

OFFERING MEMORANDUM

41 W 56TH STREET

BOUTIQUE OFFICE BUILDING
FOR SALE



EXECUTIVE SUMMARY

41 West 56th Street spans approximately 10,338 gross square feet and benefits from approximately 9,742 square feet of unused air rights, offering meaningful long-term upside and potential future expansion optionality, subject to zoning and approvals. The building is serviced by a dual entrance elevator, a strong differentiator for both office and retail tenancy.

Strategically positioned in Central Midtown, the property sits within one of Manhattan's most established luxury and corporate corridors, supported by premier co tenancy across retail, dining, and hospitality. Nearby destination retailers and lifestyle anchors, along with world class hotels and acclaimed restaurants, drive consistent foot traffic and reinforce the area's appeal for high quality retail, office, and experiential users.

Overall, 41 West 56th Street represents a compelling investment or user opportunity in a prime Midtown location, offering immediate vacancy, an elevator, and significant embedded upside through repositioning and future air rights potential.

INVESTMENT HIGHLIGHTS



100% VACANT



ELEVATOR BUILDING



INVESTMENT OR USER OPPORTUNITY



LOCATED BETWEEN 5TH AND 6TH AVENUES



10,338 GROSS SQUARE FEET

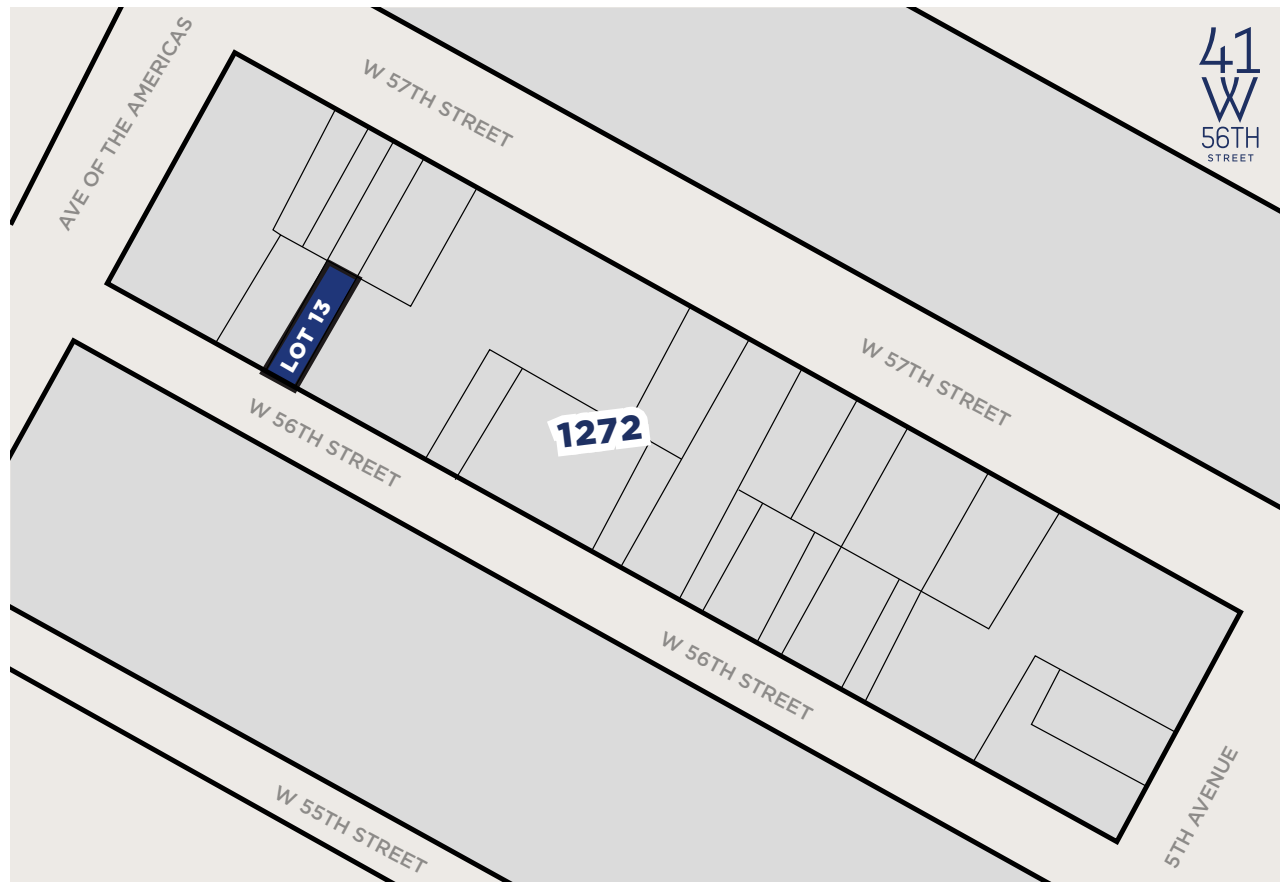


9,742 SF AIR RIGHTS



ASKING PRICE:

