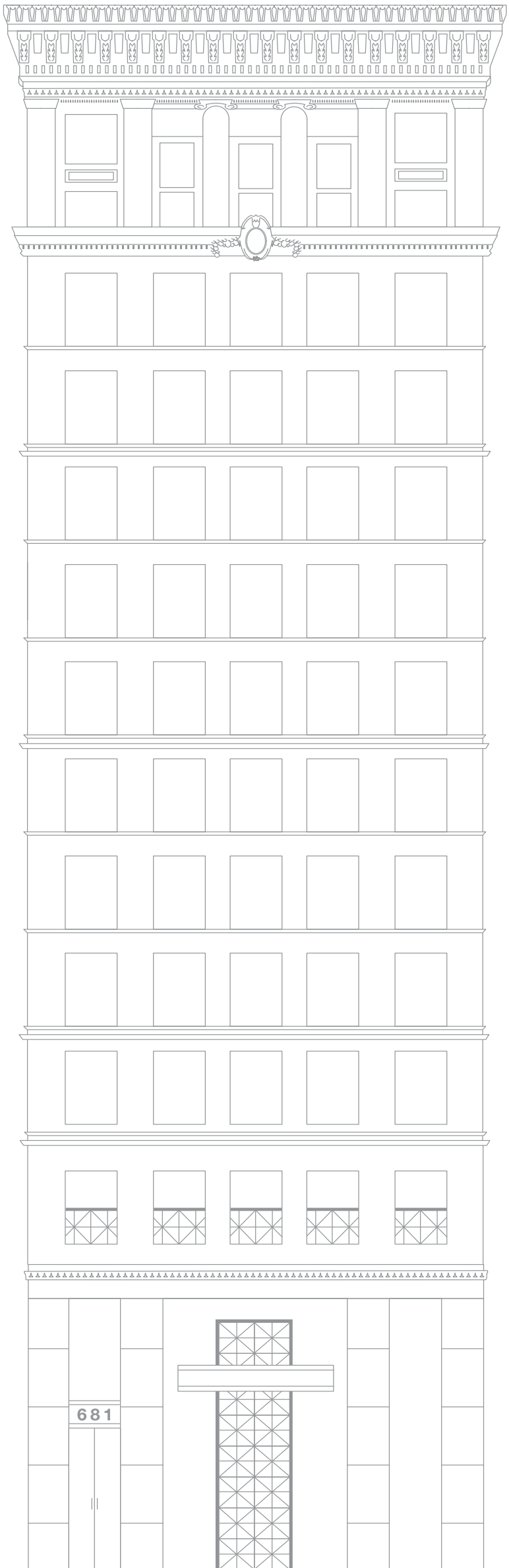


SIX
EIGHTY
ONE

FIFTH AVENUE





681

Located in the heart of Manhattan's Plaza District, 681 Fifth Avenue offers a limited number of exquisite offices and showrooms, all with the prominence of full-floor identity, all featuring high ceilings, magnificent views and natural light.

From its elegant new lobby with full-service concierge to its new energy efficient windows, new HVAC systems, new electrical, telecommunication and security systems, no detail has been overlooked in the complete renovation of this McKim, Meade & White office/showroom building. 6,000 square foot floor plates with 14-foot ceilings and expansive windows provide the ultimate environment for firms seeking the distinction of full-floor identity in one of the world's most sought after business locations, Fifth Avenue between 53rd and 54th Streets. This world-class address puts the best of Manhattan's finest restaurants, five-star hotels, prestigious retailers and world-renowned cultural institutions at your corporate doorstep. A magnificent 2-level Penthouse with interconnecting staircase, a 30-foot atrium, views of New York's skyline, a terrace overlooking Central Park and Fifth Avenue and an additional large garden terrace – both perfect for entertaining - is available for a single distinguished tenant.

With up to 62,000 square feet available, 681 Fifth Avenue will only be leased to full-floor tenants. A unique opportunity exists for a major tenant to name this exquisite McKim, Mead & White building.



