



EVER EVOLVING

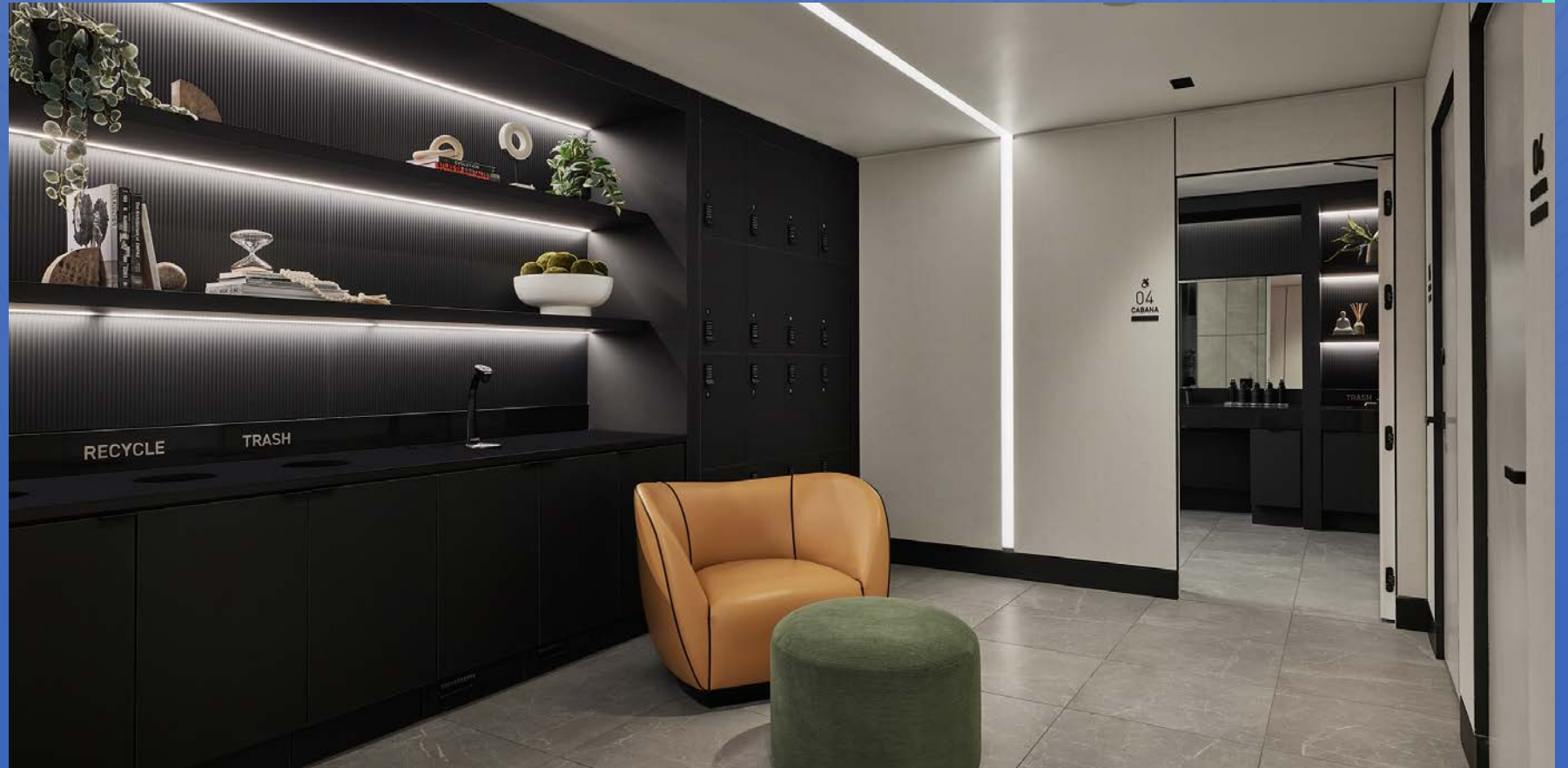
250W57<sup>TH</sup>





**AN AWARD-WINNING  
ENERGY EFFICIENT  
OFFICE TOWER DEEP IN  
THE HEART OF A HIGHLY  
DESIRABLE, CULTURALLY  
RICH NEIGHBORHOOD THAT  
HAS ALL OF NYC'S BEST  
ELEMENTS.**

