

680 FIFTH

BUCHMANN TOWER



Make Yourself At Home

LIFE,

All the comforts of home, in
a prime plaza district setting




WELL LIVED.



Set the Tone for Success

With its sleek lines and marbled facade, the brand-new lobby on 54th St. will allow occupants and guests to enjoy a peaceful but powerful entrance.



Memorable touches and soft seating makes for an impeccably inviting start to workplace meetings. From the lobby extending into your workspace, 680 Fifth elevates the most ordinary of moments into experiences that leave lasting impressions.

SIMPLE
RITUALS,



MADE
BETTER.



six eighty

BUCHMANN
LOUNGE

Achieve five-star living all while on your lunch break. Every nook and corner of the Buchmann Lounge at Buchmann Tower has been thoughtfully curated to provide everything high-performing teams need to thrive.

six eighty

BUCHMANN
LOUNGE



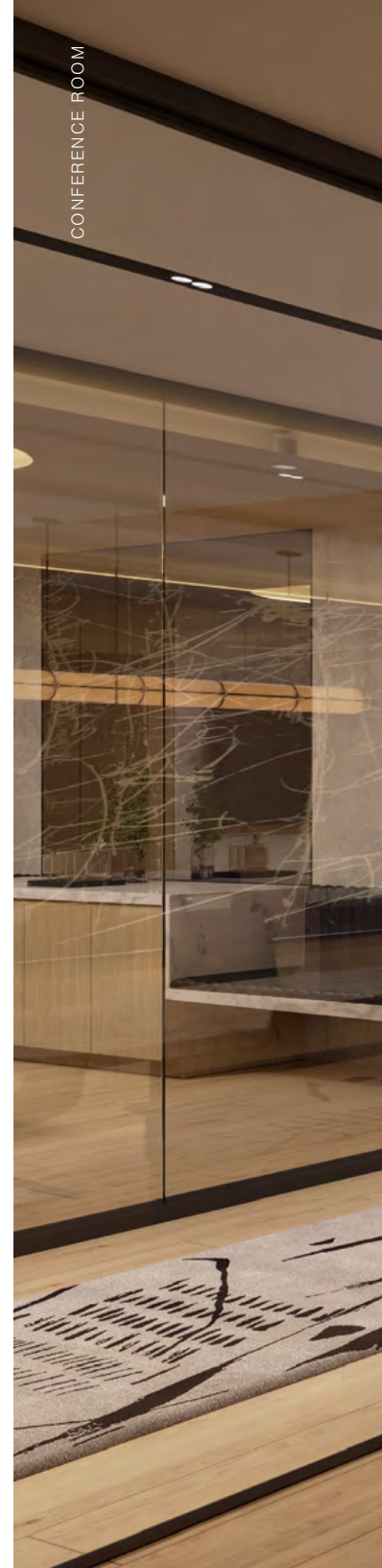
AMENITY SPACE



AMENITY SPACE

Intentionally designed to minimize distractions and encourage creativity, whether you work best-perched fireside or fully plugged in, there's a space for you here. Three spacious conference rooms and ample lounge seating offer plenty of opportunity to think outside the box, while the library, full pantry, and unmatched fitness center make Buchmann Lounge a retreat worth commuting from your desk for.