SIX
EIGHTY
ONE

FIFTH AVENUE

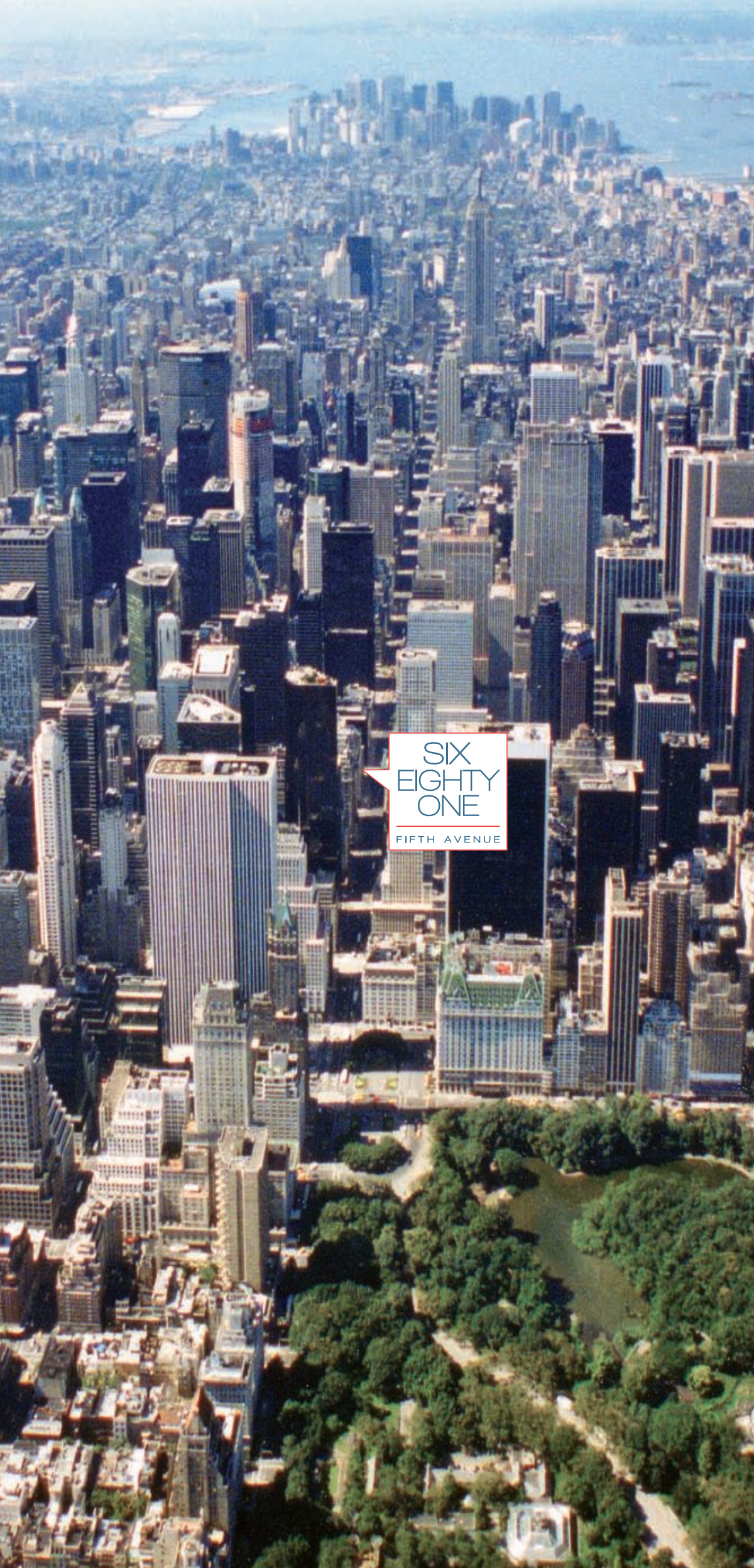


14' CEILINGS ON EVERY FLOOR
ACTUAL VIEWS OF FIFTH AVENUE TO THE SOUTH AND WEST

ACTUAL VIEW LOOKING SOUTH ON FIFTH AVENUE







SIX
EIGHTY
ONE

FIFTH AVENUE

St. Patrick's Cathedral

ROCKEFELLER CENTER

51ST STREET

Jimmy Choo Armani
Exchange
Versace
Fig & Olive Cartier

Nike

52ND STREET

Omni Berkshire Place Salvatore Ferragamo
Rolex
 Tourneau Empellon St. John

Zara 21 Club
 Uniqlo Baccarat Hotel CBS

53RD STREET

Thomas Pink Valbella Microsoft
Tag Heuer
Stuart Weitzman
 Reiss San Pietro Coach



The Modern
THE MUSEUM OF MODERN ART

54TH STREET

Caviar Russe SPIN 54 Massimo Dutti
Valentino
Harry Winston
 Bomber Ski St. Regis Winston

University Club Il Gattopardo
 Salon De Ning
 Peninsula Hotel

55TH STREET

The Polo Bar Omega
D&G
Armani Ristorante Armani

Domenico Vacca
Warwick NY
 Il Tinello

56TH STREET

Obicà Gucci
 IBM Tourneau Tiffany & Co.

Prada
 Piaget
 Bvlgari Nobu 57 Rue 57

57TH STREET

Dior Burberry Chanel
Fendi Louis Vuitton
 Montblanc Bergdorf Goodman
 Ugg Men's

Bergdorf Goodman