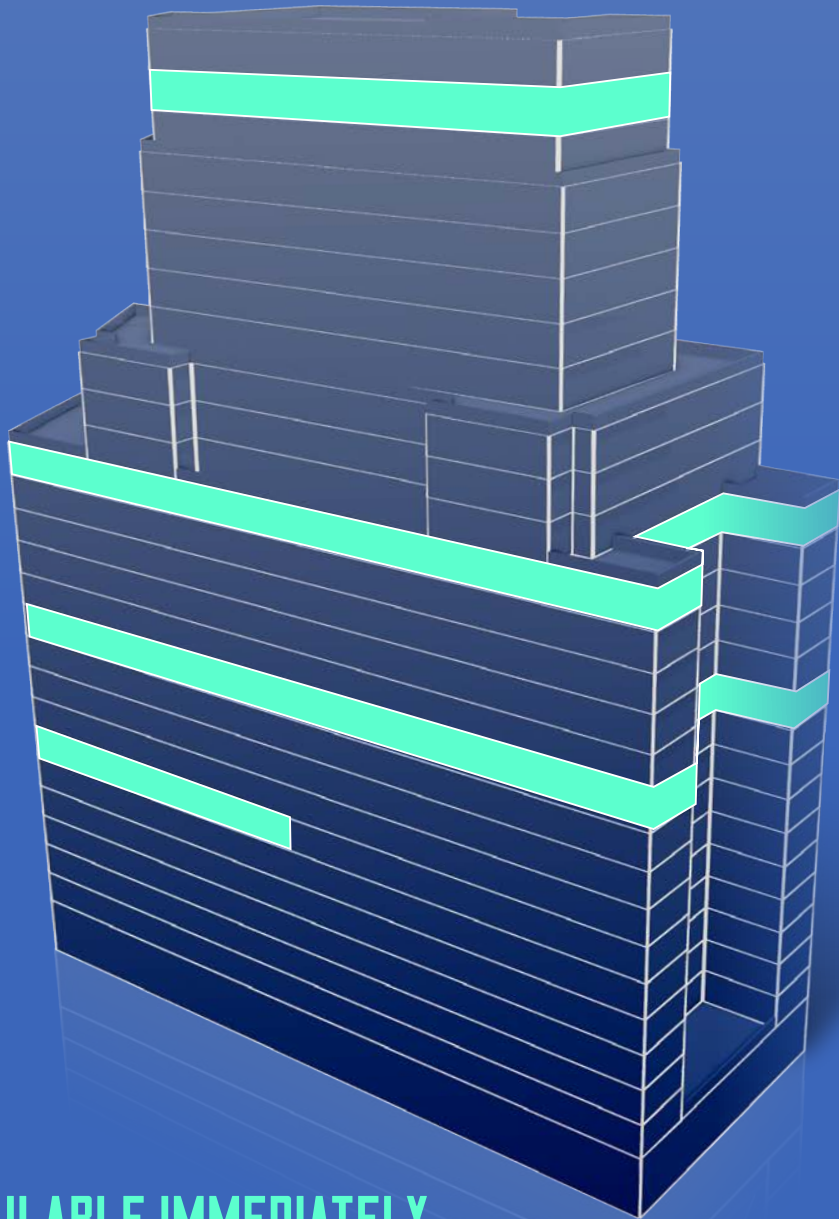
# REFRESH57



Located on the Concourse Level, the new Tenant Health and Wellness Center features luxury spa quality finishes. Tenants can utilize modern cabana lounges which are complete with restrooms and showers.

It's the perfect place to freshen up before or after a workout in nearby Central Park.



