



RARE BOUTIQUE OFFICE &  
SHOWROOM OPPORTUNITY IN A  
PRIME MIDTOWN LOCATION

1,900 - 6,794 SF

**11 WEST 56TH STREET (OFF FIFTH AVENUE)  
NEW YORK, NY**

[11w56.com](http://11w56.com)



EMMES®  
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## BUILDING **HIGHLIGHTS**

Flexible full-floor plates across multiple levels,  
accommodating single- or multi-floor configurations.  
Private outdoor terrace on the 4th floor.

Neighbors include Louis Vuitton, Tiffany, Prada, Bulgari,  
Gucci, Chanel, Rolex and many others.

Aman, St. Regis, Peninsula, Four Seasons and the  
Plaza Hotel all within 1 to 2 blocks.

Immediate proximity to Fifth Avenue - the highest grossing  
retail street in the United States, without the price.

Striking landmark-style façade meets brand-new  
infrastructure, including modern systems, a new elevator,  
and oversized upper-floor windows—blending timeless  
Midtown charm with contemporary performance.

5TH FLOOR  
**1,909 SF**

4TH FLOOR  
**1,901 SF**  
+849 SF TERRACE

3RD FLOOR  
**2,984 SF**

**TOTAL**  
**6,794 SF**



## OFFICE ELEVATIONS

Rare boutique office and showroom opportunity

Immediate proximity to Fifth Avenue

Striking landmark-style façade

Flexible full-floorplates across multiple levels



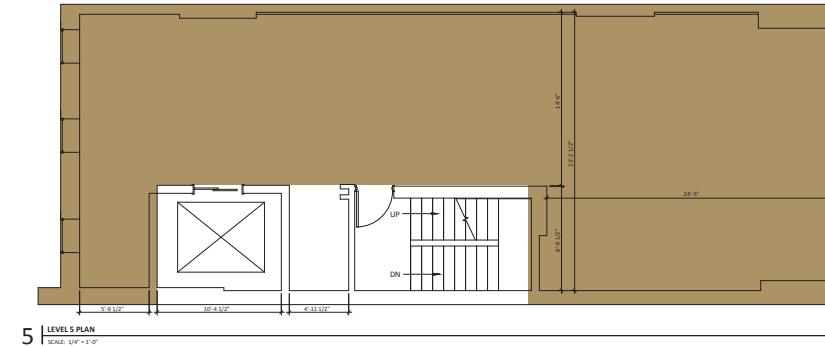
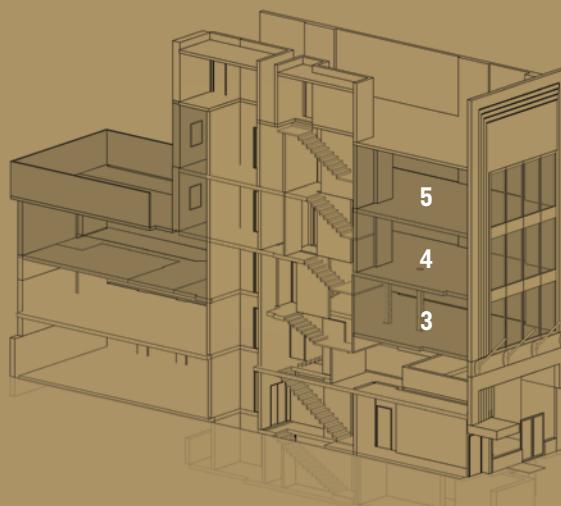


CONCEPTUAL RENDERING

# 3RD - 5TH FLOORPLANS

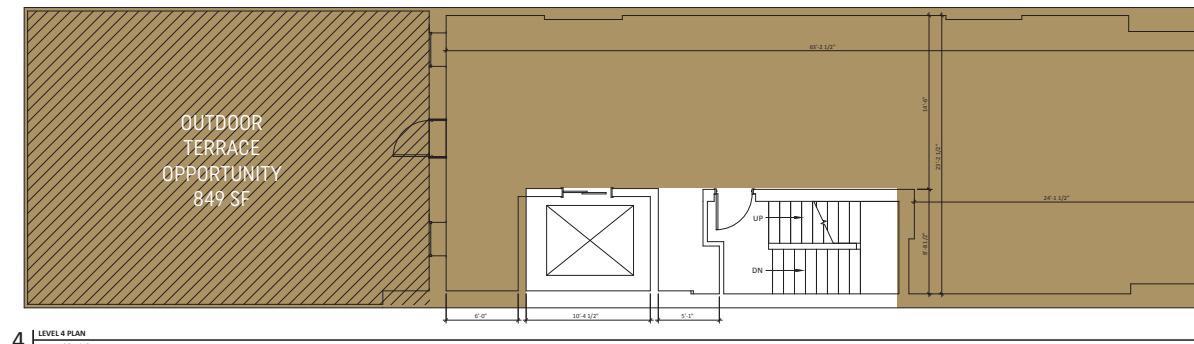
**CEILING HEIGHTS** 12' - 15'