 Van Cleef & Arpels Brasserie 8 1/2

58TH STREET

Chase Apple
 Tumi Cartier

Pulitzer Fountain The Plaza Quality Meats
Ritz-Carlton
Sarabeth's

59TH STREET

Moncler Harry Cipriani
 Tod's

60TH STREET

Freds Pierre Hotel
 Barneys

61ST STREET

Grand Army Plaza

CENTRAL PARK

MADISON AVENUE

FIFTH AVENUE

SIXTH AVENUE





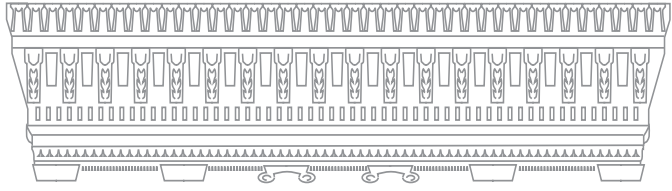




HARRY CIPRIANI

BUILDING FEATURES, AMENITIES AND SERVICES

- Prestigious Full-Floor Identity
- 14' Ceilings
- Entirely New Infrastructure
 - New Electrical Service @ 6 watts per SF plus Additional Electric for HVAC
 - New Expansive (approx. 8' x 9') Energy Efficient Windows
 - New Tenant-Controlled HVAC with a 20-Ton Unit on Each Floor
 - New Telecommunication Systems
 - New State-of-the-Art Security Systems
 - New Bathrooms
 - Two Passenger and One Freight Elevators
 - New Emergency Generator for Life Safety Systems
- Duplex Penthouse Features Two Terraces
- New Building Entrance, Lobby and Concierge Desk
- New Separate Service Entrance Directly at Freight Elevator and New Package Room
- 24/7 Concierge