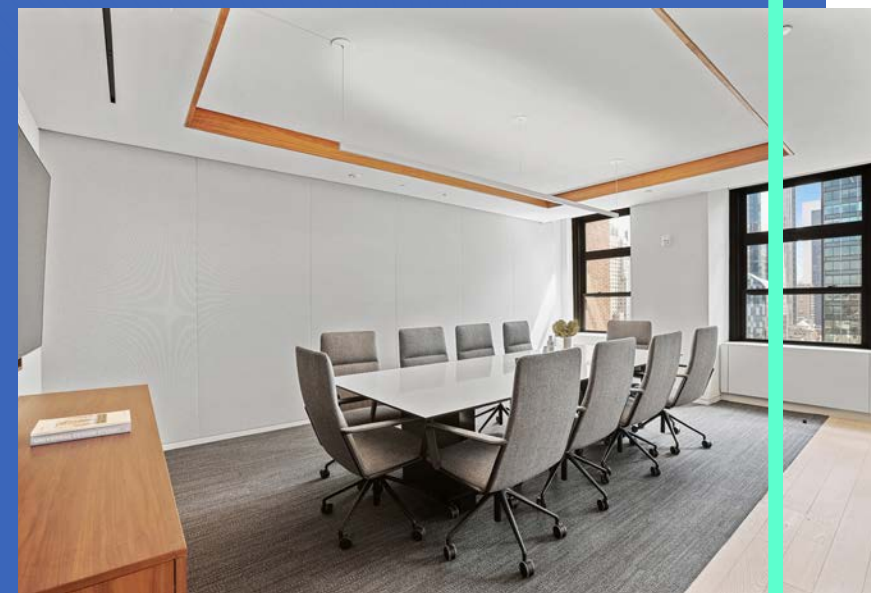
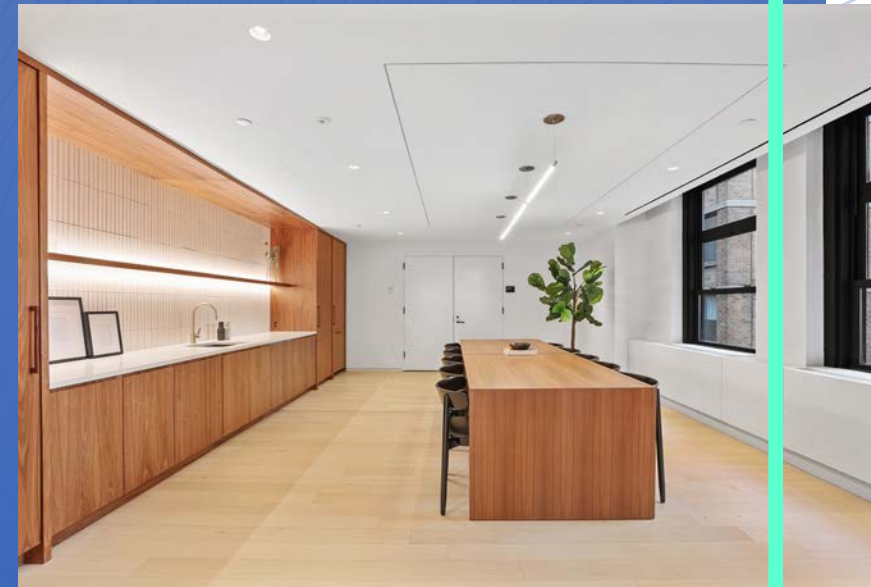


FLOOR / SUITE	RSF	CONDITION
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<b>E16   1600</b>	<b>26,106</b>	<b>Demolished</b>
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Demolished full floor opportunity with an abundance of natural light. Eligible for ESRT Turnkey Suites services – full scale architectural, furniture, and IT services.

