



569 lexington

at the DoubleTree

BETWEEN 50TH AND 51ST STREETS

PREMISES	Approx. 1,000 SF (Ground Floor)
FRONTAGE	Approx. 15 Feet Along Lexington Avenue
POSSESSION	Immediate



COMMENTS

- Located at the base of the 764-room DoubleTree by Hilton Hotel Metropolitan at the SE corner of Lexington Ave & East 51st Street
- Steps from the 51st Street (6) / Lexington Ave-53rd Street (E/M) Subway, with 18.9 million annual ridership
- More than 11,000 hotel rooms in the immediate area
- Major lunch destination, surrounded by more than 45 million square feet of office space in the immediate area
- Six blocks from Grand Central Terminal, which sees 21 million visitors annually and 600,000 daily weekday commuters
- Previously occupied by Demarco Coffee
- No on-premise cooking



NEIGHBORS

- Urbanspace at 570 Lex, The National Bar & Dining Rooms, The Waldorf Astoria, The Benjamin, InterContinental New York, New York Marriott, Hotel 48LEX, Roger Smith Hotel, Lexington Brass, Fresh & Co., Schnippers, Duane Reade, Starbucks, Paris Baguette, Pret A Manger, Juice Generation

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Le Relais de Venise
L'Entrecôte

First Republic Bank

Mutual of America

Capital One

Urban Space

St. Bartholomew
Church

Schnipper's

Inside Park at
St. Barts

Godiva

Charles Schwab

Signature Bank

EXTRADE
FINANCIAL

Waldorf Astoria

UBS

Intercontinental Hotel

Bank United

Ashley's Fine Foods

Sheva Thai Spa

Apple Bank

Beekman Liquors

GNC

Cohen's Fashion Optical

CHASE

JP Morgan Chase
Bank Building

People's Bank

HSBC

Convene

Vermilion

Bobby Van's

Lea Restaurant

WELLS
FARGO

HALE
HEALTHY
SOUPS

Sprint

US POST OFFICE



TO BE Paper Source



TO BE DEAN & DELUCA
Bluemercury

verizon wireless



Starbucks

52nd ST

Paris Baguette The Mill



Optyx

51st ST

Fresh & Co. Juice Press
Neuhaus Chocolate
Double Tree Cohen's Optical
Euphorie Affina 50

The Benjamin Kimberly Best
Hotel Western

50th STREET

Galerie Saint Gil
W New York San Carlos
Hotel STAPLES
Bliss Spa

Whisky Blue

citi

49th ST

Marriott Hotel Devon & Blakely

Apertivo

Lexington Brass

Avra
Estiatorio

48th ST

Lexington Hotel

To be
Hotel Roger Smith

47th ST

DUANEreade Bank of America
* PRET A MANGER *

SoulCycle MacarOn Cafe

Capital One

46th ST

Fresh & Co. Dunkin' Donuts

•• T-Mobile ••

Dos Toros Taqueria
Brick New York

45th ST

TD Bank •• T-Mobile ••

GRK
Davios' Steakhouse
Bath & Body Works

44th ST

AT&T
* PRET A MANGER *

Chipotle

FLOOR PLAN

GROUND FLOOR
APPROX. 1,000 SF

FOR MORE INFORMATION
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