3rd & 4th Floor lounge directly
accessible from all elevator banks



Conference Rooms for up to 18

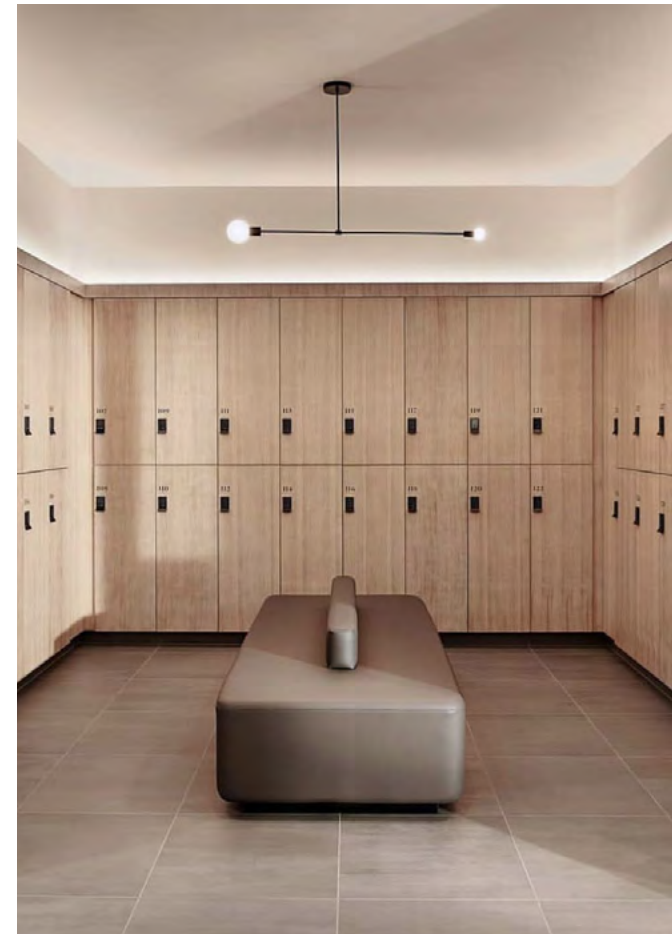




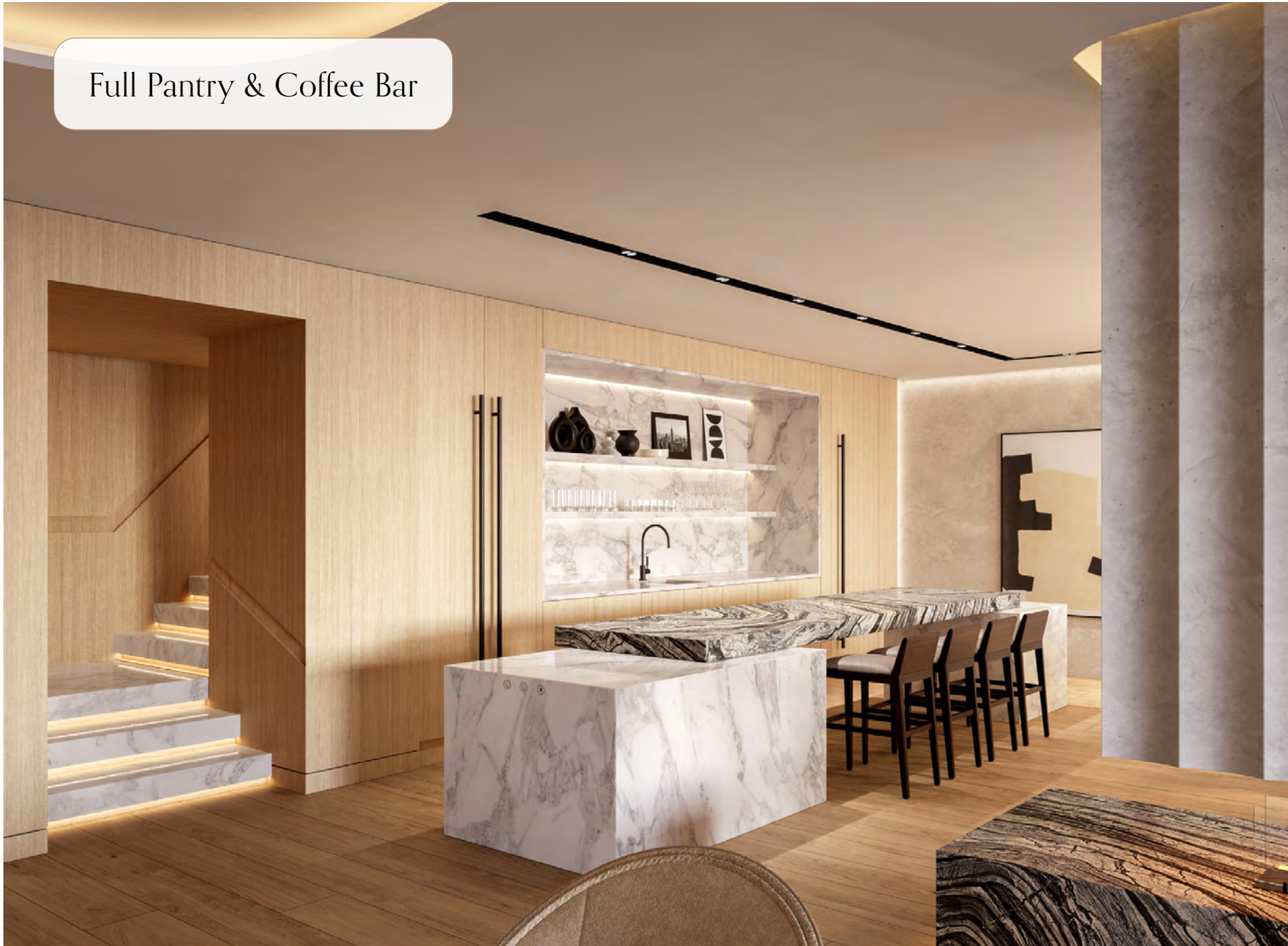
Multiple Breakout & Private Event Spaces