AVAILABLE IMMEDIATELY



FULLY MODERNIZED OFFICE SPACES





**ABUNDANCE OF NATURAL LIGHT**

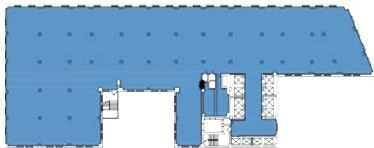
16TH FL

FLOOR PLAN  
26,106 RSF

VIRTUAL TOUR

360°

Category	Qty
Office	7
Workstation (6' Bench) (Incl. Reception)	135
TOTAL	142
Reception	1
Conference Room	3
Meeting Room	3
Pantry	1
Copy	1
IT	1
Storage	1
Coat	2







**BREATHTAKING VIEWS**



# ESRT TURNKEY SUITES

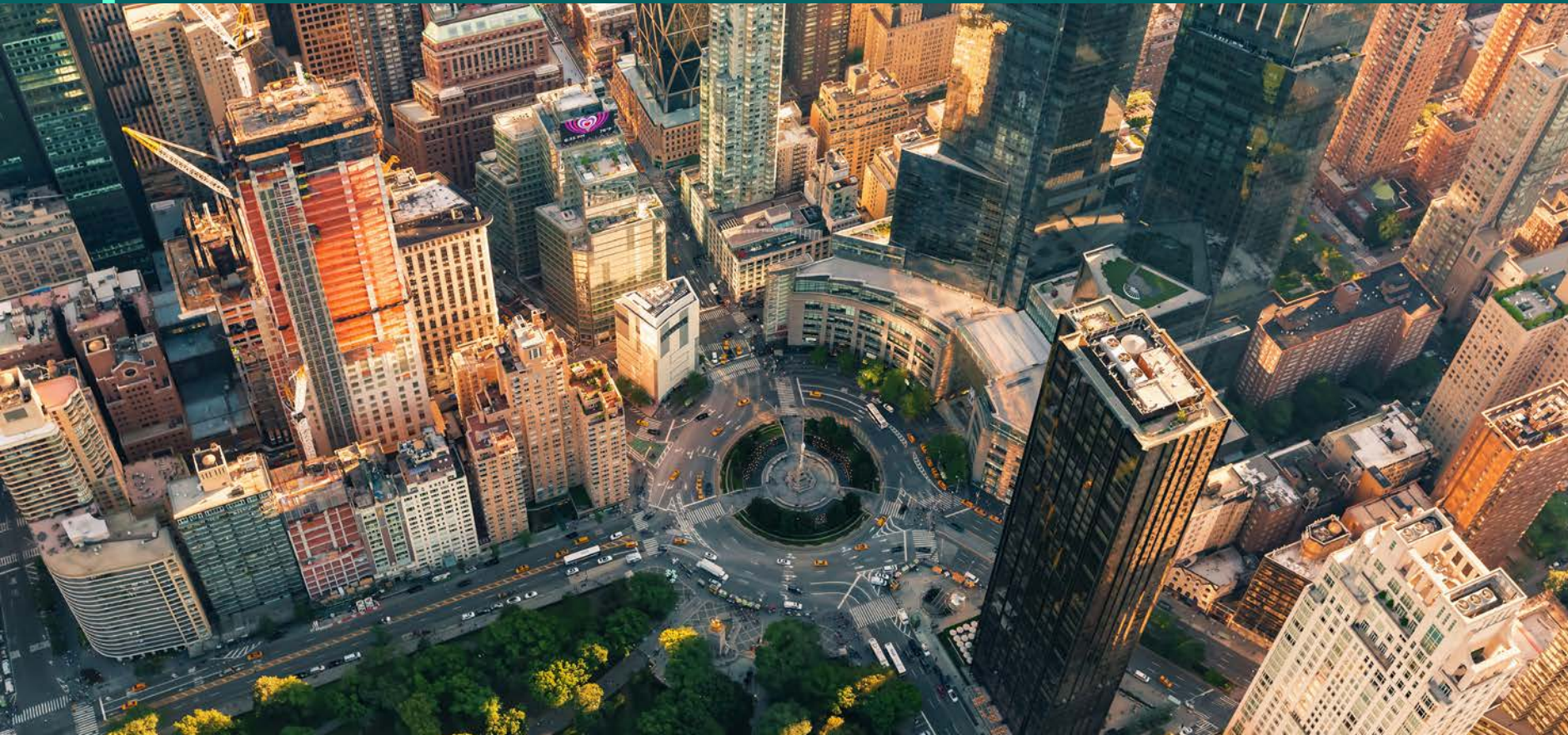
## TURNKEY

A ONE-STOP-SHOP FOR ALL  
OF YOUR SPACE NEEDS

- Architectural Design Partnership – Custom design and development of your space
- Furniture – Knoll brand with sit/stand desks
- IT Wiring – Voice/Data Cabling & A/V Install