\$13,500,000

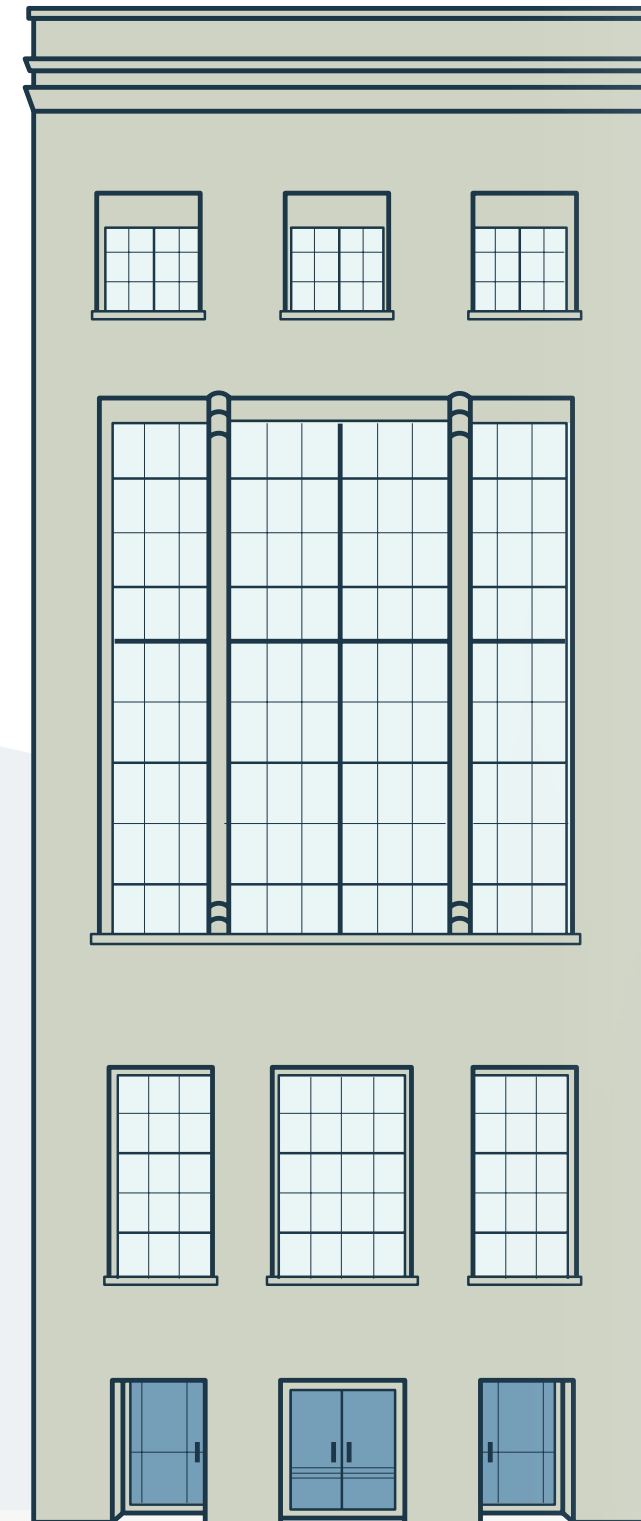


PROPERTY INFORMATION

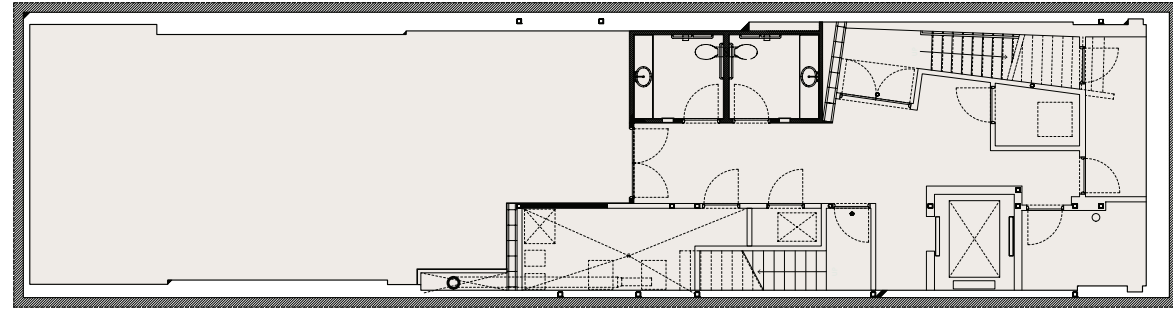
Address	41 West 56th Street New York, NY 10019
Submarket:	Central Midtown
Block & Lot:	1272-13
Lot Dimensions:	25' x 100.42'
Lot SF:	2,510
Building Information	
Property Type:	Office
Building Dimensions:	25' x 86'
Stories:	5
Total Gross SF	10,338
Zoning Information	
Zoning:	C5-P, MiD
Commercial FAR (As-of-Right):	8.00
