

5 WEST 54TH STREET PETROLA HOUSE

Vacant Elevatored Boutique Office Mansion



MERIDIAN
INVESTMENT SALES
- EXCLUSIVE LISTING -



FIRE DEPT.
CONNECTION
AUTOMATIC
SPRINKLER

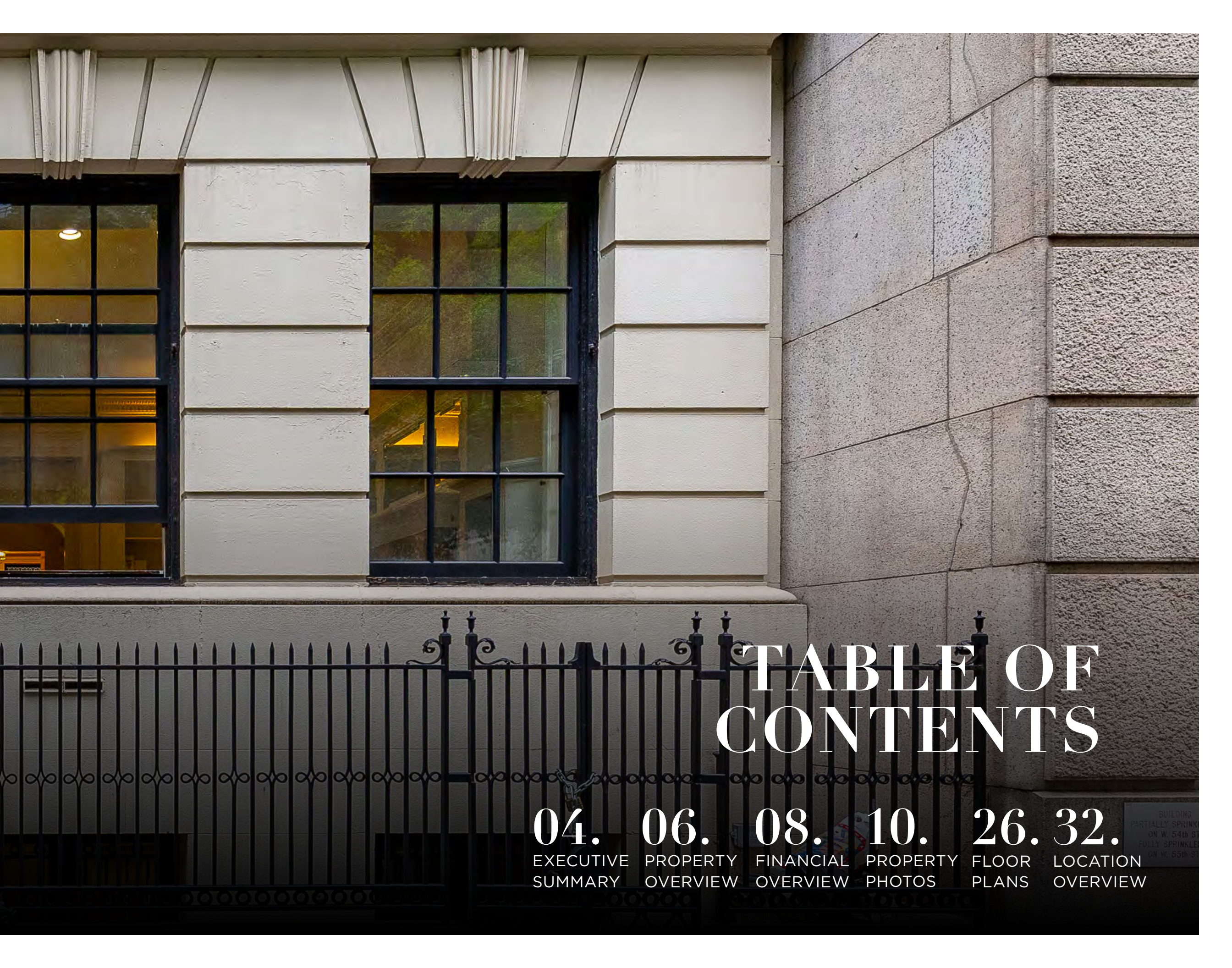


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BUILDING
PARTIALLY SPRINKLED
ON W. 54th ST
FULLY SPRINKLED
ON W. 55th ST





EXECUTIVE SUMMARY

Meridian Investment Sales is pleased to present exclusively 5 West 54th Street ("Petrola House" or the "Property"), a landmarked, Class A boutique mansion delivered vacant in the heart of Midtown Manhattan. Positioned on West 54th Street between Fifth and Sixth Avenues, one of Manhattan's most prestigious mansion blocks, the University Club, the Museum of Modern Art, and the city's flagship luxury retail corridor, the Property offers a rare asset in an irreplaceable location. Constructed in 1899 and most recently altered in 1972, the five-story mansion encompasses approximately 14,966 rentable square feet above a 25 by 100-foot lot, providing full vacant possession and complete flexibility to reposition the asset.