## UNRIVALED LOCATION

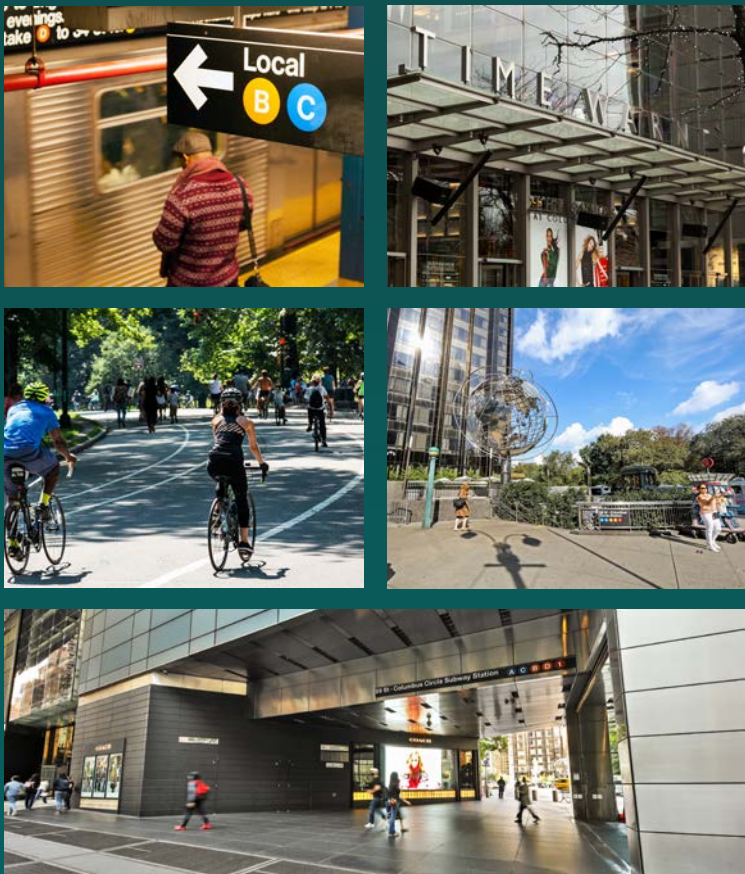
Two blocks from the southernmost tip of Central Park, this office tower boasts an idyllic location for those in the area for work, world-class shopping, fine dining, sightseeing or to catch a show. Carnegie Hall, Lincoln Center, and Broadway Theaters are a short walk away.

Enjoy the rare perk of having direct in-direct access to the Columbus Circle subway station, with access to several subway lines and the Turnstyle Underground Market shopping concourse complete with many food and retail options.



