

666

FIFTH AVENUE

VORNADO
REALTY TRUST

A LEGACY OF STORIED ELEGANCE

A distinguished 36-story limestone tower situated above two of New York's most coveted landmarks, the flagship Saks Fifth Avenue department store and Rockefeller Center, 623 Fifth Avenue's column-free floor plates and expansive windows offer breathtaking views. Originally designed as the North American headquarters for Swiss Bank, the building will be redeveloped into a luxury boutique office building with quintessential hospitality services and exclusive Vornado WorkLife amenities.



VIEWS

A VIEW FROM ABOVE

High above Fifth Avenue, panoramic views capture the energy and elegance of Midtown Manhattan. Gaze out toward Rockefeller Center and the city's most celebrated landmarks—framed by a dynamic skyline and the architectural rhythm of one of the world's most iconic avenues. From Central Park to the towers of Downtown, the outlook from 623 Fifth Avenue offers a daily perspective that inspires.



WORKSPACES

DESIGNED
FOR TODAY

Floor-to-ceiling glass floods every space with natural light, while penthouse terraces offer expansive outdoor access over Fifth Avenue. Interiors open to sweeping views of Rockefeller Center and St. Patrick's Cathedral, creating an inspiring, light-filled work environment. With targeted LEED Gold certification and efficient, column-free floor plates, the building delivers a modern, sustainable foundation for productivity and growth.





SKY LOBBY (ARTISTIC RENDERING)

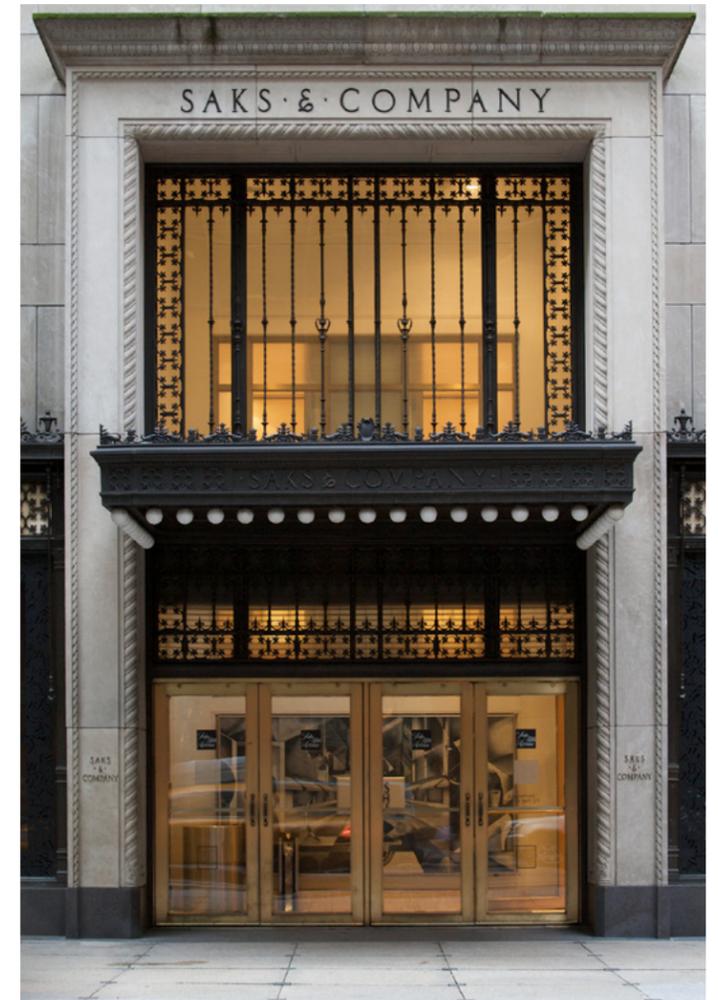
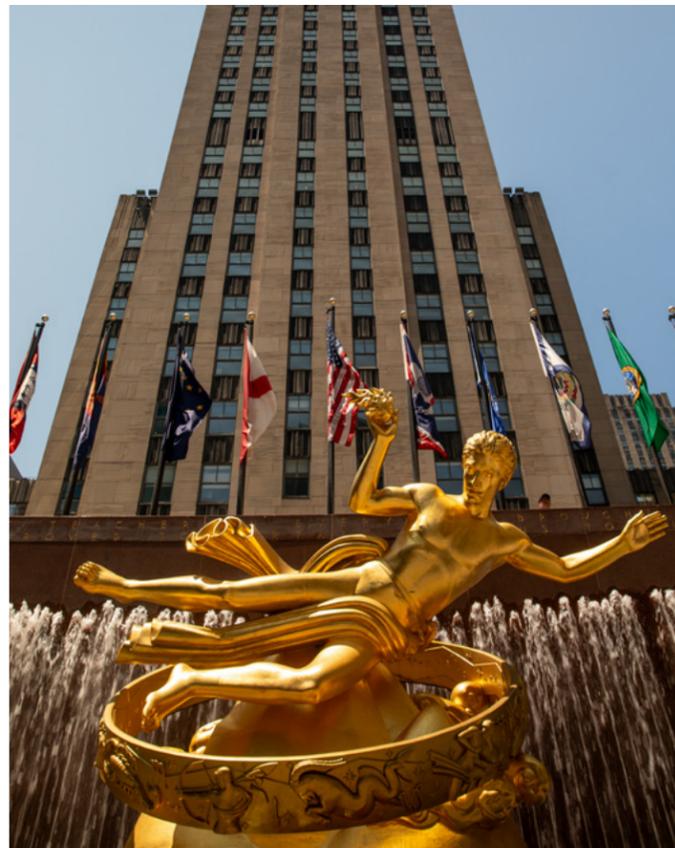
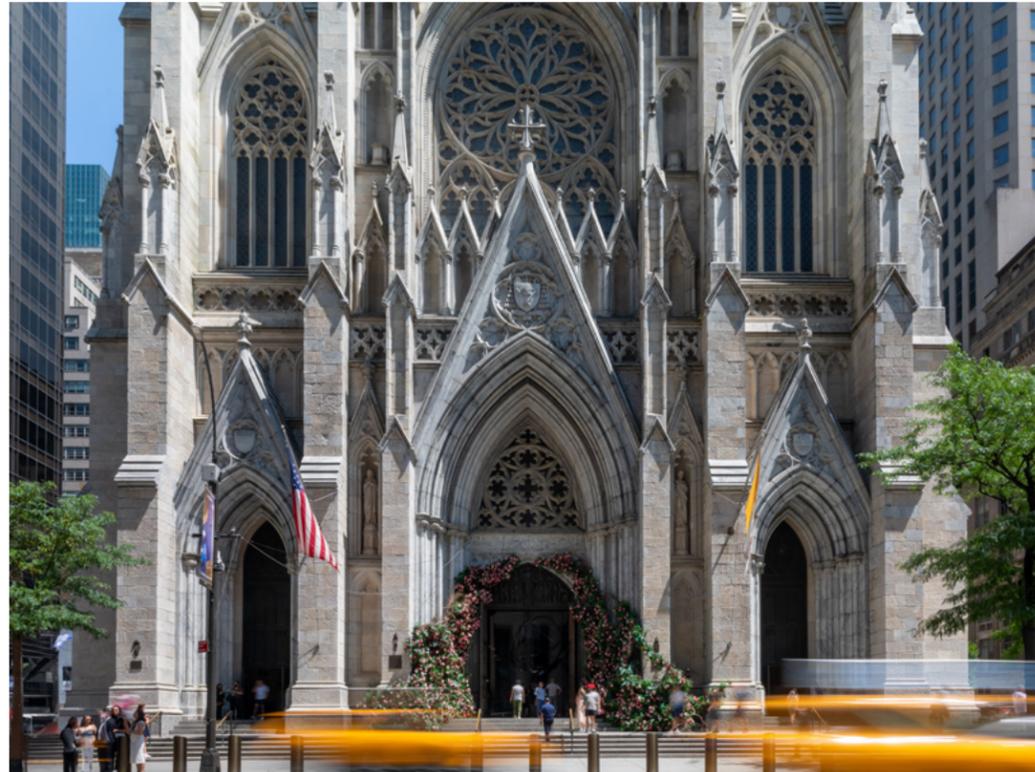
THOUGHTFULLY RESTORED.
EXCEPTIONALLY UPGRADED.