**FRONTRAGE** 25 FT ON W 56TH ST



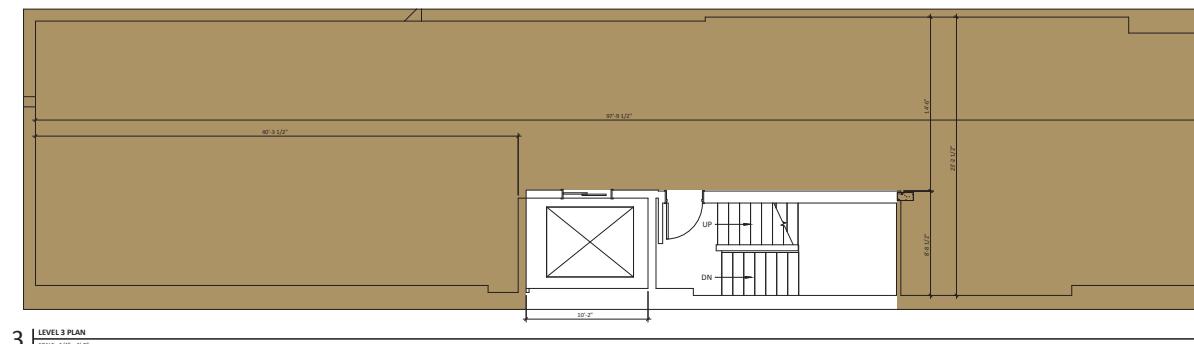
**5TH FLOOR** 1,909 SF

**CEILING HEIGHT**  
15'



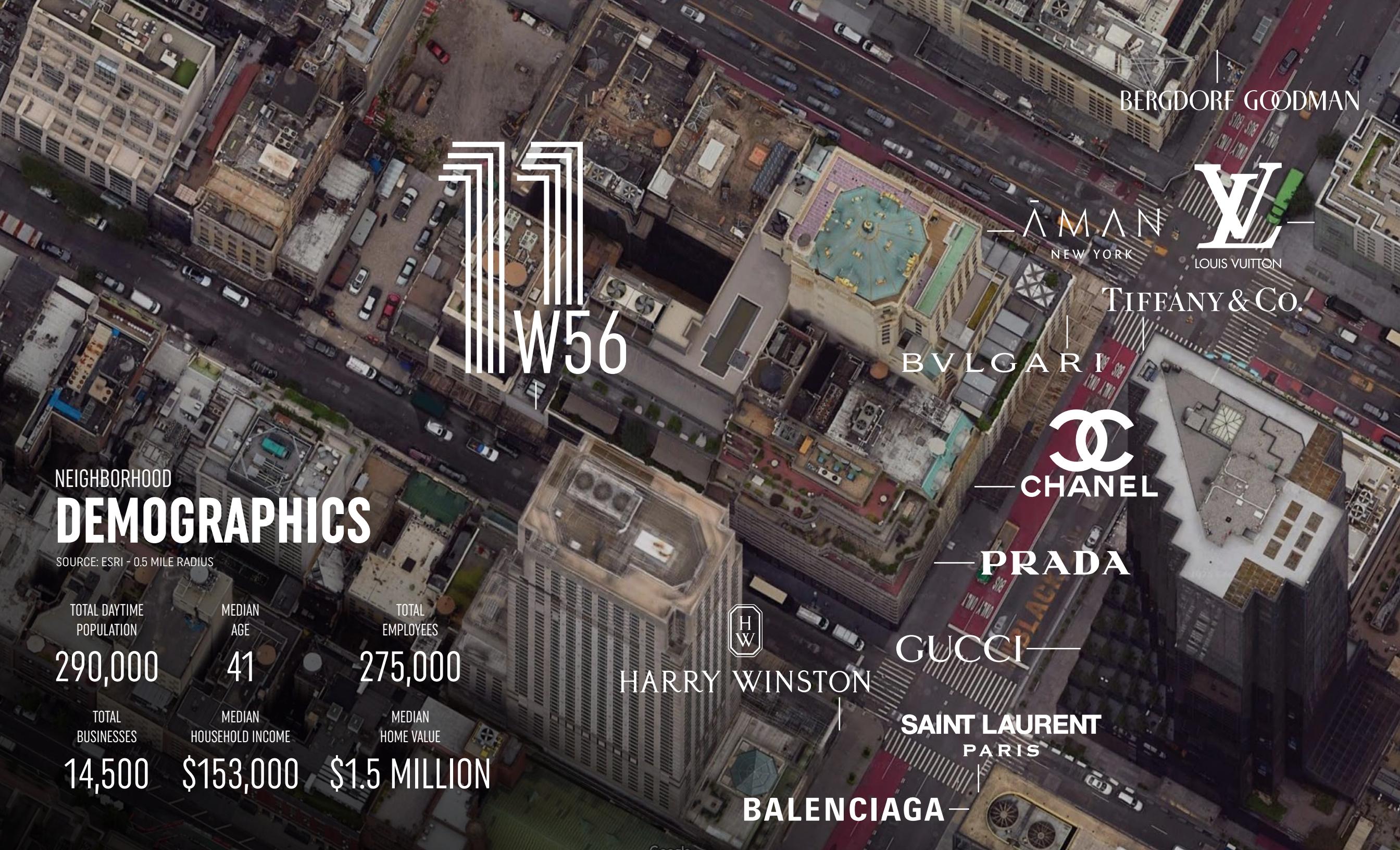
**4TH FLOOR** 1,901 SF  
+849 SF TERRACE