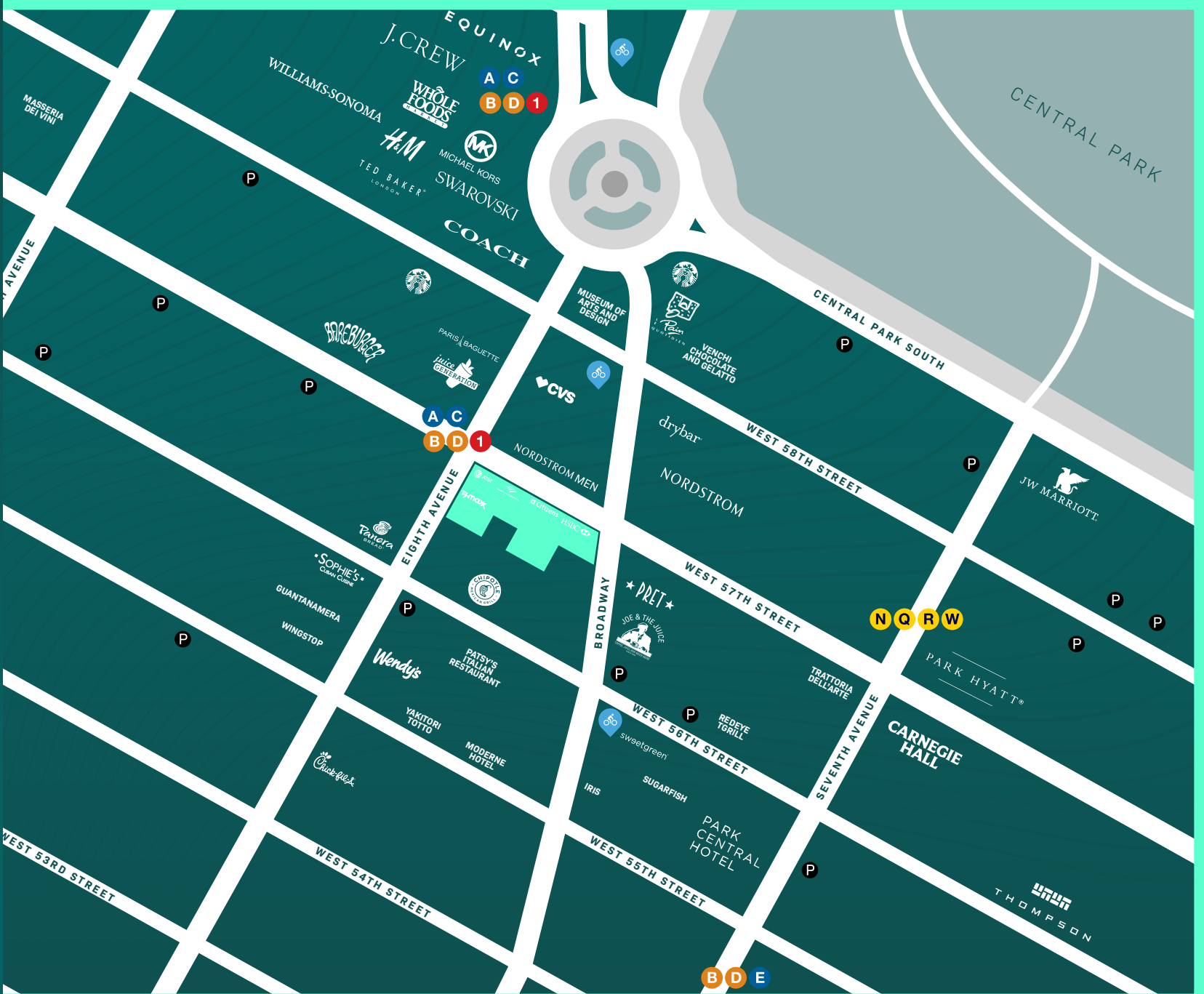


# ENVIABLE COMMUTES



The beauty of its Midtown West location, just below Columbus Circle, is its quick access to and from major Midtown South transportation hubs; namely Penn Station, LIRR, PATH stations and Port Authority Bus Terminal.


Subway: **A C E B D N Q W R 1**  
Bus: **M10 M12 M20 M31 M5 M57 M104 Q32**





# FACTS & FIGURES

<b>Location</b>	57th Street between Broadway and Eighth Avenue
<b>Completed</b>	1921
<b>Architect</b>	Carrere & Hastings
<b>Building Size</b>	546,244 rentable square feet, 26 floors
<b>Floor Sizes</b>	9,200 – 27,000 rentable square feet
<b>Amenities</b>	<ul style="list-style-type: none"><li>▪ Refresh57 wellness amenity includes showers, locker rooms and changing areas</li><li>▪ Bike room</li><li>▪ Two blocks from Central Park and The Shops at Columbus Circle</li><li>▪ In-building retail: AT&amp;T, Citizens Bank, T.J. Maxx and Bank of America</li><li>▪ Turnstyle subway retail concourse, dining, lodging and specialty retail in immediate vicinity</li><li>▪ Honeybee apiaries to improve local biodiversity</li></ul>
<b>Electrical Service</b>	Sub-metered electric in all new spaces over 2,500 square feet
<b>Telecommunications</b>	Providers include: AT&T, Century Link, Cogent, Crown Castle Fiber, Natural Wireless, Spectrum Business, Towerstream, Verizon
<b>HVAC</b>	Cooling by a combination of air-cooled and water-cooled floor-by-floor package systems; air-conditioned common corridors; perimeter radiant heat; dedicated supplemental water condenser