623 is undergoing a comprehensive restoration, seamlessly blending modern infrastructure with timeless elegance. The capital improvement program will introduce a new, fully amenitized sky lobby, refined elevator cabs, HVAC and mechanical upgrades, and a striking prebuilt and interior design program, creating a bold presence along the Fifth Avenue streetscape.

LOCATION

A PRIME FIFTH AVENUE ADDRESS

Within steps of Rockefeller Center, St. Patrick's Cathedral, luxury retail, and premier dining destinations, 623 Fifth sits at the heart of Manhattan's most iconic corridor. It offers immediate access to Midtown's cultural landmarks, global headquarters, and world-class amenities, delivering the prestige and convenience of a truly exceptional business address.



CONNECTIVITY

A PREMIER DESTINATION

1 MINUTE WALK

Rockefeller Center

3-4 MINUTE WALK

E/M and B/D/F/M Subway Lines

9 MINUTE WALK

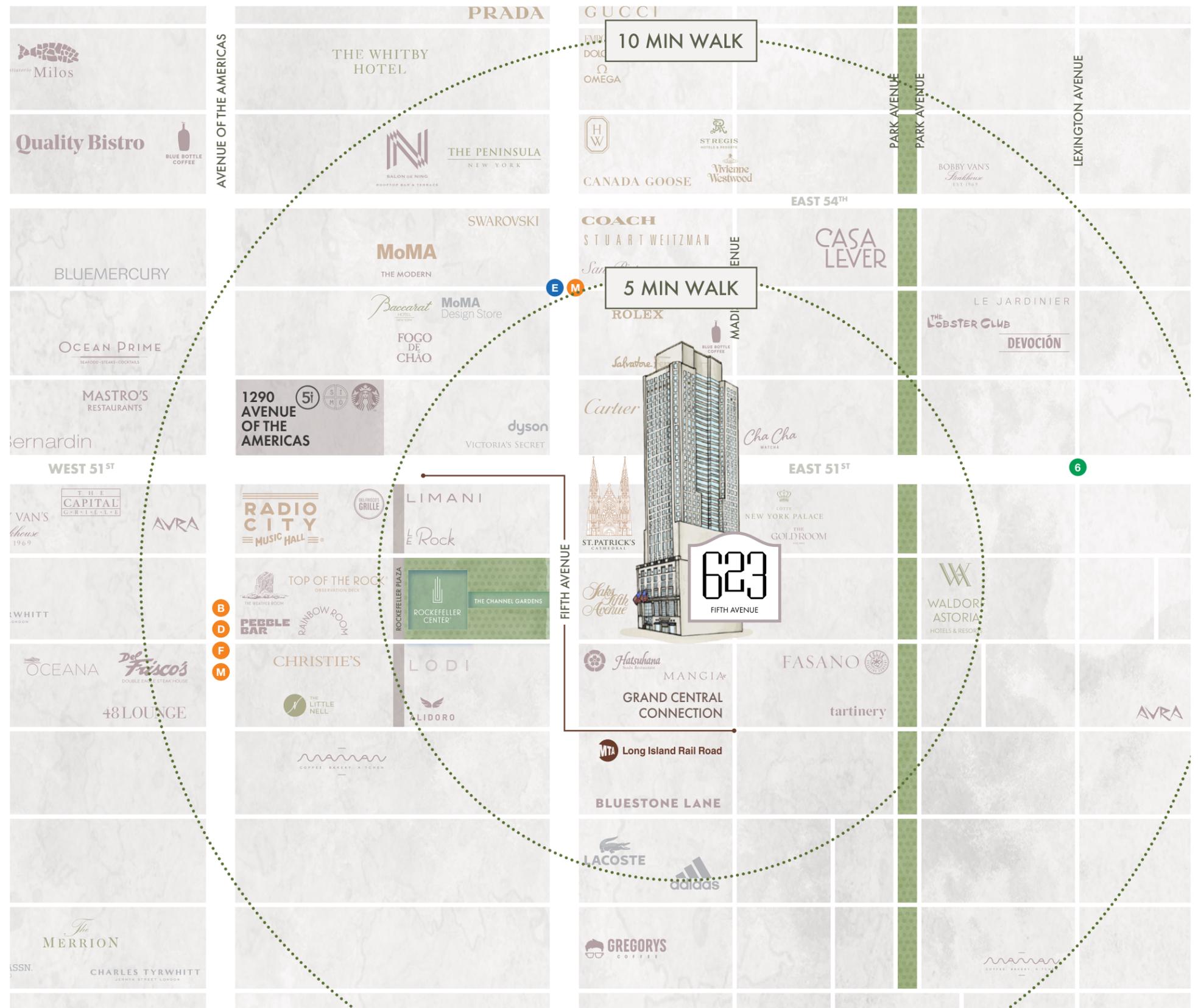
Central Park

22 MINUTE DRIVE

LaGuardia Airport

40 MINUTE DRIVE

John F. Kennedy & Newark Airports



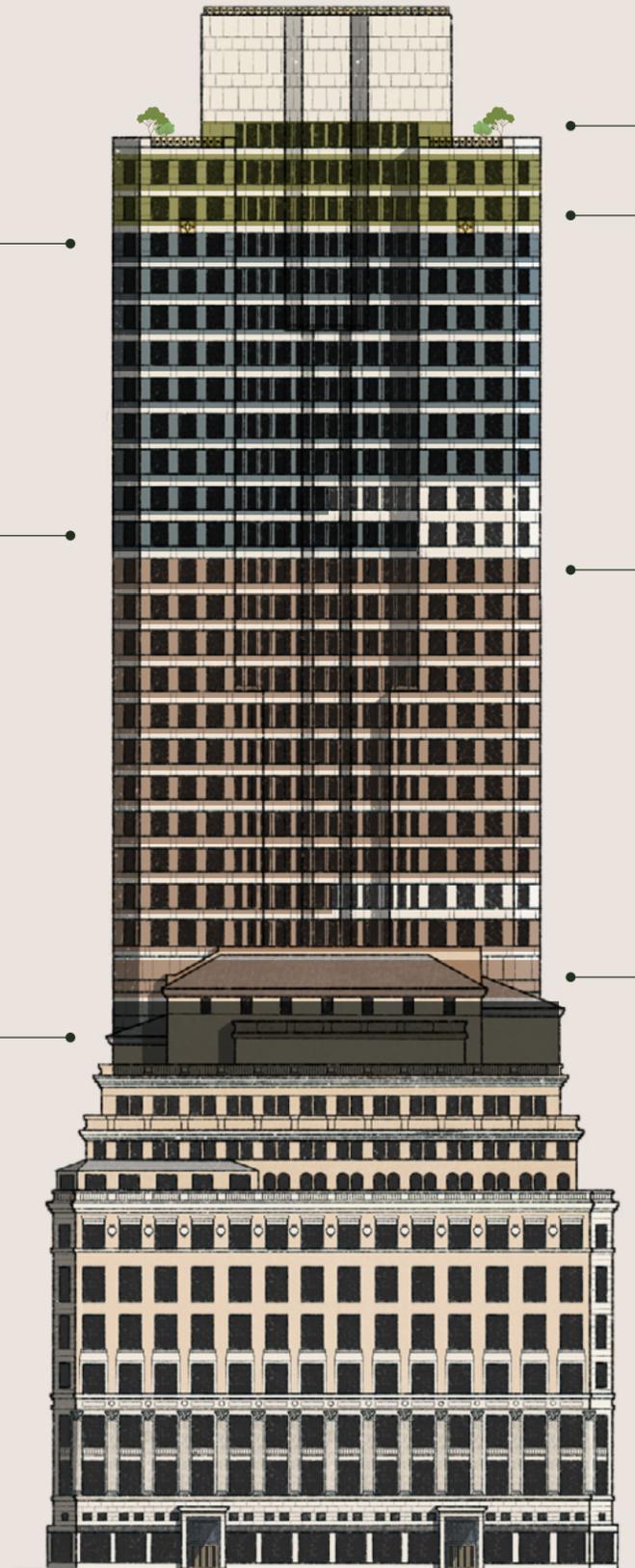
AVAILABLE OPPORTUNITIES

HIGHRISE FLOORS
25 - 33

PENTHOUSE FLOORS
34 - 36
5,000 USF Terrace

MIDRISE FLOORS
13 - 24

SKY LOBBY + AMENITIES
FLOORS 11 + 12





EXECUTIVE OFFICE (ARTISTIC RENDERING)



BOARDROOM (ARTISTIC RENDERING)

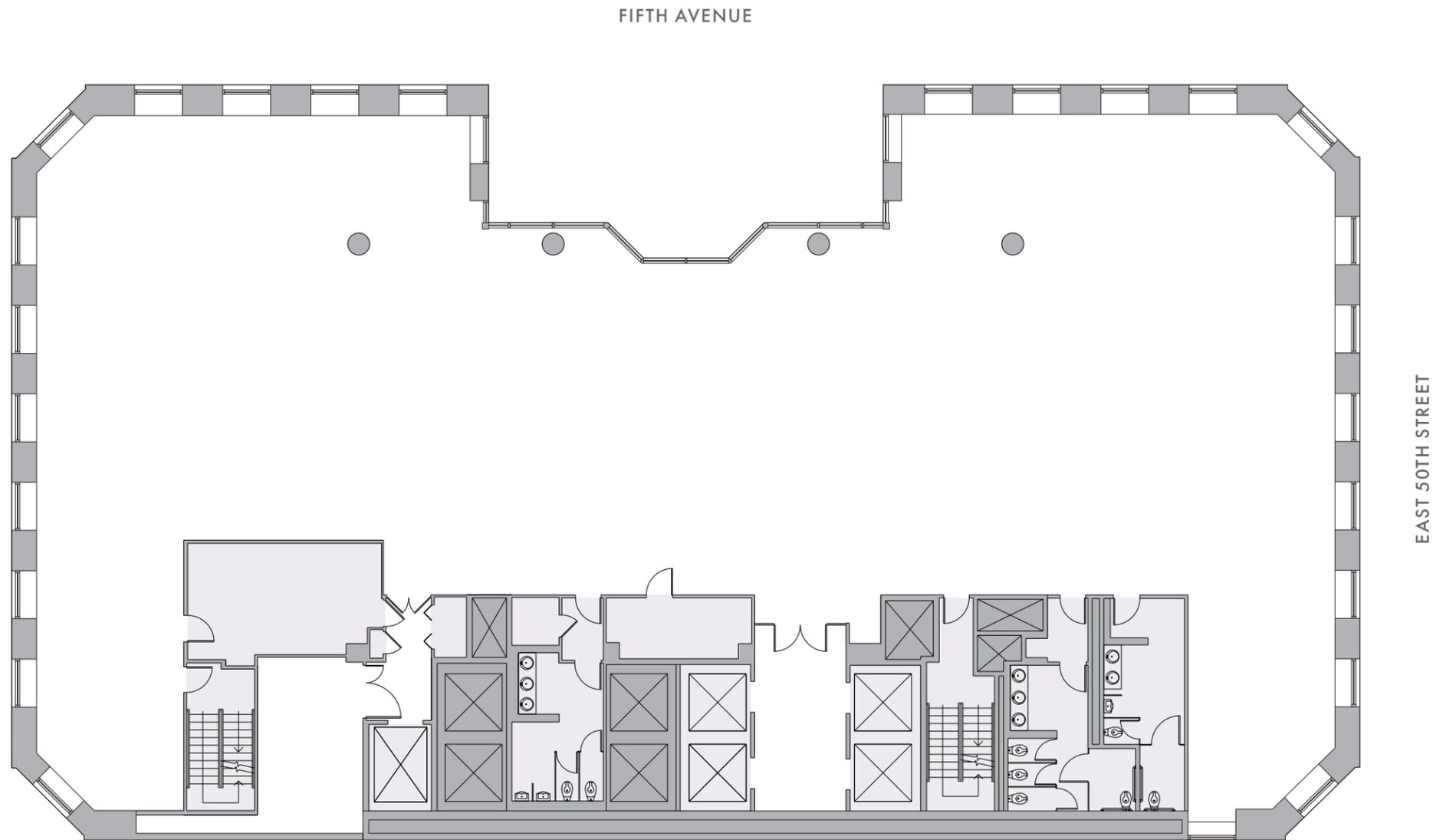


OPEN COLLABORATION SPACE (ARTISTIC RENDERING)