Residential FAR (As-of-Right):	8.00
Total Buildable SF (As-of-Right):	20,080
Less Existing Structure:	10,338
Available Air Rights (As-of-Right):	9,742
Financial Information [25/26]	
Billable Assessed Value:	\$1,234,610
Annual Property Tax:	\$133,931
Tax Class:	4
Tax Rate:	10.8480%

STACKING PLAN

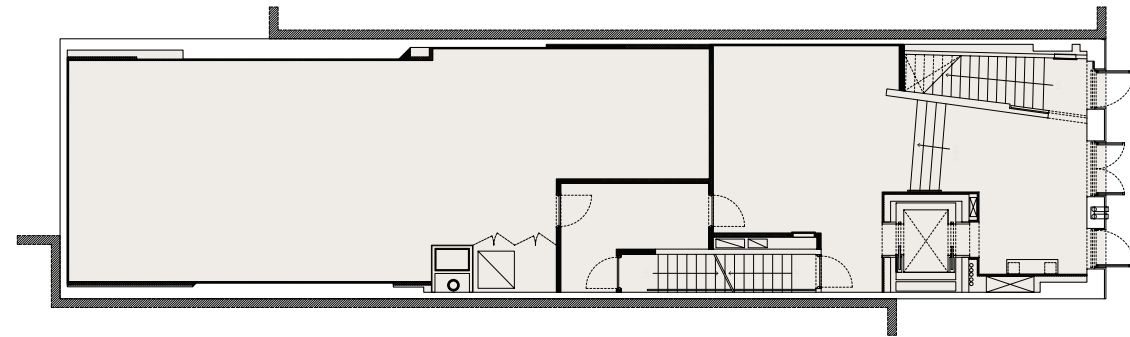
Ceiling Heights
5th Floor: 12' 8"
4th Floor: 8' 10"
3rd Floor: 10'
2nd Floor: 11' 6"
Ground Floor: 8' 8"
Basement: 7'4"