PH Level II

1,774 rsf

PH Level I

5,862 rsf

7,636 rsf

16

5,770 rsf

15

5,770 rsf

14

5,835 rsf

12

5,835 rsf

11

5,835 rsf

10

5,835 rsf

9

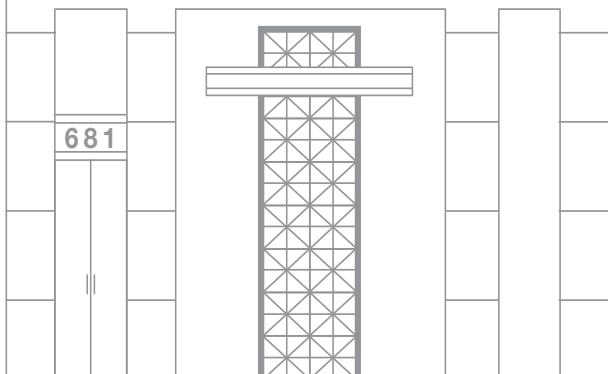
5,835 rsf

8

5,835 rsf

7

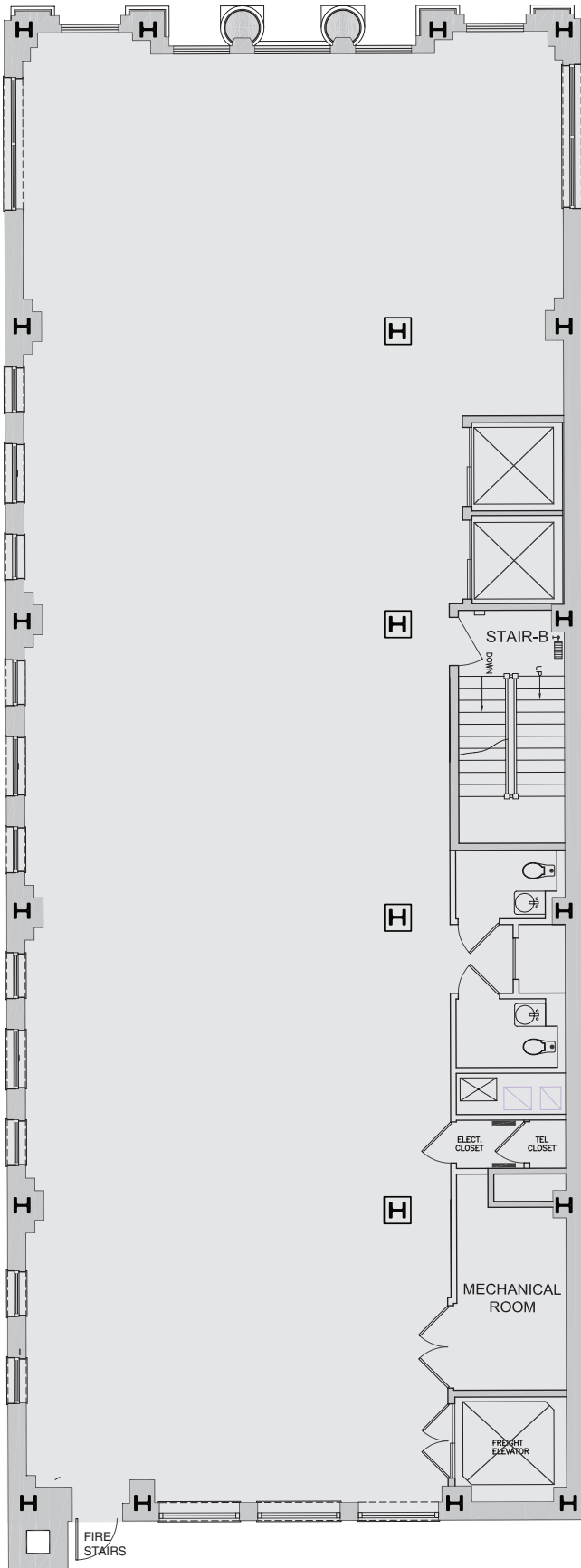
5,877 rsf



TYPICAL FLOOR PLAN

CORE AND SHELL