<b>Security</b>	24/7 security, visitor reception desk in the building
<b>Elevators</b>	10 passenger, 3 freight
<b>Floor Load</b>	60 lbs. per square foot
<b>Ceiling Height</b>	10'6" slab-to-slab; 9'6" slab-to-beam
<b>Operating Hours</b>	8:00 A.M. to 6:00 P.M. Monday - Friday, building access 24/7
<b>Loading Facilities</b>	Freight entrance on Eighth Avenue
<b>Transportation</b>	Direct in-building access to the Time Warner Center/Columbus Circle subway and 5 subway lines, with street access to 6 additional lines 
<b>Parking</b>	Numerous parking garages located in the immediate vicinity
<b>Leasing Agent</b>	CBRE
<b>Ownership</b>	Empire State Realty Trust, Inc. (NYSE: ESRT) is a NYC-focused REIT that owns and manages a well-positioned property portfolio of office, retail and multifamily assets in Manhattan and the greater New York metropolitan area.



# AVAILABLE INTERNET SERVICE PROVIDERS

CARRIER	CABLE TYPE
AT&T	Direct Fiber Connection
Century Link	Direct Fiber Connection
Cogent	Direct Fiber Connection
Crown Castle Fiber	Direct Fiber Connection
Natural Wireless	Fixed Wireless
Spectrum Business	Coaxial / Copper
Towerstream	Fixed Wireless
Verizon	Coaxial / Copper

## KEY FEATURES



### CONNECTIVITY

- Fiber optic connectivity available for high-speed, reliable, data communications services.
- 5 high-speed internet service providers available to provide multiple options to select from.
- Dark fiber connectivity option available to lease point-to-point fiber connections.
- Fixed wireless connectivity available via rooftop dish antenna that is not reliant on cabling in the street.



### INFRASTRUCTURE

- Physically diverse, underground, protected telecom conduit entrances for redundant connections from different streets to mitigate outages.
- Physically diverse vertical telecom riser pathways for redundant connections to mitigate outages.
- Secure, protected, vertical telecom riser pathway(s) to support secure service delivery and mitigate outages.
- Spare telecom conduit capacity entering from the street to support new internet service providers entering the building.



### WIRELESS

- The building offers reliable in-building mobile cellular coverage and quality for at least one mobile operator



### READINESS

- Standard Telecommunications License Agreement in place to expedite new internet service providers entering the building.



# ESRT: THE GREEN LEADER

## SETTING THE STANDARD FOR INNOVATION AND TECHNOLOGY



### GOALS

- Target net-zero carbon emissions by 2035
- Maintain leadership in Indoor Environmental Quality
- 20% reduction in energy use by 2024
- 5% reduction in waste generation every year
- 2% reduction in water use every year



### INDOOR ENVIRONMENTAL QUALITY

- MERV 13 filters and increased ventilation
- Active bi-polar ionization, neutralizes
- 99.92% of coronaviruses  
(as shown by an independent study from Microchem Laboratory)
- Portfolio-wide low/no VOC materials
- Annual air and water testing



### TENANT ENGAGEMENT

- Custom sustainable and efficient design support
- Utility and Sustainability data available
- Green Lease Provisions across 100% of portfolio

FOR MORE DETAILS, VISIT: [ESRT.NYC/PORTFOLIO](https://esrt.nyc/portfolio)



## BUILDING SPOTLIGHT

# 44%

**REDUCTION IN GREENHOUSE GAS EMISSIONS SINCE 2009**

### EMISSIONS REDUCTION

Total reduction represents annual equivalent to:

- 281 passenger vehicles driven
- 21,199 trees planted

1359 Broadway provides the tools necessary to bring employees back to the office with confidence in their work environment.

ESRT is Leading the Way in Indoor Environmental Quality

# ESRT IEQ

**SAVE UP TO \$1 PSF ON YOUR ENERGY BILL**