Vacant delivery is the defining feature of this offering. Free of in-place tenancy and lease encumbrances, the Property presents a clean slate for an owner-user, investor, or operator to execute a business plan without the friction of buyouts, holdovers, or assumed obligations. The floor plates, private mansion configuration, and trophy address support a wide range of repositioning strategies such as flagship owner-user headquarters or boutique office, luxury residential conversion, hospitality, private membership venue, gallery, or foundation use.

In summary, 5 West 54th Street offers institutional and private capital a singular combination to acquire a landmarked trophy mansion asset, delivered fully vacant, on a world-class Midtown block, with flexible repositioning potential across office, residential, and hospitality uses. Opportunities to acquire an unencumbered, landmark-quality asset of this caliber in this location are exceptionally rare.

ASKING PRICE: SUBMIT OFFERS

PROPERTY OVERVIEW

PROPERTY OVERVIEW

| PROPERTY OVERVIEW | 5 WEST 54TH ST |
|---------------------------|-------------------------|
| Address | 5 West 54th St |
| Property Name | Petrola House |
| Borough | Manhattan |
| Submarket | Midtown |
| Product Type | Boutique Office Mansion |
| Cross Streets | 5th & 6th Ave |
| Block / Lot | 1270 / 30 |
| Lot Dimensions | 25' x 100' |
| Lot Area (SF) | 2,510 SF |
| Gross Floor Area (GSF) | 9,485 SF |
| Year Built / Altered | 1899 / 1972 |
| Floors | 5 Floors |
| Total Rentable Area (RSF) | 14,966 SF |
| Occupancy | Delivered Vacant |
| Zoning | C5-P (R10 Equivalent) |
| Special Purpose District | MID |
| Landmark | Yes |
| As-Built FAR | 3.78 |

REAL ESTATE TAXES

| | |
|---------------------------|-------------|
| Exemptions and Abatements | None |
| Tax Class | 4 |
| Tax Rate | 10.848% |
| 2026/27 Final AV | \$1,681,560 |
| 2026/27 Taxes | \$182,416 |





PROPERTY OVERVIEW

RENTABLE SF (APPROX.)

| Floor | RSF |
|--------------|-------------------|
| Floor 1 | 2,442 RSF |
| Floor 2 | 2,472 RSF |
| Floor 3 | 2,483 RSF |
| Floor 4 | 2,479 RSF |
| Floor 5 | 2,197 RSF |
| Concourse | 2,673 RSF |
| Subcellar | 220 RSF |
| TOTAL | 14,966 RSF |