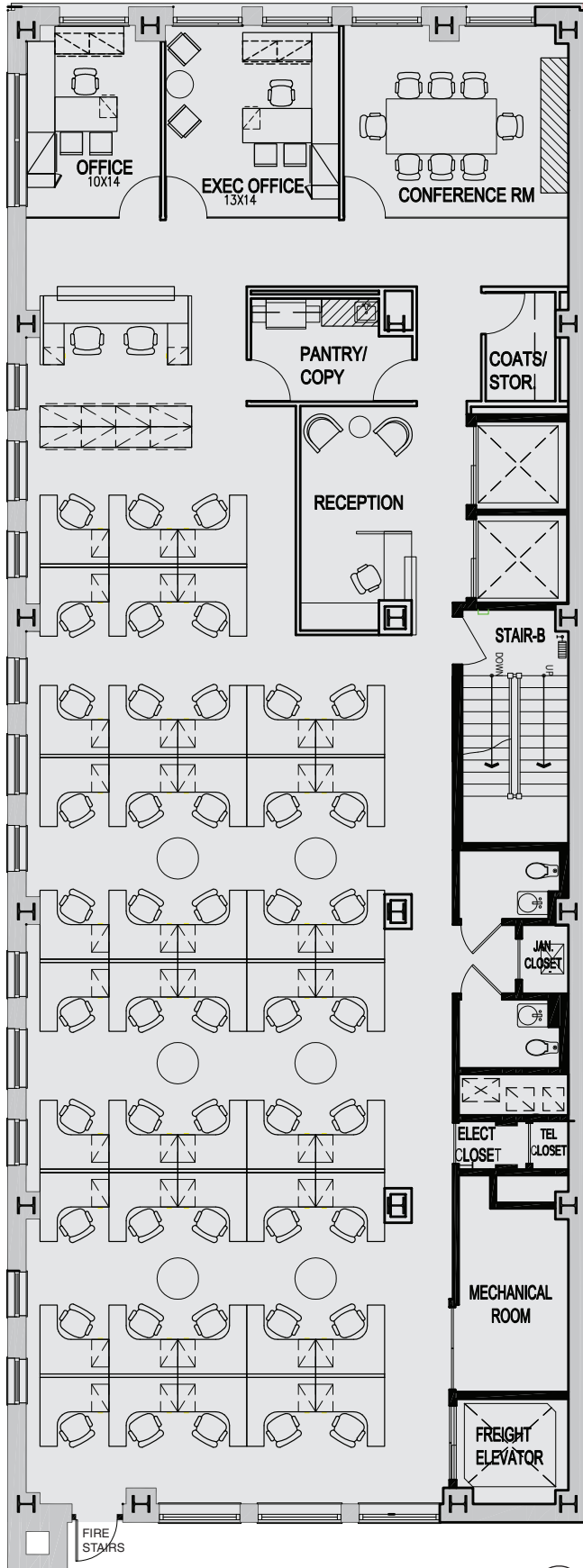
FIFTH AVENUE



OPEN FLOOR PLAN

TEST FIT I

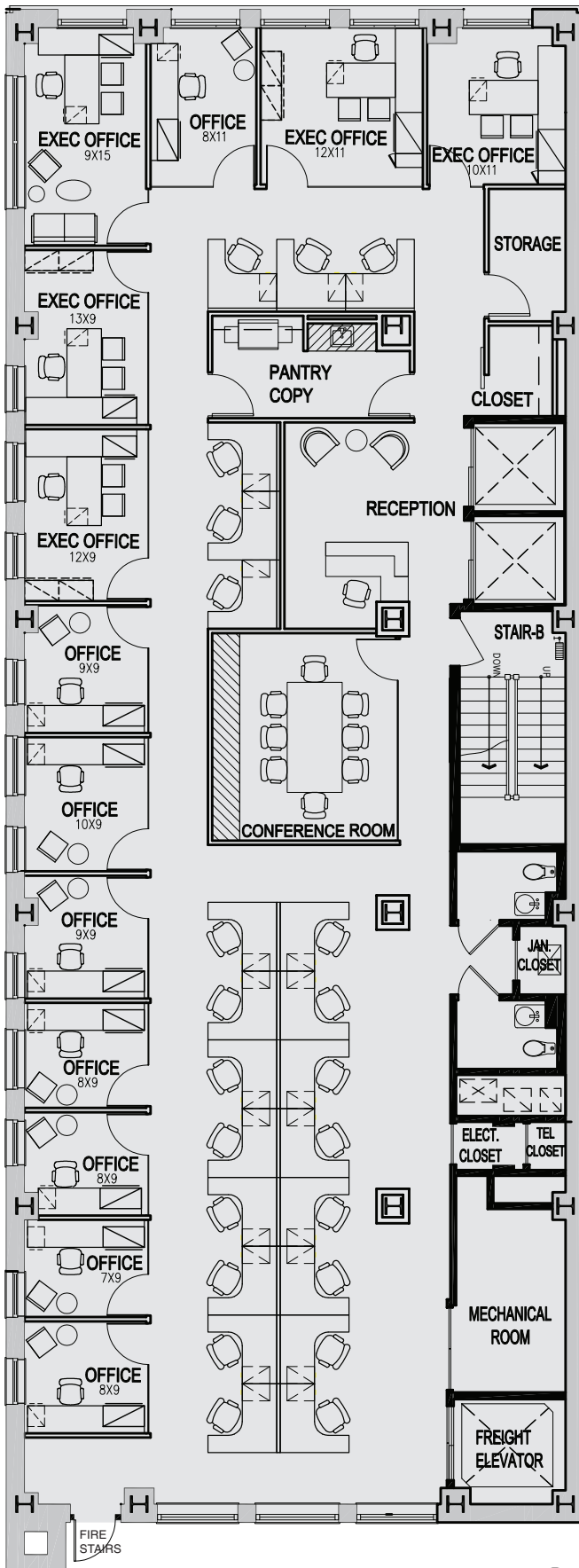
FIFTH AVENUE



PERIMETER FLOOR PLAN

TEST FIT II

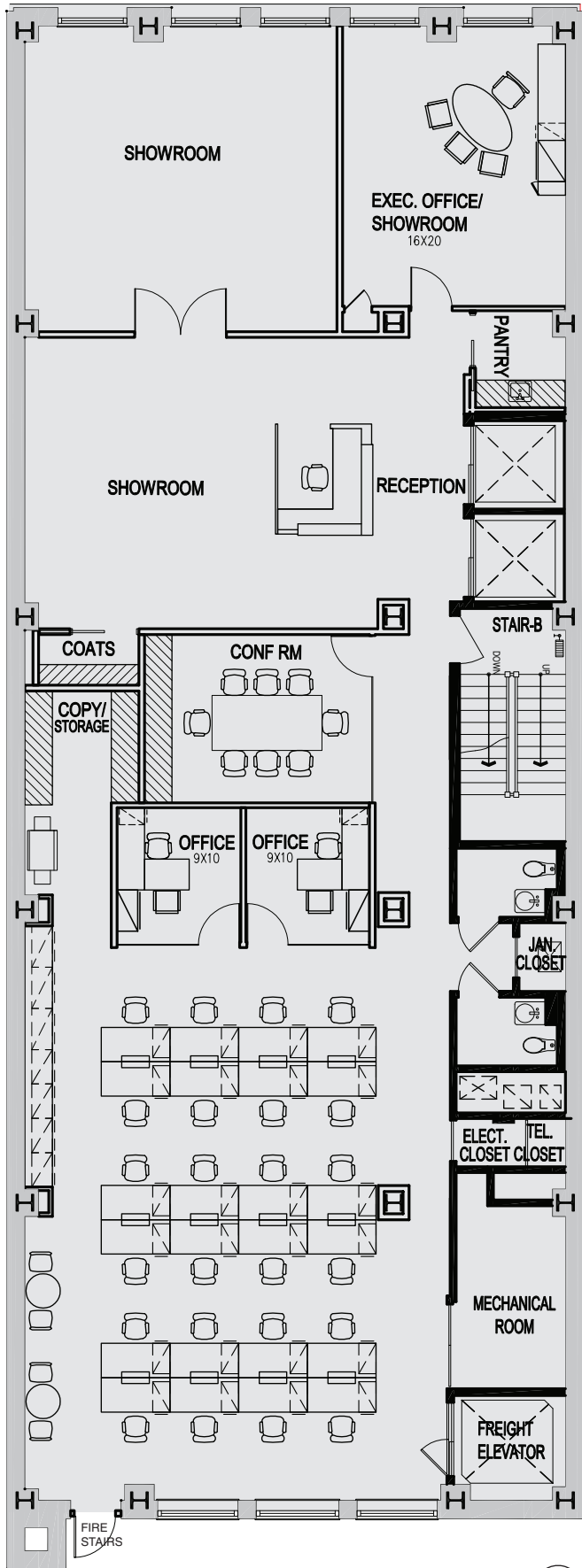
FIFTH AVENUE



SHOWROOM FLOOR PLAN

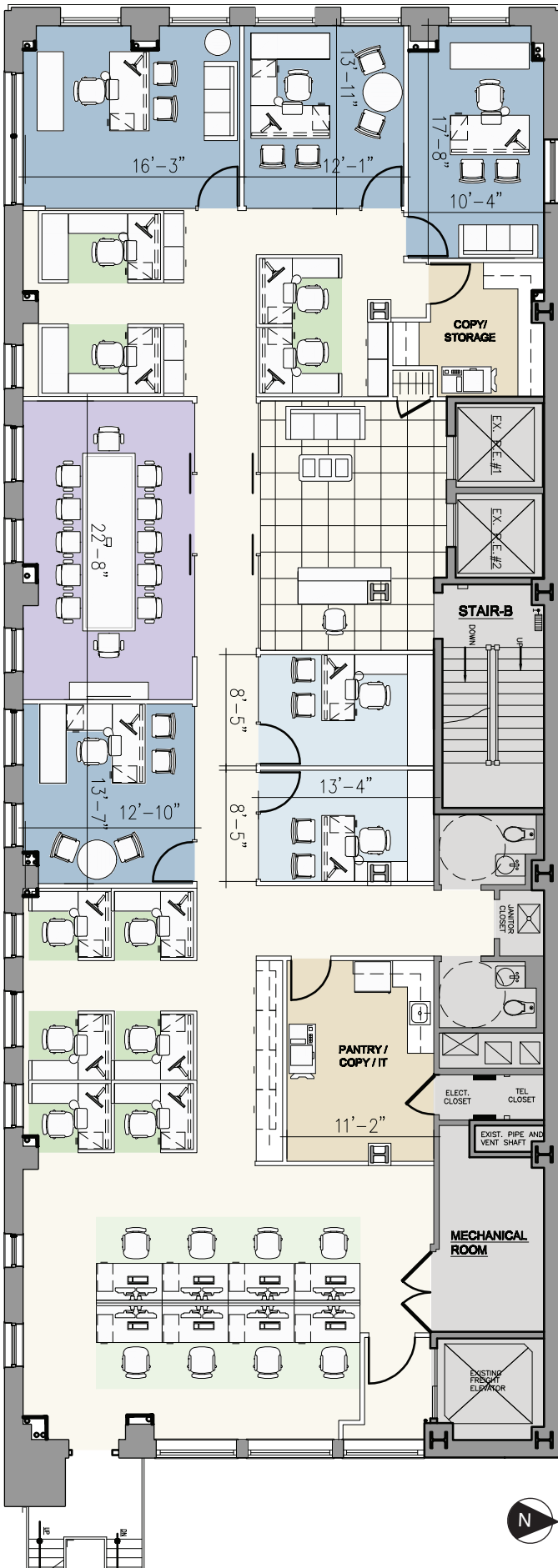
TEST FIT III

FIFTH AVENUE



PRE-BUILT FLOOR PLAN

FIFTH AVENUE



LEGEND	5,835 RSF
PRIVATE OFFICE A	4
PRIVATE OFFICE B	2
WORKSTATION	10
TRADING DESK	8
TOTAL HEADCOUNT	24
CONFERENCE ROOM	1
PANTRY / COPY / IT	1
COPY / STORAGE	1





OWNER/DEVELOPER:

M E T R O P O L E

REALTY ADVISORS, INC.

FOR LEASING INFORMATION:



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A full commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to a cooperating broker who consummates a lease which is unconditionally executed and delivered by and between landlord and tenant. (A copy of the rates and conditions referred to above are available upon request.)

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