FLOOR PLAN

CORE & SHELL

15,000 RSF



HIGH RISE TEST FIT

OPEN OFFICE TEST FIT 15,000 RSF

- BOARDROOM 1
- MEETING ROOMS 4
- PHONE ROOMS 3
- PRIVATE OFFICES 4
- WORKSTATIONS 64



HIGH RISE TEST FIT

PERIMETER OFFICE TEST FIT 15,000 RSF

- BOARDROOM 1
- MEETING ROOMS 5
- PHONE ROOMS 1
- PRIVATE OFFICES 12
- WORKSTATIONS 26



AMENITIES

A COLLECTION
OF POSSIBILITIES

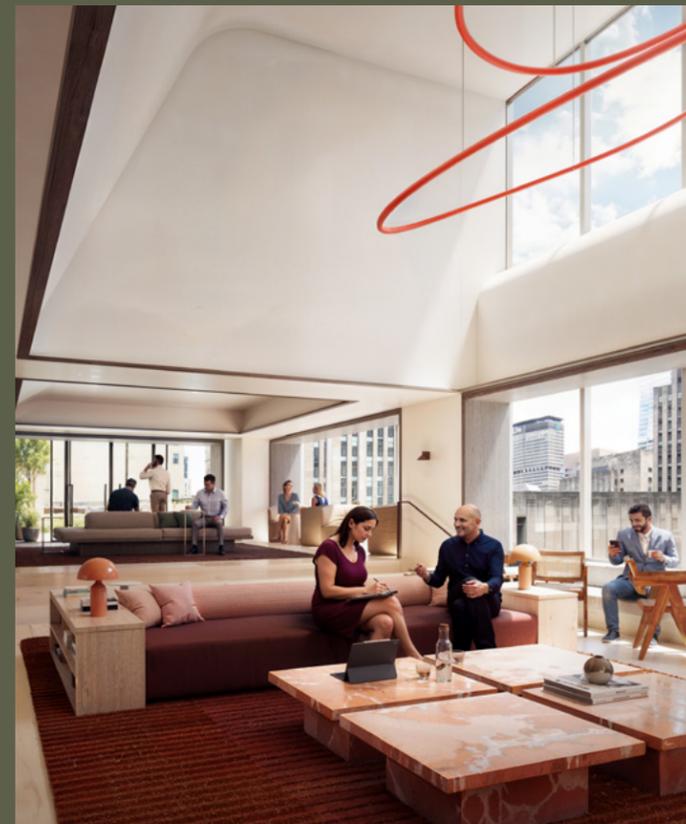
As part of The Vornado Midtown Collection, your workplace connects you to a suite of exclusive amenities at 1290 Avenue of the Americas—seamlessly extending your day beyond the office and elevating how you work, meet, and recharge.

**THE MEADOW**

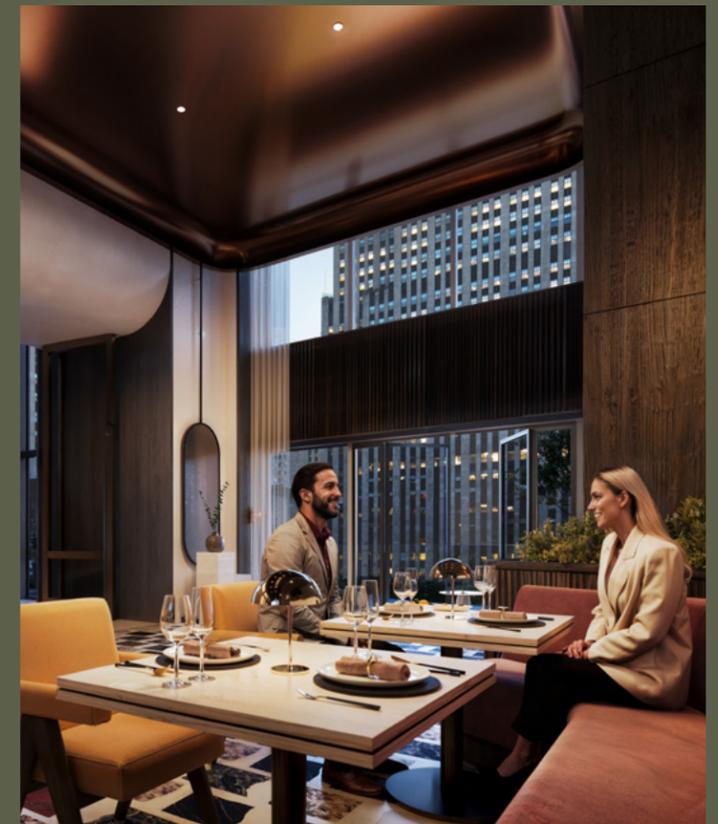
A serene, 10,000 SF landscaped terrace offering fresh air and informal outdoor workspaces atop the 17th floor.

**THE PAVILION**

A flexible, 15,000 SF indoor venue for meetings, presentations, and events, adjacent to The Meadow.