**CEILING HEIGHT**  
12'



**3RD FLOOR** 2,984 SF

**CEILING HEIGHT**  
13'



# NEIGHBORHOOD **DEMOGRAPHICS**

SOURCE: ESRI - 0.5 MILE RADIUS

TOTAL DAYTIME  
POPULATION

290,000

MEDIAN  
AGE

41

TOTAL  
EMPLOYEES

275,000

TOTAL  
BUSINESSES

14,500

MEDIAN  
HOUSEHOLD INCOME

\$153,000

MEDIAN  
HOME VALUE

\$1.5 MILLION



BERGDORF GOODMAN



—ΛΜΛ—  
NEW YORK

TIFFANY & Co.

BVLGARI



—CHANEL—

—PRADA—

GUCCI—

SAINT LAURENT  
PARIS

BALENCIAGA—



HARRY WINSTON



# AREA MAP

		WEST		EAST		Valentino	Exell Development (coming soon)
60TH STREET						CHOCHENG	Avra
59TH STREET						Harry Cipriani	Tod's
						Delvaux	Roger Vivier
						Avi & Co. (coming soon)	Moncler
						BAPE	Balmain
						Celine	Montblanc
58TH STREET						Dior	Balenciaga
						Apple	Herno
						Moncler (coming soon)	Chase Bank
57TH STREET						Bergdorf Goodman	Alexander McQueen
						Bergdorf Goodman	Canali
						Louis Vuitton	Burberry
						Miu Miu	Chanel
						Dior	Fendi
							Four Seasons Hotel
56TH STREET						Tiffany & Co.	Louis Vuitton
							Bucherer
						Trump Tower	
						Gucci	
55TH STREET						Saint Laurent (coming soon)	
						Balenciaga (coming soon)	
						Omega	Cote (coming soon)
						Swatch	
						Mango	The Polo Bar
54TH STREET						Harry Winston	The St. Regis Hotel
						Breguet	Grand Seiko
						Blancpain	H. Stern
						Carlton Fine Arts	Caviar Russe
						Canada Goose	
53RD STREET						Swarovski	
						Coach	Kiton
						Stuart Weitzman	Reiss
						DJI	
						Microsoft	Sephora
52ND STREET						UNIQLO	
						Tissot	
						Abercrombie	
						ZARA	
						Salvatore Ferragamo	Wolf & Sheperd

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**LEASING INQUIRIES**

E M M E S®  
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