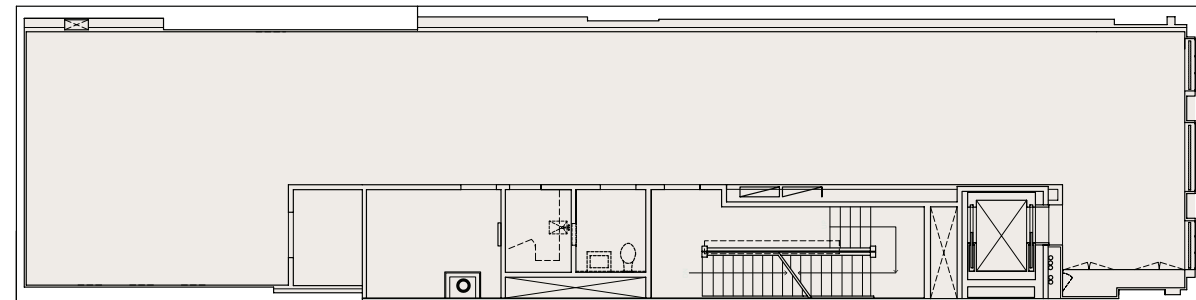
FLOOR PLANS



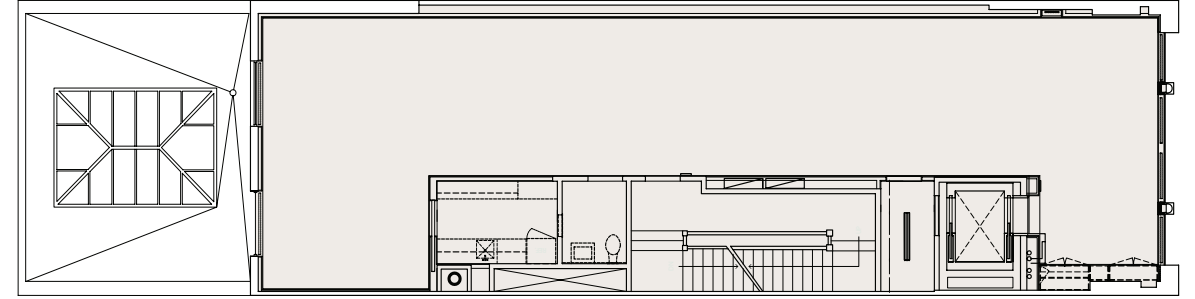
Basement



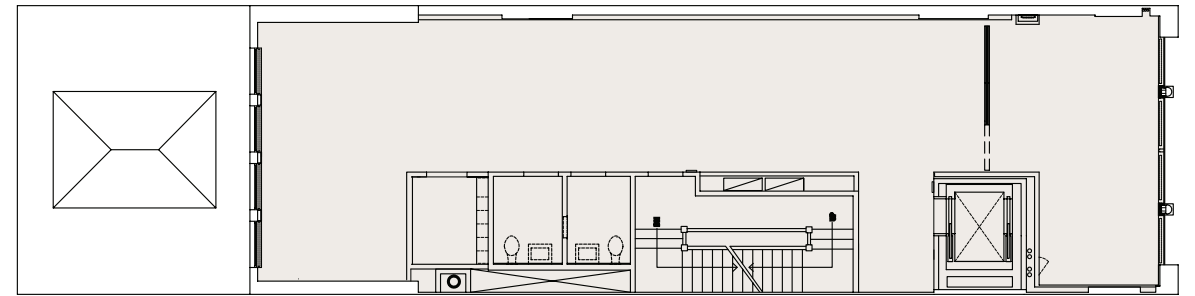
Ground Floor



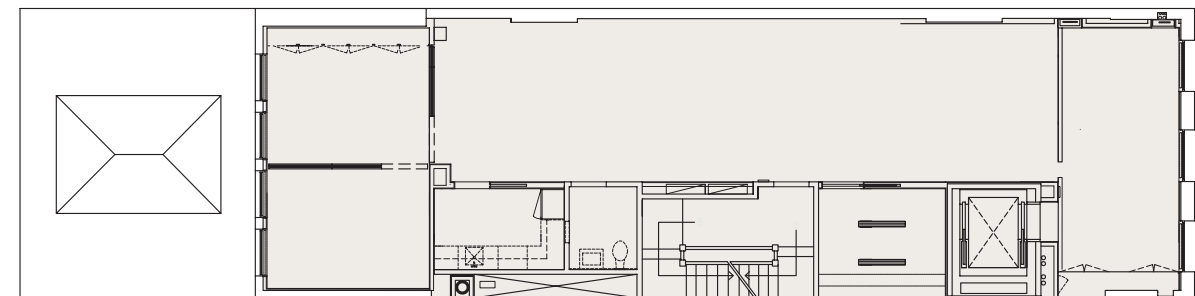
2nd Floor



3rd Floor



4th Floor



5th Floor

PROPERTY
PHOTOS





TAX BILL



November 15, 2025
 Etro U.S.A., Inc.
 41 W. 56th St.
 1-01272-0013
 Page 2

Billing Summary	Amount
Outstanding charges <i>(Sum of unpaid balance and interest fees from billing periods)</i>	\$0.00
New charges <i>(Sum of new property taxes and other charges-see below for details)</i>	\$67,496.14
AMOUNT DUE BY JANUARY 2, 2026	\$67,496.14

Your property details:

Estimated market value: \$2,969,000
 Tax class: 4 - Commercial Or Industrial
 Prior year tax rate: 10.7620%
 Current tax rate: 10.8480%

How we calculate your annual taxes:

Billable assessed value: \$1,234,610.00
 times the current tax rate: x 10.8480%
Annual property tax: \$133,930.52

THE CITY OF NEW YORK ALT 100124811

DEPARTMENT OF BUILDINGS
CERTIFICATE OF OCCUPANCY

BOROUGH MANHATTAN DATE: DEC 07 1999 NO. 118374

This certificate supersedes C.O. NO. ZONING DISTRICT C5-P
 THIS CERTIFIES that the ~~XXXX~~ altered ~~XXXX~~ building premises located at
 41 WEST 56TH STREET Block 1272 Lot 13

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS PER SQ FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING CODE OR ROOMING LIMITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
CELLAR	O.G.	3			.6	F-1b, E	STORAGE, BOILER ROOM, BATHROOMS
BASEMENT	100	72			6	F-1b, E	LOBBY, SCREENING ROOM
1ST FLOOR	150/ 100	10			6	E	OFFICES
2ND FLOOR	75	10				E	OFFICES
3RD FLOOR	75	10				E	OFFICES
4TH FLOOR	75	10				E	OFFICES



NEIGHBORHOOD HISTORY