**RECEPTION & LOUNGE**

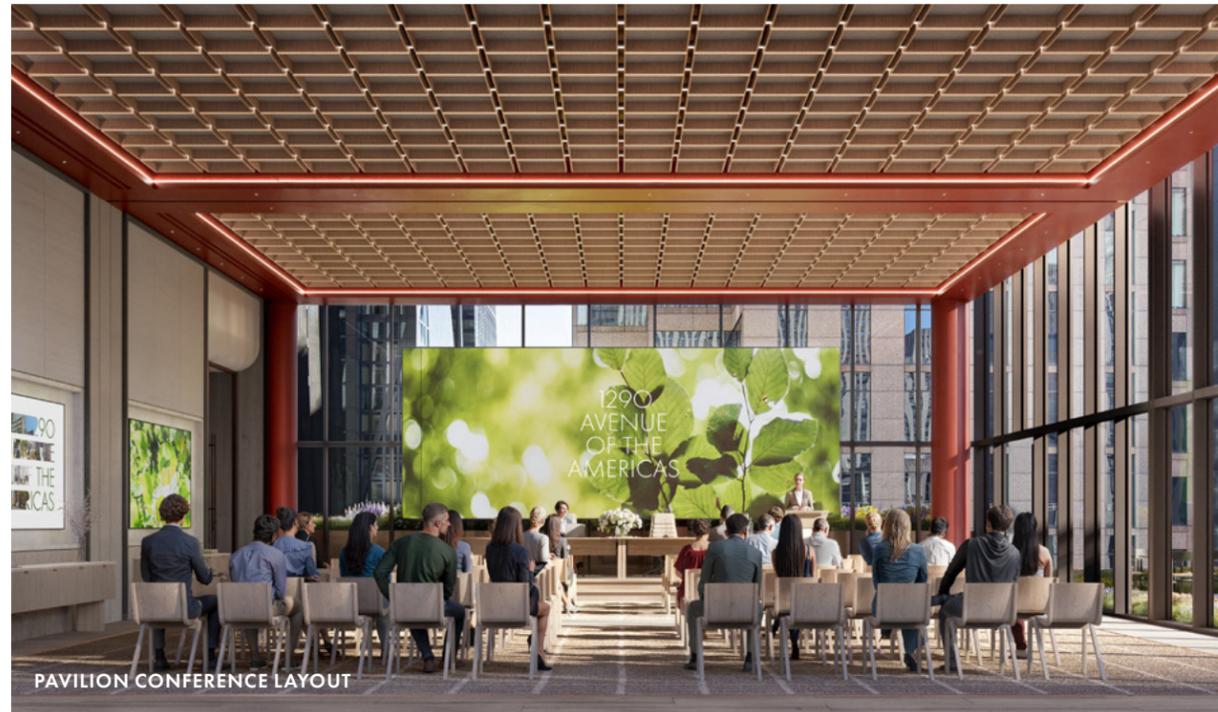
A multifunctional space with multiple seating areas. It is an ideal spot to work, connect with colleagues, or pause between meetings.

**THE BAR**

A hospitality-inspired space with coworking, private seating, and an event-ready bar for casual gatherings or quiet focus.

A ONE-OF-A-KIND AMENITY

On the 17th floor, the sprawling 10,000-square-foot landscaped terrace, The Meadow and 15,000 square-foot Pavilion form an indoor-outdoor complex of meeting rooms, lounges, and event spaces open to all clients for daily work or private functions. From yoga sessions in The Meadow to conferences and guest speakers in The Pavilion, the flexible venues host curated activations that inspire connection, wellness, and community.