Wellness Facilities

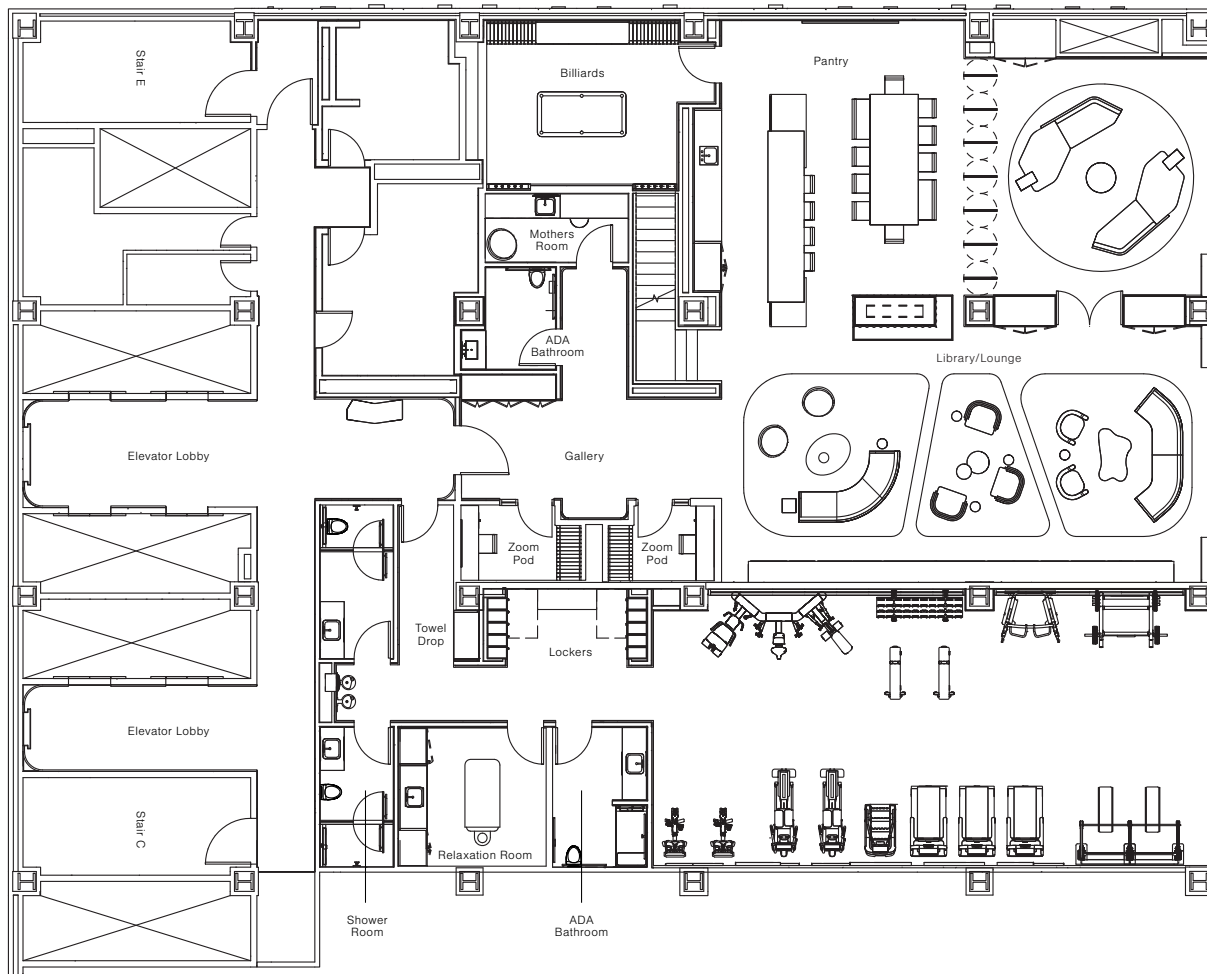
State-Of-The Art
Fitness Center



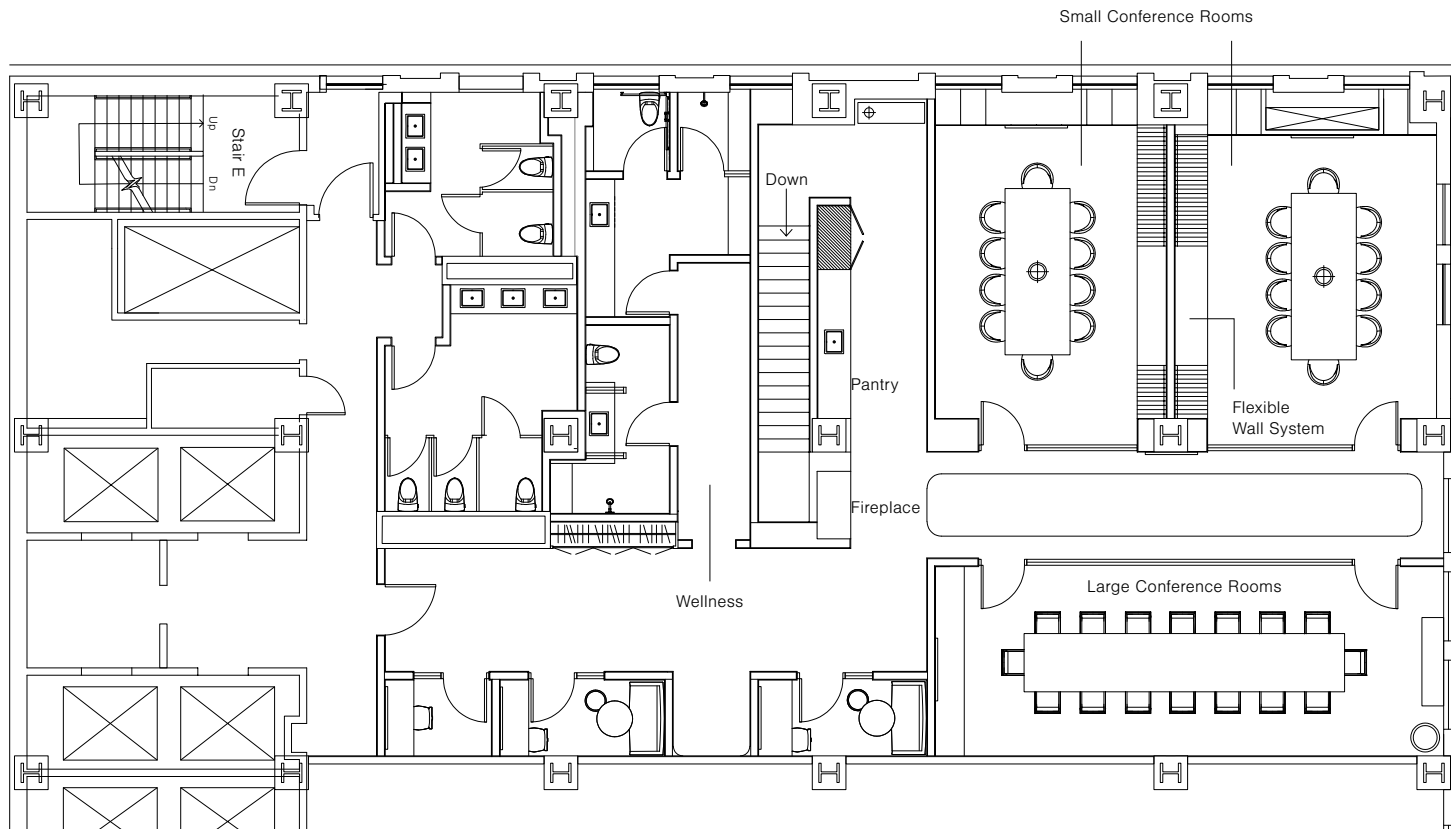
Full Pantry & Coffee Bar



3rd Floor Lounge / Fitness Center



4th Floor Lounge / Meeting Rooms



STUNNING
POSSIBILITIES



AT
ALL
SIZES



680 Fifth offers pre-built or completely customizable workspace with unique opportunities for full floor presence from 6,000-13,000 SF.

With unobstructed western views of the MoMa Sculpture Garden, iconic Fifth Avenue vistas to the east, and multiple terrace opportunities throughout, 680 Fifth offers a rare trifecta of tranquility in the heart of Manhattan's most dynamic neighborhood.