BANKER'S ROW / GILDED AGE MANSIONS

41
W
56TH
STREET

There is no side street in Midtown with a higher concentration of Landmarked and Historical mansions than the stretch of West 56th Street between Fifth and Sixth Avenues. In the 1870's, following the end of the American Civil War, the side streets of West 54th through West 57th Streets experienced a development boom of modest brownstone buildings. By the turn of the 20th century, land in the immediate area had become so coveted that prominent bankers and merchants acquired formerly less-desirable residences, undertaking extensive renovations to transform them into private, ultra-luxury mansions.

West 56th Street was so profoundly shaped by the influx of affluent financiers that it earned the moniker "Bankers' Row". The once mediocre homes were either demolished or completely transformed with ornate limestone facades and intricate masonry work. Notable bankers who built their homes here were Henry Seligman, E. Hayward Ferry, and Arthur Lehman of Lehman brothers.

During the 1920's and 1930's - the neighborhood transformed. Private residences gave way to commercial use. Many of the homes were converted for luxury retailers and garment manufacturers. Members clubs were formed, some of them acting as speakeasies during the prohibition era.

41 West 56th Street was built in 1920 by a high-end ladies dressmaker - Maurice and Jeanne Prevot. The building served as a factory and showroom per the original Certificate of Occupancy. Over the years it has served as photo studios, offices, and even a multi-story restaurant. Since 2004, this has served as the offices and showrooms for the luxury Italian fashion brand, Etro.