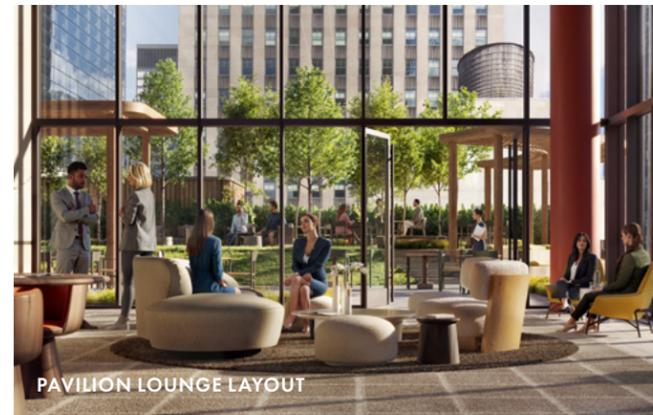
PAVILION CONFERENCE LAYOUT



ROOFTOP PARK AT NIGHT



ROOFTOP PARK



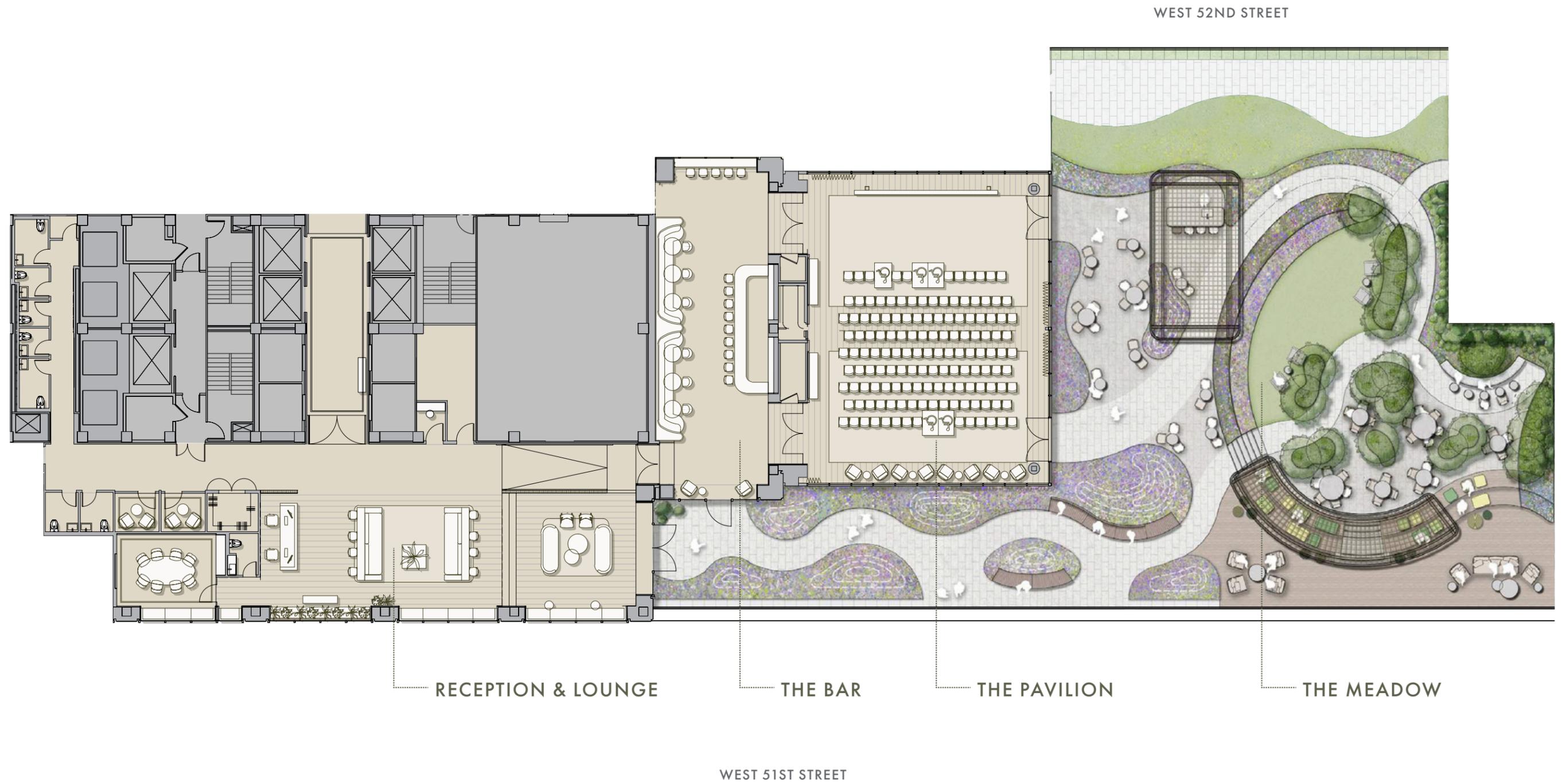
PAVILION LOUNGE LAYOUT



PAVILION SEMINAR LAYOUT



PREFUNCTION BAR





BUILDING FEATURES

LOCATION

The building is located on the northeast corner of 54th Street and 5th Avenue.

POINTS OF ENTRY

Entrance on 50th Street between Madison and 5th Avenue; Private entrance on 49th Street

ARCHITECT

Abramovitz Kingsland Schiff
Lee Harris Pomeroy Associates

YEAR BUILT

1990

BUILDING SIZE

350,000 SF

FLOORS

36

FLOOR SIZES

15,000 SF

CEILING HEIGHTS

Typical: 12'-6" slab-to-slab
Floors 35 & 36: 14'6"