EXTERIOR PHOTOS





INTERIOR PHOTOS





INTERIOR PHOTOS





INTERIOR PHOTOS





INTERIOR PHOTOS





INTERIOR PHOTOS





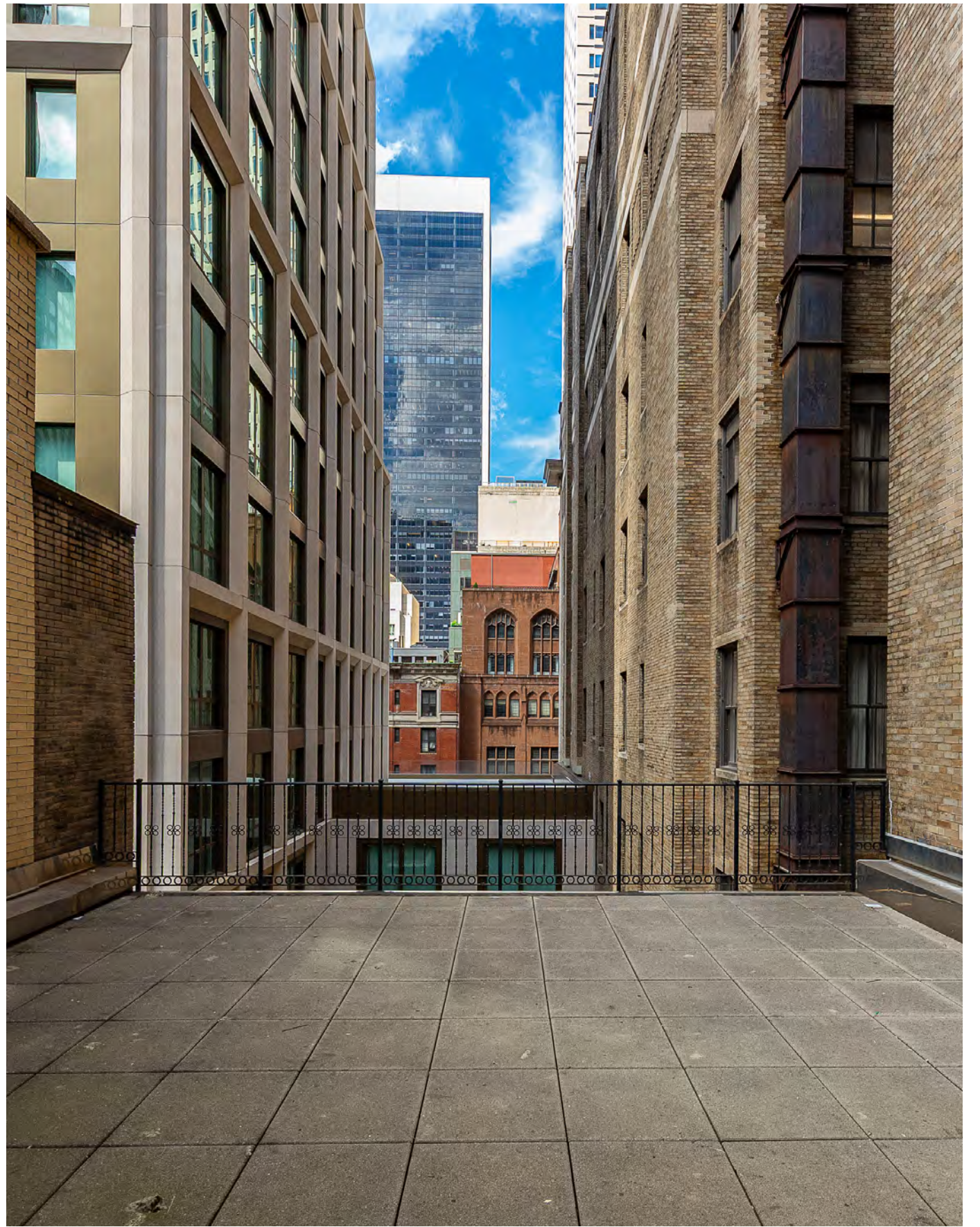
INTERIOR PHOTOS



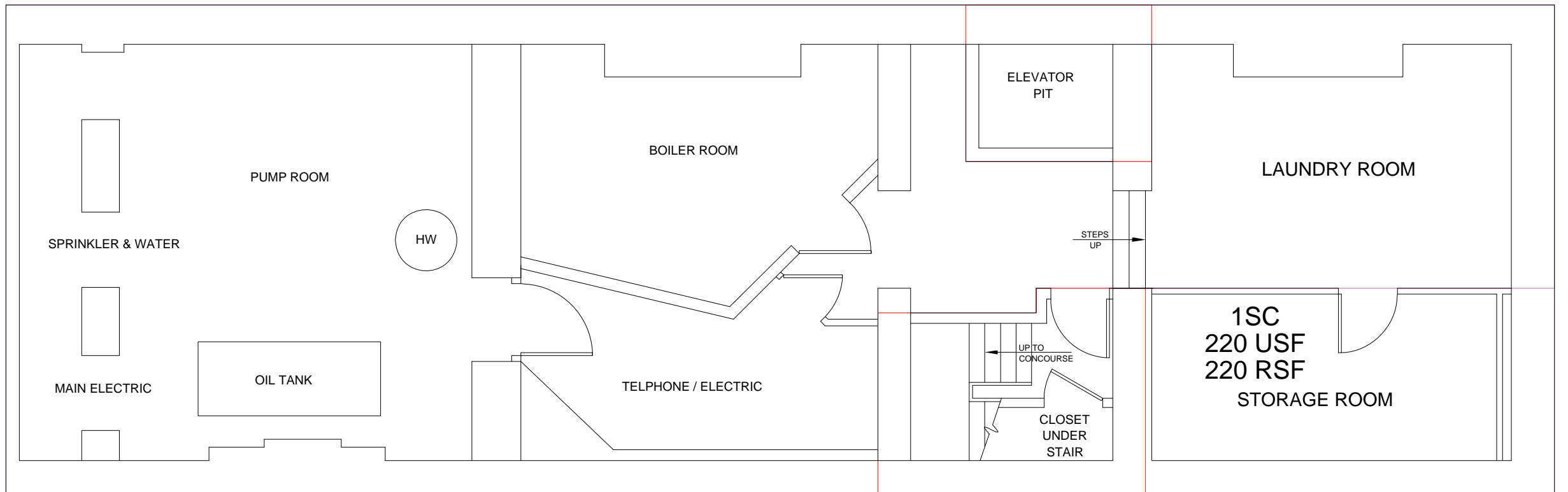


TERRACE PHOTOS

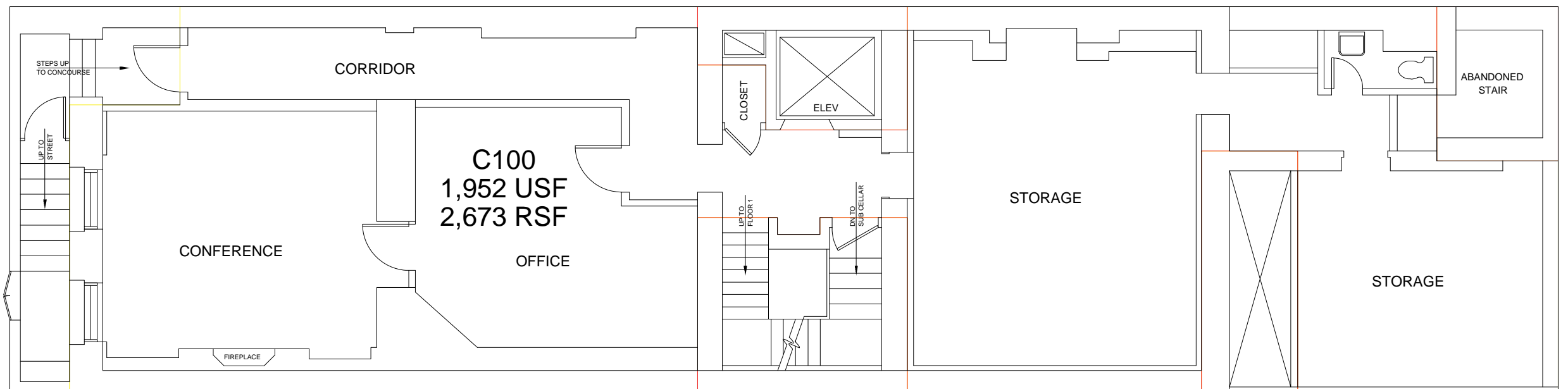