MOMA SCULPTURE GARDEN



TIFFANY AND CO



THE UNIVERSITY CLUB OF NEW YORK



Blank Canvas,
Flexible Build-Outs

Spacious &
Airy Floors

Sophisticated Service

Invested In
Your Success

Availability

Floor 26 — 4,974 SF

Floor 19 — 6,400 SF*

Floor 18 — 6,400 SF

Floor 15 — 6,400 SF

Floor 14 — 6,400 SF

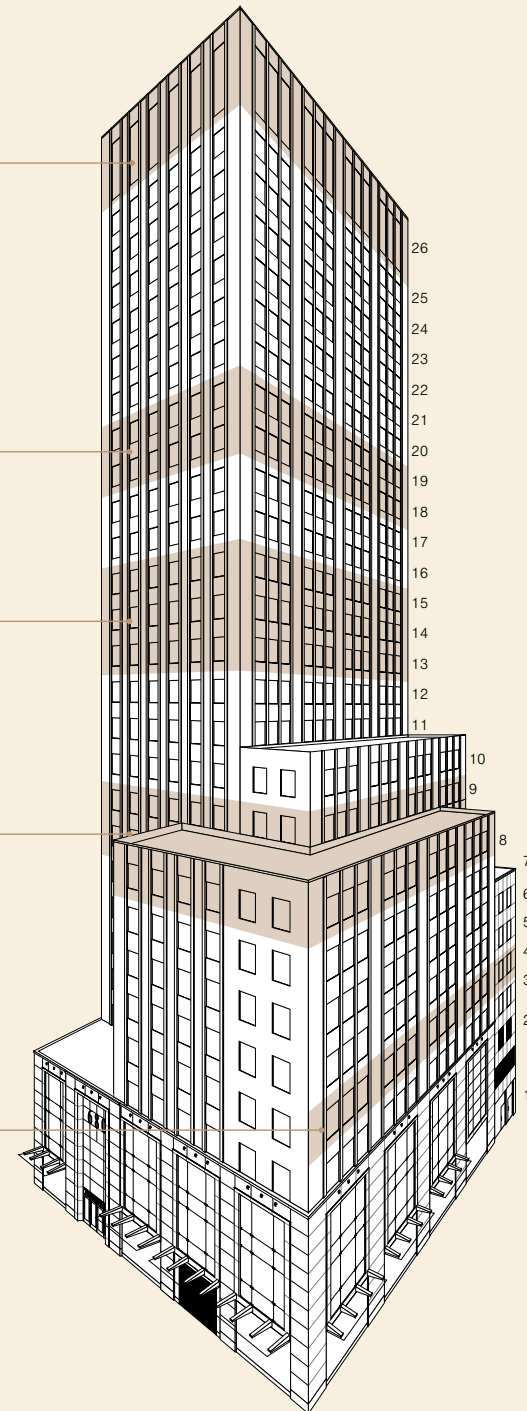
Floor 13 — 6,400 SF

Floor 9 — 13,746 SF

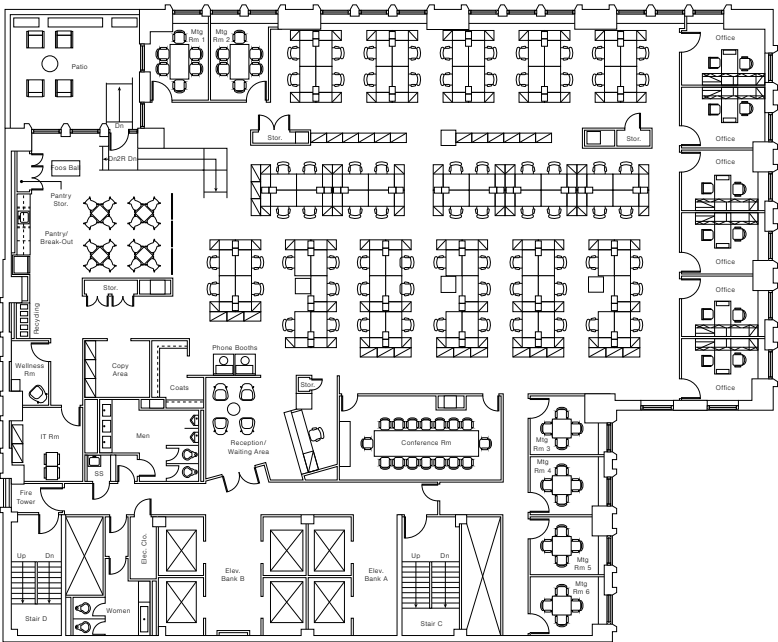
Floor 8 — 13,746 SF

Floor 4 — 8,998 SF