ELEVATORS

8 Passenger Cars
1 Freight Car
2 Private Cars Serving Floors 11-13

HVAC HOURS

Monday - Friday
8 AM - 6 PM

SECURITY

24/7

ELECTRICITY

6 watts per USF

EMERGENCY LIGHTING & POWER

Located on 38 for fire & life safety

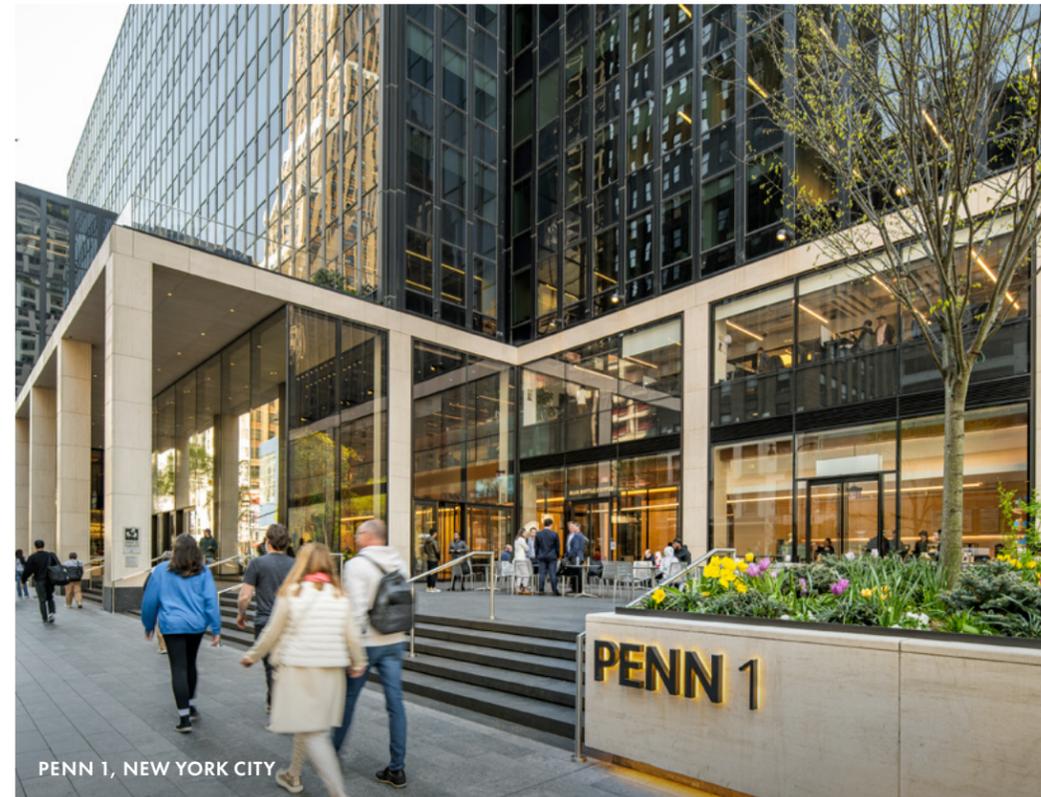
TELECOM

Cogent, Spectrum/TWI

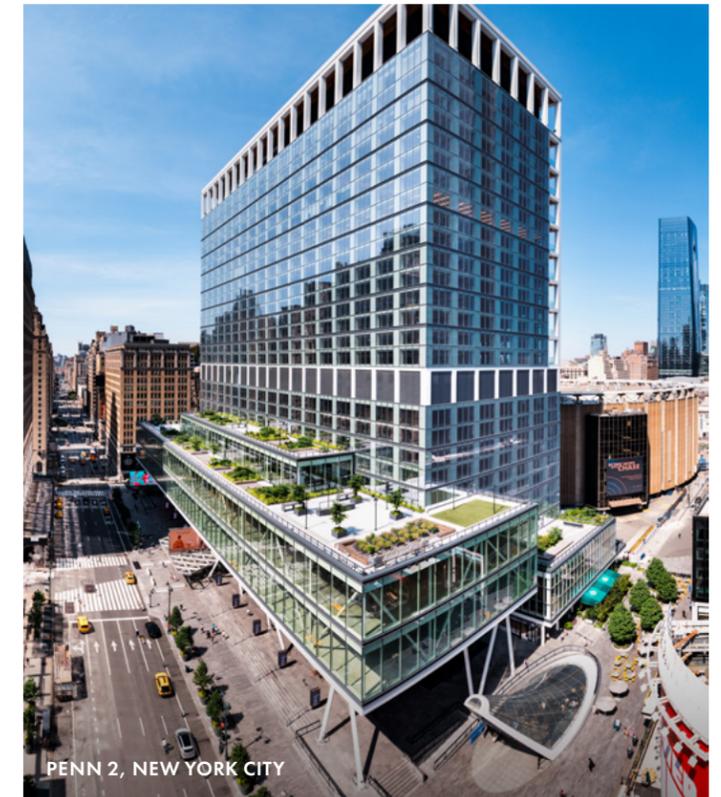
SUSTAINABILITY



VORNADO REALTY TRUST

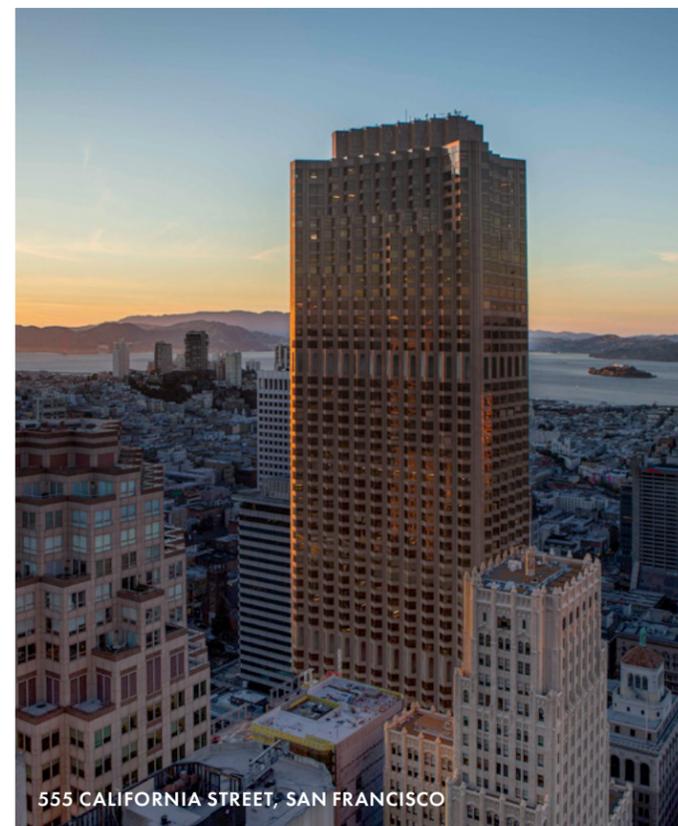


PENN 1, NEW YORK CITY



PENN 2, NEW YORK CITY

As one of New York City's most influential real estate owners and developers, Vornado oversees a portfolio of 67 trophy buildings spanning more than 20 million square feet of office and 2.7 million square feet of retail, with additional holdings in Chicago and San Francisco. For over four decades, Vornado has redefined the workplace through transformative projects like the reimagined Penn District—including the iconic Farley Building and Moynihan Train Hall—and the wellness-driven Penn 1. A recognized leader in sustainability, Vornado manages more than 26 million square feet of LEED-certified space and has been honored with the Energy Star Partner of the Year Award for Sustained Excellence in 2024.



555 CALIFORNIA STREET, SAN FRANCISCO



THE MART, CHICAGO