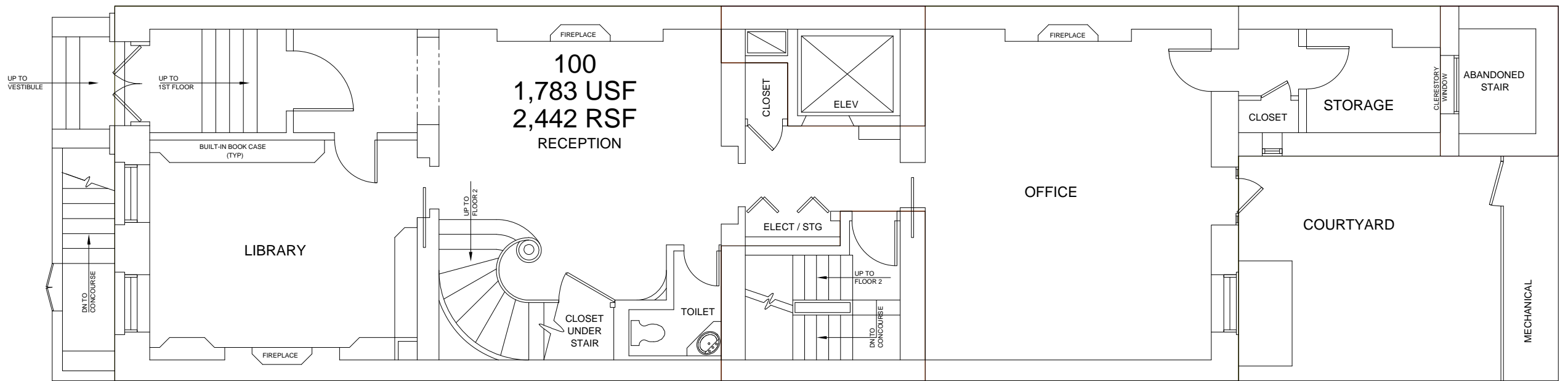
FLOOR PLANS



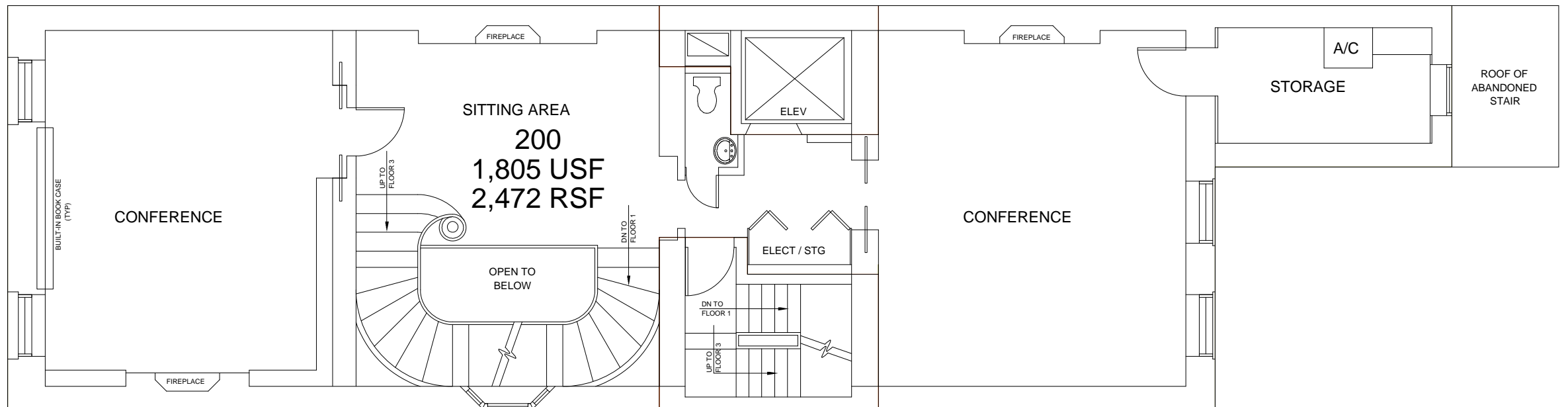
SUB CELLAR



CONCOURSE

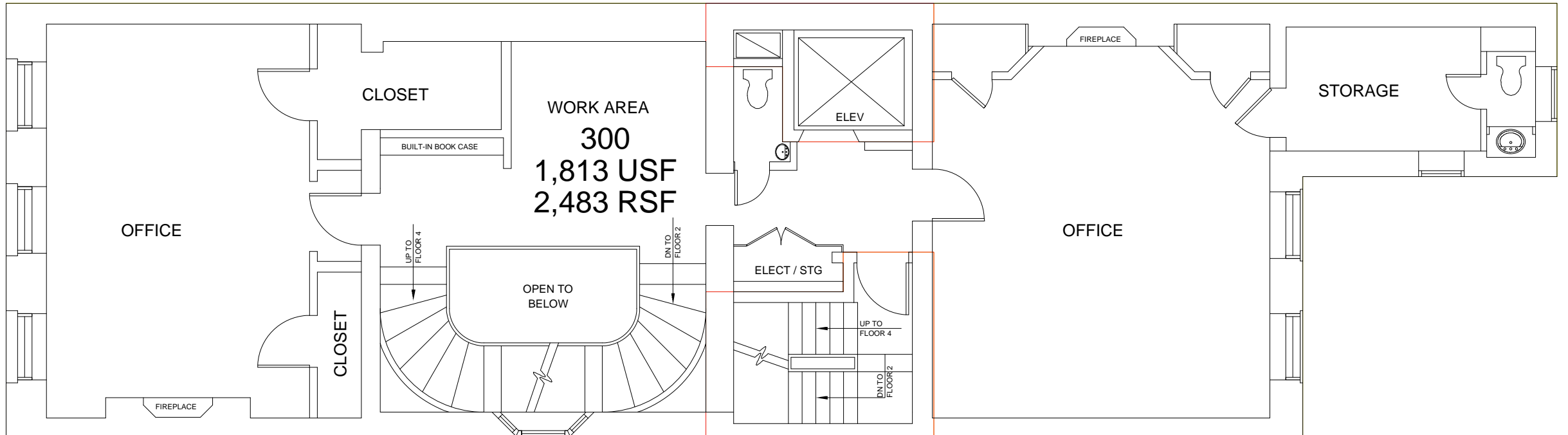


FLOOR 1

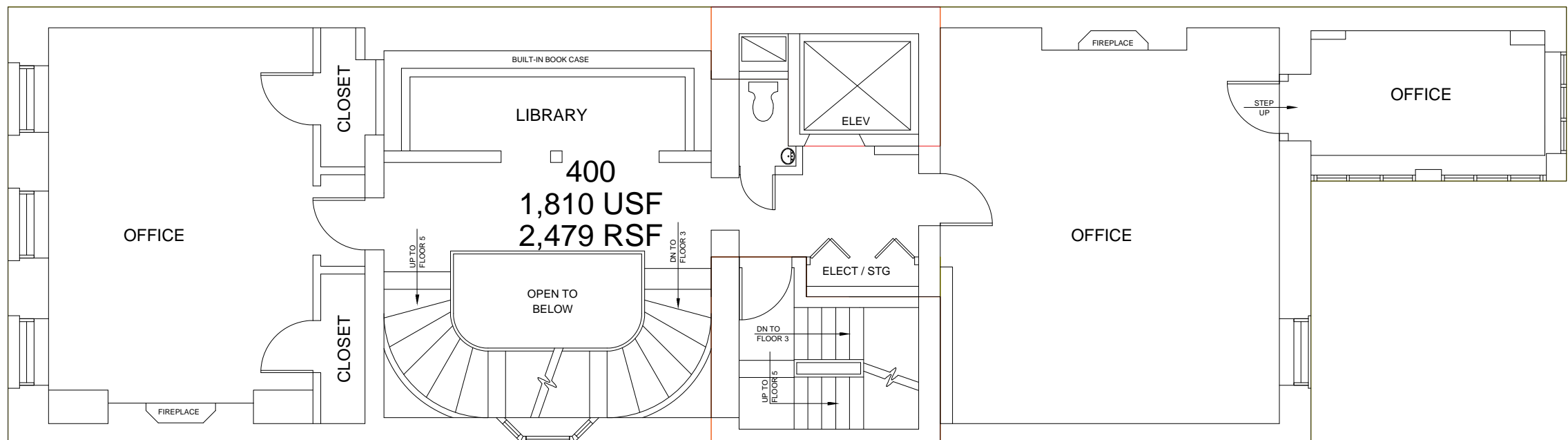


FLOOR 2

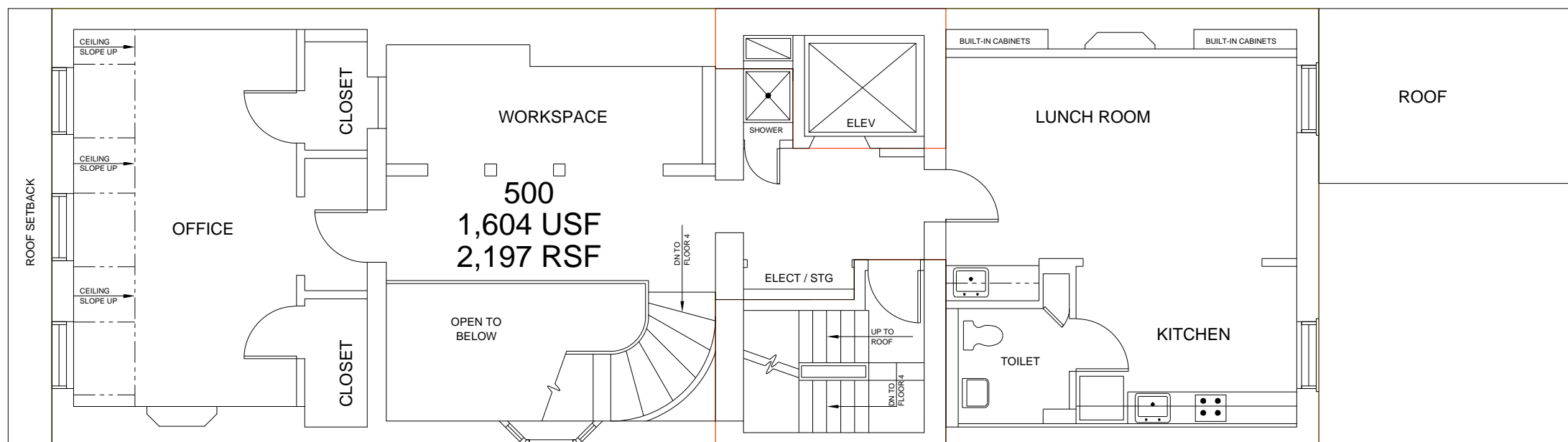
FLOOR PLANS