* The 19th Floor is divisible

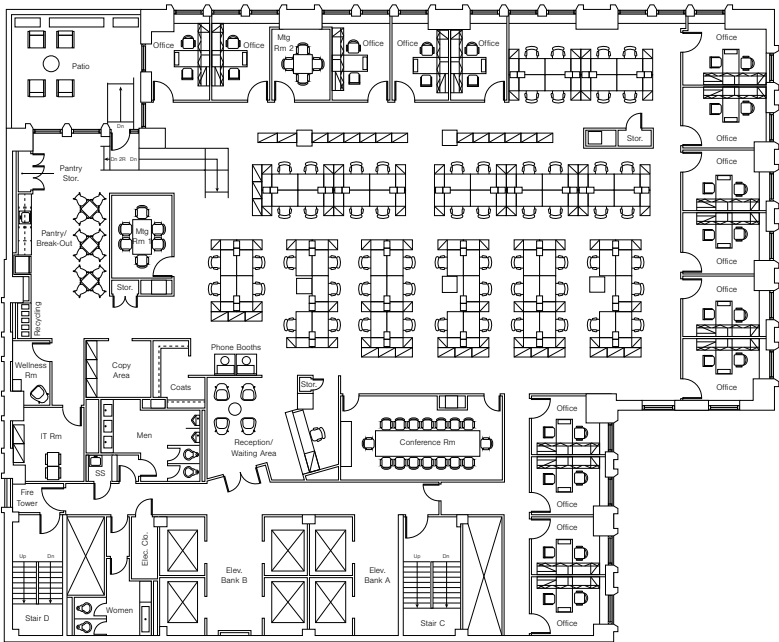


Base Floor Test Fits



WORKSPACE	QTY
Conference Rooms	1
Meeting rooms / Offices	10
Reception	1

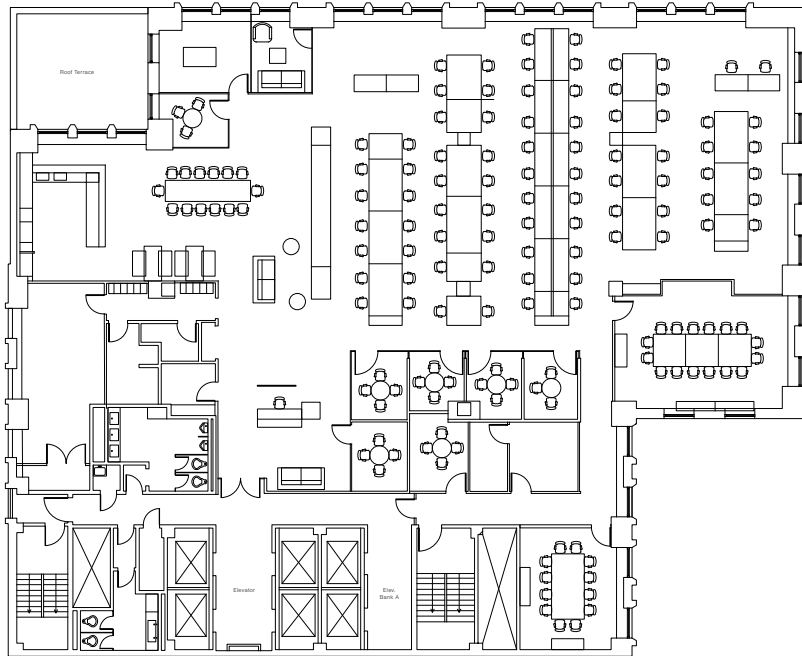
13,746
SF



WORKSPACE	QTY
Conference Rooms	1
Meeting rooms / Offices	17
Reception	1

13,746
SF

8th Floor As-Built

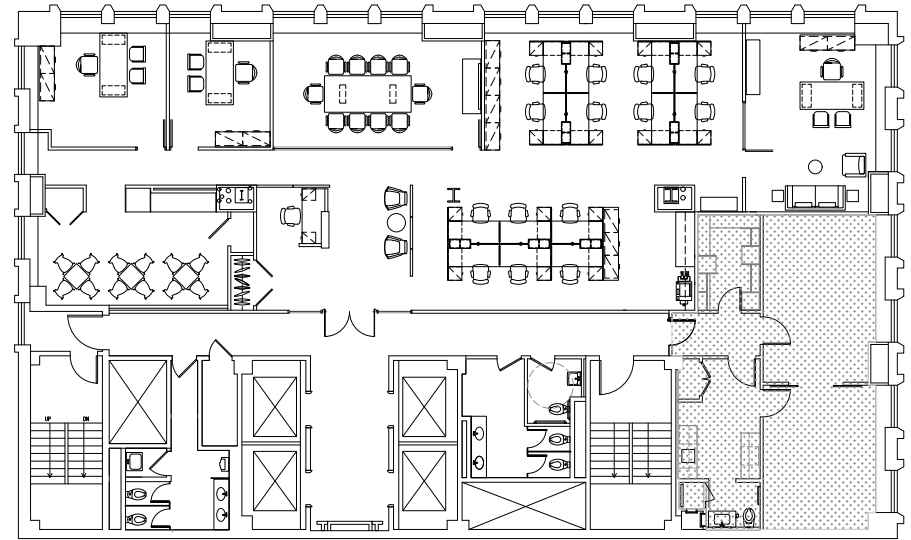


13,746

SF

WORKSPACE	QTY
Conference Rooms	2
Meeting Rooms / Offices	7
Executive Office	1
Reception	1
Open area for 80 people	

