses of all sizes. Recent infrastructure improvements, such as the East Side Access project and ongoing rezoning initiatives, further enhance the desirability and long-term value of these neighborhoods.

The area continues to attract strong demand from sectors like finance, law, technology, and media, which view **Midtown East** and the **Plaza District** as premier locations for headquarters and regional offices. The competitive yet stable market conditions offer attractive opportunities for both leasing and investment.

With their blend of convenience, prestige, and ongoing growth, **Midtown East** and the **Plaza District** stand as unmatched destinations for businesses and investors looking to thrive in Manhattan's most sought-after neighborhoods.



AREA AMENITIES & TRANSIT MAP



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ARTS & ENTERTAINMENT

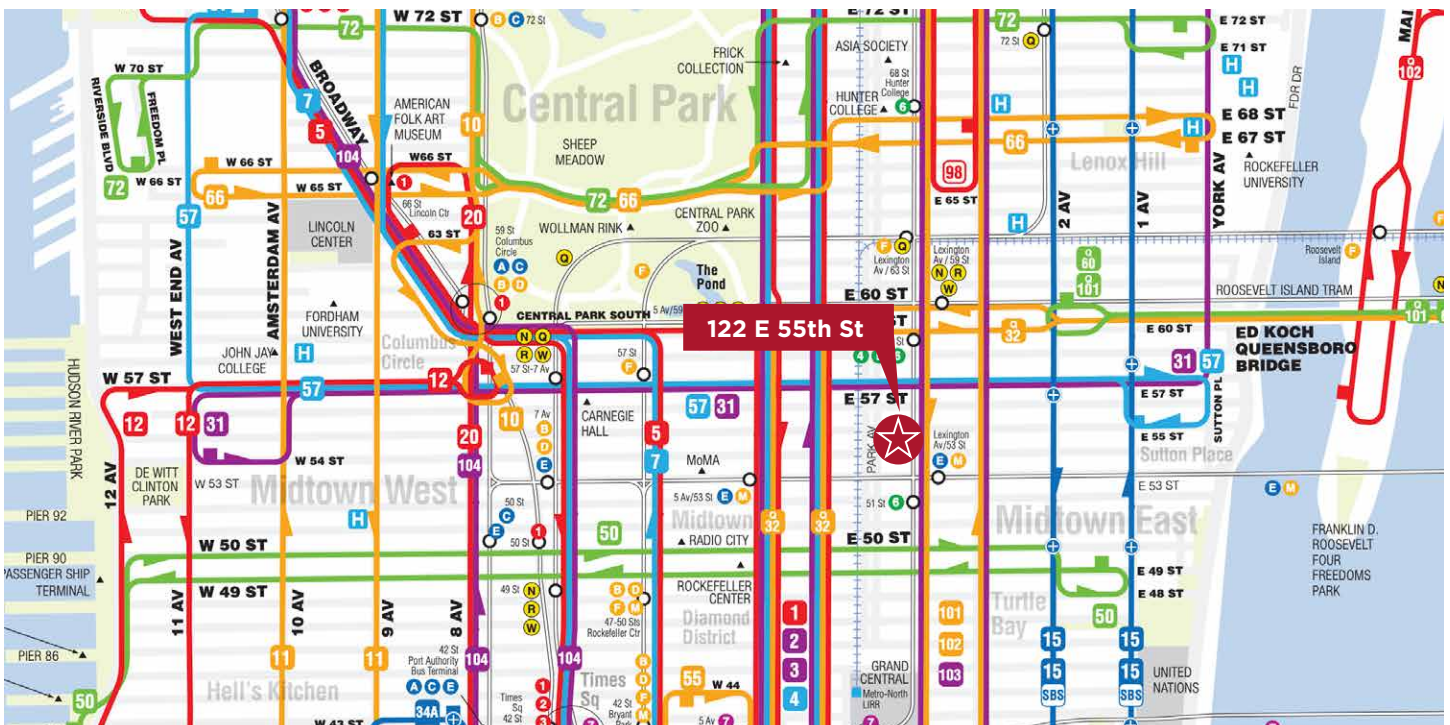
- 1 Radio City Music Hall
- 2 The Museum of Modern Art
- 3 Carnegie Hall
- 4 Spycape
- 5 Times Square
- 6 Gershwin Theatre
- 7 Museum of Broadway
- 8 Chrysler Building
- 9 Rockefeller Center
- 10 Central Park
- 11 Grand Central
- 12 St. Patrick's Cathedral
- 13 Empire State Building
- 14 Madame Tussauds New York
- 15 Broadway

HEALTH CLUBS/GYMS

- 1 InForm Fitness
- 2 Crunch Fitness - 59th Street
- 3 Transform Fitness
- 4 Trooper Fitness
- 5 Crunch Fitness - Midtown East
- 6 Sheraton New York Fitness Center

RESTAURANTS

- 1 The Mills
- 2 The Smith
- 3 KazuNori: The Original Hand Roll Bar
- 4 Le Relais de Venise L'Entrecote
- 5 Crab House NYC
- 6 P.J. Clarke's
- 7 Tomi Jazz
- 8 Draught 55
- 9 The Basket
- 10 Casa Lever
- 11 Monkey Bar
- 12 Nerai
- 13 Aquavit
- 14 TAO Uptown
- 15 Philippe Chow
- 16 Piccola Cucina Uptown
- 17 Lilli and Loo
- 18 Behihana
- 19 Quality Italian
- 20 Sarabeth's Central Park South
- 21 The Grill
- 22 Avra 48th Street
- 23 Gyu-Kaku Japanese BBQ
- 24 Fasano Restaurant New York
- 25 The Capital Grille





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