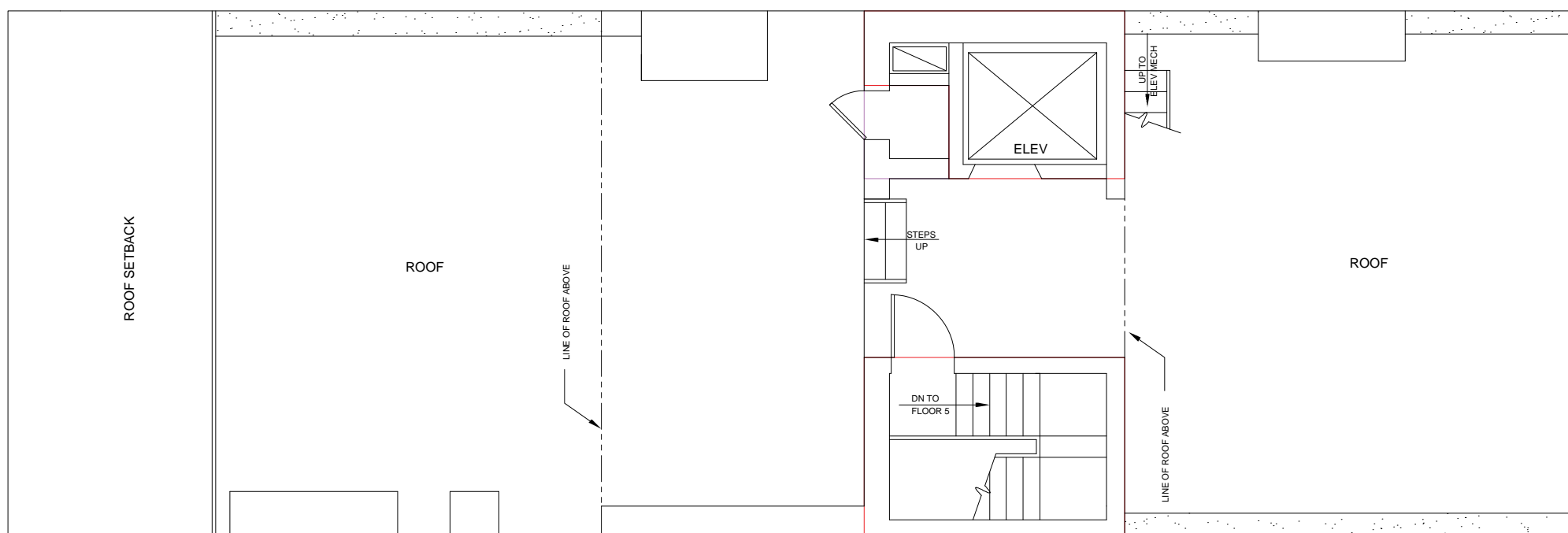
FLOOR 3



FLOOR 4



FLOOR 5



ROOF

SURROUNDING NEIGHBORHOOD





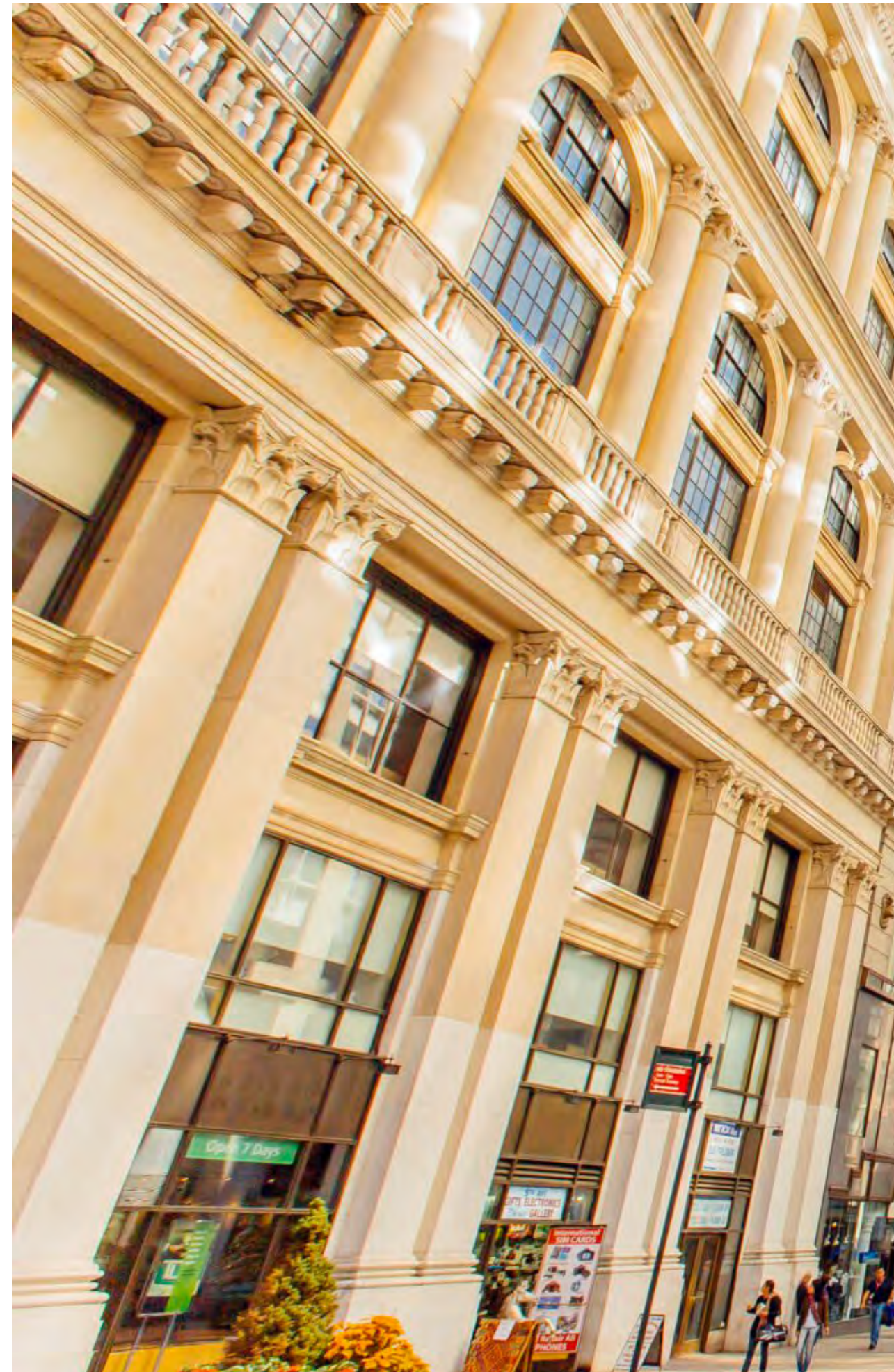
LOCATION OVERVIEW

5 West 54th Street occupies one of Midtown Manhattan's most coveted blocks, set between Fifth and Sixth Avenues in the heart of the Plaza District. The Property sits among the landmark mansions and institutions that define this stretch of West 54th Street, directly beside the University Club, McKim, Mead & White's 1899 Italian Renaissance masterpiece and one of the city's most prestigious private clubs. It stands just steps from the Museum of Modern Art, whose campus anchors the block immediately to the south on West 53rd Street. The result is an address that combines architectural pedigree, cultural gravity, and quiet residential scale rarely found this close to Midtown's commercial core.