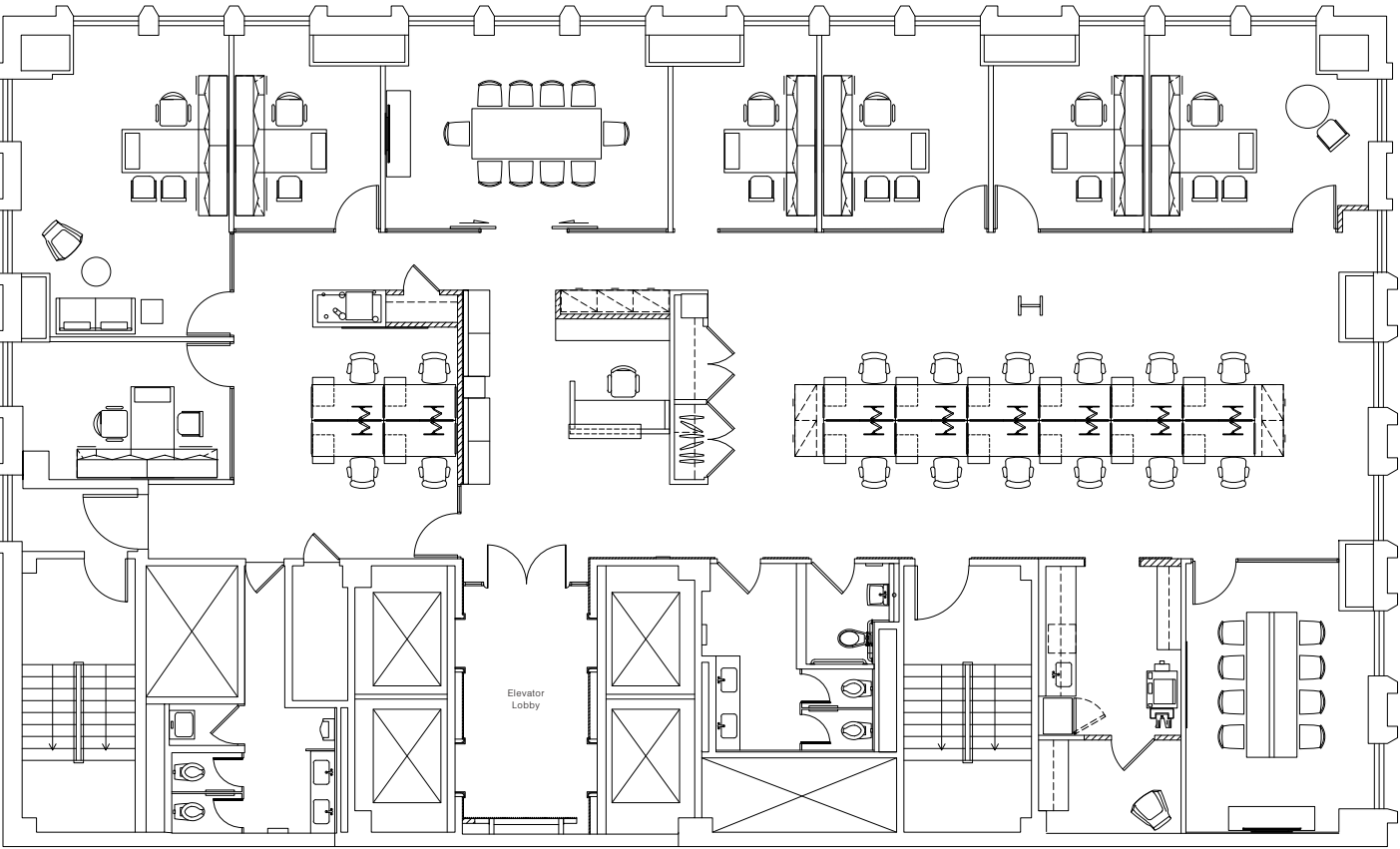
26th Floor Planned Prebuild



4,974

SF

Tower Floor Test-Fit



WORKSPACE	QTY
Conference Rooms	2
Offices	7
Reception	1
Open area for 16 people	

6,400
SF

Midtown Convenience. Modern Luxury.

Steps from the E/M subway lines and blocks from Central Park and Rockefeller Center, 680 Fifth is contemporary office living at its finest.

CENTRAL PARK



ROCKEFELLER CENTER



ST. REGIS



High-end retail, world-class restaurants and NY's most historic cultural institutions are all at your doorstep. 680 Fifth is surrounded by an air of sophistication only New York's most iconic avenue commands.

Neighborhood Map

RETAIL

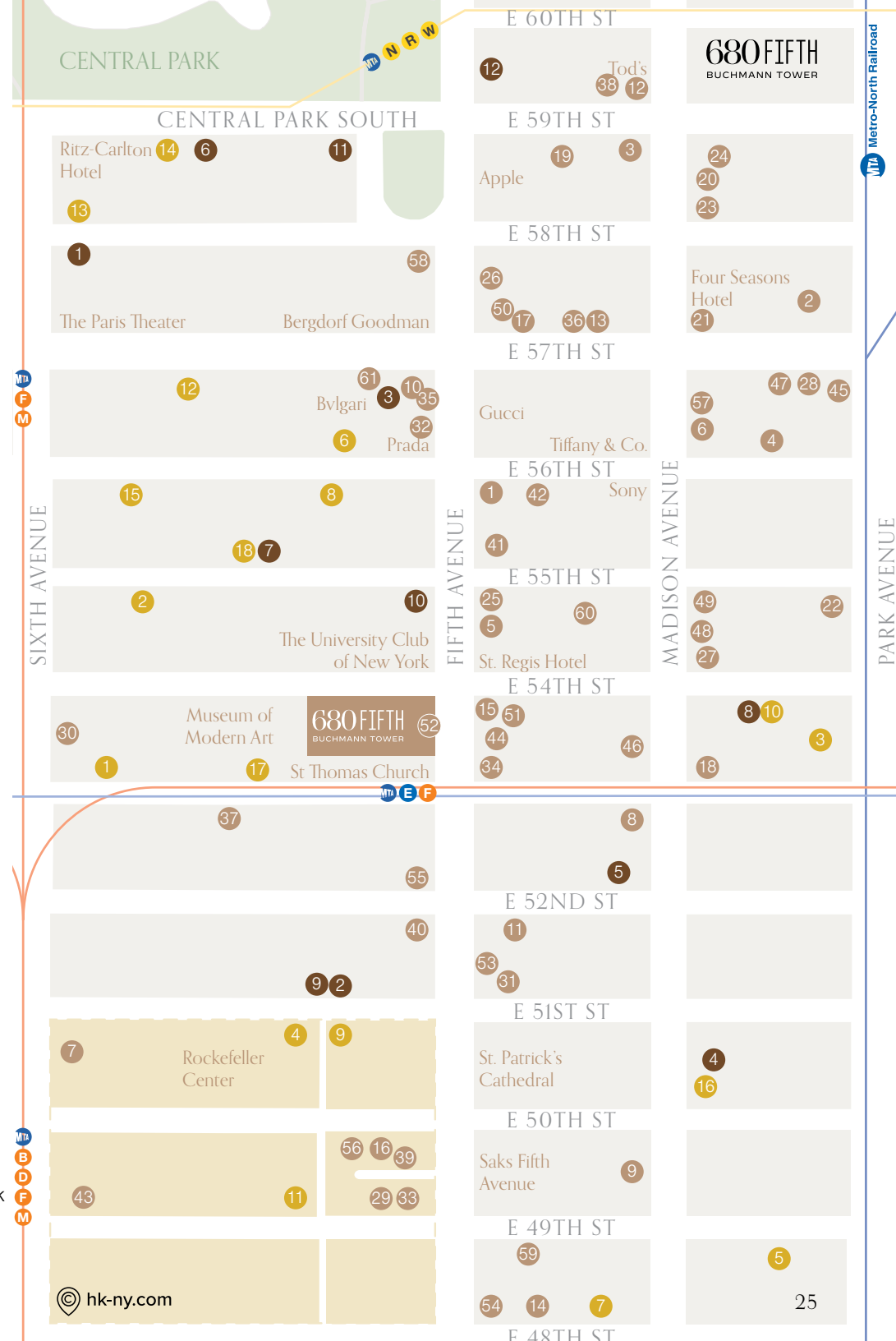
- | | |
|-----------------------|---------------------------------|
| 1 Armani | 35 Mikimoto |
| 2 Audemars Piguet | 36 Miu Miu |
| 3 BALENCIAGA | 37 MoMA Design Store |
| 4 BERLUTI | 38 Moncler |
| 5 Blancpain | 39 Mulberry USA |