The Property's defining advantage is its position at the gateway to the Fifth Avenue luxury retail corridor, the most valuable shopping district in the world. Within a five-minute walk lie the flagship houses of Cartier, Tiffany & Co., Gucci, Bergdorf Goodman, Saks Fifth Avenue, and the iconic glass-cube Apple store at the foot of Central Park. This concentration of global luxury brands drives both foot traffic and prestige throughout the submarket. The corridor continues to command among the highest retail rents on earth and ensures the area's enduring desirability for owner-users, retailers, and institutions alike.

Beyond retail, the neighborhood offers an unmatched depth of amenities. Central Park and Grand Army Plaza sit just five blocks north, providing immediate access to the city's signature open space. World-class hospitality surrounds the Property, including The Peninsula and The St. Regis, while the dining scene ranges from the Michelin-starred Le Bernardin and The Modern to the restaurants of Rockefeller Center. Landmark institutions including St. Patrick's Cathedral, St. Thomas Church, and Rockefeller Center itself reinforce the area's stature as a cultural and civic center.

Exceptionally well served by transit, the Property sits within blocks of the B, D, E, F, and M trains at the 53rd Street and Seventh Avenue stations, as well as the N, Q, R, and W lines along Fifth and Sixth Avenues, connecting occupants to all of Manhattan and the outer boroughs. Few locations in New York offer this combination of landmark prestige, luxury retail adjacency, cultural institutions, green space, and transit access, making 5 West 54th Street a truly trophy position in the Midtown market.





LOCATION OVERVIEW



FIRE DEPT.
CONNECTION
AUTOMATIC
SPRINKLER

5 West 54th Street • Petrola House

LOCATION & NEIGHBORHOOD AMENITIES — MIDTOWN MANHATTAN



Trophy Midtown

FIFTH & SIXTH AVENUES

A landmarked Class A mansion at the epicenter of Manhattan’s most prestigious cultural, retail, and hospitality corridor, adjacent to MoMA, steps from the Fifth Avenue flagships, minutes from Central Park.

AT A GLANCE

| | |
|------------------|--------------------------|
| MoMA | Adjacent |
| Fifth Ave retail | < 5-min walk |
| Central Park | 5 blocks N |
| Hotels | Peninsula, St. Regis |
| Dining | The Modern, Le Bernardin |

LEGEND

- Subject
- Culture
- Retail
- Hospitality
- Dining
- Park

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Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with you or any prospective purchaser, mortgagee, investor, lender or lessee at any time with or without notice. Owner shall have no legal commitment or obligation to you or any prospective purchaser, mortgagee, investor, lender or lessee reviewing this brochure or making an offer to purchase the Property unless and until a written agreement

satisfactory to Owner has been fully executed, delivered to all parties, and approved by Owner and any conditions to Owner obligations thereunder have been satisfied or expressly waived.

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While the Brochure contains physical description information of the Property, there are no references to its condition. Neither Owner nor MCG make any representation as to the physical condition of the Property. Prospective purchasers, mortgagees, investors, lenders or lessees should

conduct their own independent engineering report and any other reports or inspections they deem necessary to verify property condition.

In the Brochure, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full terms or agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to independently review all relevant documents which may or may not be referenced in this Brochure. The terms and conditions stated in this section will relate to all of the sections of the Brochure as if stated independently therein. If, after reviewing the Brochure, you have no further interest in purchasing the Property, kindly return the Brochure and all other documents accompanying the Brochure to MCG at your earliest possible convenience.

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Zoning is a critical factor in the value of the Property. All zoning information must be independently verified as the Owner or MCG does not make any representation with respect thereto.

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MERIDIAN INVESTMENT SALES TEAM

A DIVISION OF MERIDIAN CAPITAL GROUP

Meridian's Investment Sales division is comprised of some of the top investment sales professionals in New York City. With more than 75 years of combined New York real estate transactional experience exceeding \$35 billion in value, Meridian's team of investment sales professionals includes best-in-class expertise across a breadth of asset types, transaction sizes, and sub markets. Meridian's team has an intimate knowledge of New York City real estate, knowing neighborhoods on a door-by-door basis, and has a deep and detailed understanding not just of how a property's tenancy and cash flow drive value, but also of how drivers such as zoning, land use, air rights, and alternative uses play a key role in determining a property's true market value. The Meridian team has an unparalleled knowledge of the buyer base and capital flows germane to the New York City investment sales market at any given point in time, and maintains excellent working relationships with a wide array of local, national, and international buyers.

Meridian's Investment Sales professionals have transacted in New York City over the course of many macro and micro market cycles. As such, clients seek out Meridian's team not only when they have decided to sell a property, but also as trusted advisors that can offer unique perspectives relative to portfolio management, risk mitigation, and value creation.

Meridian Capital Group was founded in 1991. It is widely recognized as one of the leading and prolific commercial real estate finance and advisory firms in the country. Meridian has arranged \$286 billion of commercial real estate financings, including more than 48,231 transactions in 49 states.

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