| 6 Breitling Boutique | 40 Nike House of Innovation NYC |
| 7 Brooks Brothers | 41 Omega Boutique |
| 8 Bucherer | 42 Oxxford Clothes |
| 9 Burberry | 43 Pineider |
| 10 BVLGARI | 44 Proper Cloth |
| 11 Cartier | 45 Q New York - Aston Martin |
| 12 CELINE | 46 Reiss |
| 13 Chanel | 47 Richard Mille |
| 14 Club Monaco | 48 RIMOWA |
| 15 COACH | 49 Roger Dubuis |
| 16 Cole Haan | 50 Saint Laurent |
| 17 David Yurman | 51 Stuart Weitzman |
| 18 Davidoff of Geneva | 52 Swarovski |
| 19 DIOR | 53 TAG Heuer |
| 20 Eton | 54 Ted Baker |
| 21 Fendi | 55 TISSOT |
| 22 Ferrari | 56 Todd Snyder |
| 23 Fratelli Rossetti | 57 Vacheron Constantin |
| 24 Givenchy | 58 Verdura |
| 25 Harry Winston | 59 Vince |
| 26 Hublot | 60 Vivienne Westwood |
| 27 IWC Schaffhausen | 61 Zegna Global Store |
| 28 Jacob & Co. | |
| 29 Kate Spade | |
| 30 Knoll | |
| 31 Longchamp | |
| 32 Massimo Bonini | |
| 33 Michael Kors | |
| 34 Microsoft | |

RESTAURANTS

- 1 53 NYC
- 2 Benoit
- 3 Casa Lever
- 4 Del Frisco's Grille
- 5 Fasano Restaurant
- 6 Felice 56
- 7 Hatsuhana
- 8 Il Tinello
- 9 Limani
- 10 Monkey Bar
- 11 NARO
- 12 Nobu Fifty Seven
- 13 Quality Meats
- 14 Sarabeth's
- 15 Shinjuku Ramen
- 16 The Gold Room
- 17 The Modern
- 18 White Olive

HOTELS

- 1 1 Hotel Central Park
- 2 3 West Club
- 3 Aman
- 4 Lotte New York Palace
- 5 Omni Berkshire Place
- 6 Park Lane
- 7 Shoreham Hotel
- 8 The Hotel Elysee
- 9 The Jewel Hotel
- 10 The Peninsula New York
- 11 The Plaza
- 12 The Sherry-Netherland



Building Specs

Address

680 5th Ave, New York, NY 10019

Year Built

1957

Property Class

A

Year Renovated

2023

Total Building SF

205,000 SF

Stories

27

Building Systems/HVAC

Landlord will provide base building HVAC Monday through Friday 8am – 6pm

Access+Security

24/7 access and security

Ceiling Height

12'

Elevators

6 elevators

Landlord

Josef Buchmann

Improvements

Newly constructed lobby with private, boutique 54th Street entrance, featuring white oak millwork and Volakas marble

- Lounge space with soft seating
- Turnstiles for secure access

Construction Type

Concrete with new glass façade in base of building

Landlord is currently designing and implementing a significant, high-touch amenity program on the partial 3rd and 4th floors connected by an internal staircase, which shall include:

- 3rd floor lounge with library, fireplace and pantry/bar with the ability to cater and host events
- 4th floor conferencing / event spaces; (3) multi-sized meeting rooms
- Fitness component with showers

Ownership

Josef Buchmann Real Estate is an owner-operator and developer headquartered in Frankfurt, Germany with properties and property management locations across Germany, New York, Texas and Israel. A native Pole and Holocaust survivor, Mr. Buchmann's career has always been guided by an innate desire to improve the lives of others. From humble beginnings to a legendary career spanning over four decades, Buchmann has built a formidable real estate empire and played a pivotal role in shaping the iconic skyline of Frankfurt – Europe's financial capital – as it stands today.

A profound passion for revitalizing urban spaces blossomed into a legacy of landmark high-rise developments as well as transformational philanthropic investments. Buchmann has supported numerous medical, welfare, educational and arts-related organizations for decades, building hospitals, museums, playgrounds and more for the common good. Mr. Buchmann's real estate portfolio currently includes existing and development properties consisting of office, industrial, retail, and multifamily residential.

As a vertically integrated company, Buchmann RE – in partnership with asset manager Valor Capital Partners – combines ground-up operating expertise with top-down research and a global viewpoint to uniquely meet the needs of its tenants. NY-based Valor Capital Partners draws on its local intelligence and proven success as real estate managers, institutional investors, and capital markets professionals to ensure a seamless journey for investors and tenants throughout every stage of their relationship.

40+ Years
EXPERIENCE

~4 Million SF
OF COMMERCIAL OFFICE
REAL ESTATE ACROSS THE GLOBE*

Over \$4 Billion Assets
UNDER MANAGEMENT

* Not inclusive of multi-family and retail

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VALOR

CAPITAL
PARTNERS