HISTORIC WEST 56TH STREET MANSIONS



46 WEST 56TH ST
THE GOURAUD HOUSE

Original Use: Private Mansion
Current Use: Mixed-Use Commercial



39 WEST 56TH ST
THE GEORGE C. SMITH MANSION

Original Use: Private Mansion and Dry Goods Merchant's Office
Current Use: Commercial - Spa/Salon Tenancy



36 WEST 56TH ST
THE WILLIAM J. MORTON MANSION

Original Use: Private Mansion & Doctor's Office
Current Use: Mixed-Use Commercial & Residential



30 WEST 56TH ST
THE SELIGMAN MANSION

Original Use: Private Mansion
Current Use: Luxury Retailer Headquarters



26 WEST 56TH ST
THE E. HAYWARD FERRY HOUSE

Original Use: Private Mansion
Current Use: Luxury Retailer Headquarters



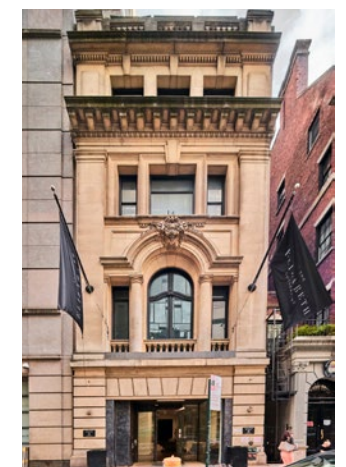
17 WEST 56TH ST
THE EDITH A. LOGAN MANSION

Original Use: Private Residence and Ballroom
Current Use: Corporate Office of Takara-Belmont



12 WEST 56TH ST
HARRY B. HOLLINS RESIDENCE

Original Use: Private Mansion
Current Use: Luxury Retailer Headquarters



10 WEST 56TH ST
**THE EDEY MANSION/
ELIZABETH TAYLOR HOME**

Original Use: Private Mansion
Current Use: Consulate General of Argentina

NEIGHBORHOOD OVERVIEW

Central Midtown Overview (West 56th Street)

41 West 56th Street sits in the core of Central Midtown, an internationally recognized district where Manhattan's most prestigious hotels, flagship retailers, and high end dining converge. The neighborhood benefits from consistent demand drivers including a dense daytime office population, year round global tourism, and a deep concentration of wealth from nearby residences, hotels, and corporate headquarters. The result is an environment defined by luxury co tenancy, an ecosystem that supports premium retail, destination dining, and hospitality oriented uses at scale.

Luxury Dining and Entertainment

Central Midtown is anchored by some of Manhattan's most established destinations for dining, nightlife, and client entertainment. Venues such as Monkey Bar, Le Bernardin, Polo Bar, Quality Italian, and Nobu draw a steady mix of executives, high net worth residents, and international visitors, reinforcing Midtown's role as a preferred location for business meals, celebrations, and hospitality driven foot traffic. This demand also supports a strong layer of elevated fast casual, coffee, and grab and go concepts that thrive on daily volume from office workers and hotel guests.

Retail and Flagship Co Tenancy

Retail in Central Midtown is defined by global luxury brands and flagship visibility, supported by surrounding co tenancy that includes Gucci, Prada, Burberry, Omega, and Ralph Lauren. This concentration elevates the corridor and attracts high spending foot traffic, while also supporting complementary tenants such as premium services, wellness, and curated convenience retail. For a mixed use asset, the surrounding retail landscape enhances tenant quality and brand appeal for ground floor space, particularly for operators seeking a prominent Midtown address with strong local and visitor demand.

Hotels and Hospitality Demand Drivers:

Central Midtown features one of the strongest luxury hotel clusters in the country. Proximity to world class properties such as The Plaza, The Ritz Carlton, Aman New York, and the Warwick creates a consistent base of affluent visitors and concierge driven demand that supports nearby retail, restaurants, and experiential concepts. This hospitality presence also drives meaningful evening and weekend activity, strengthening the performance profile for street level uses.

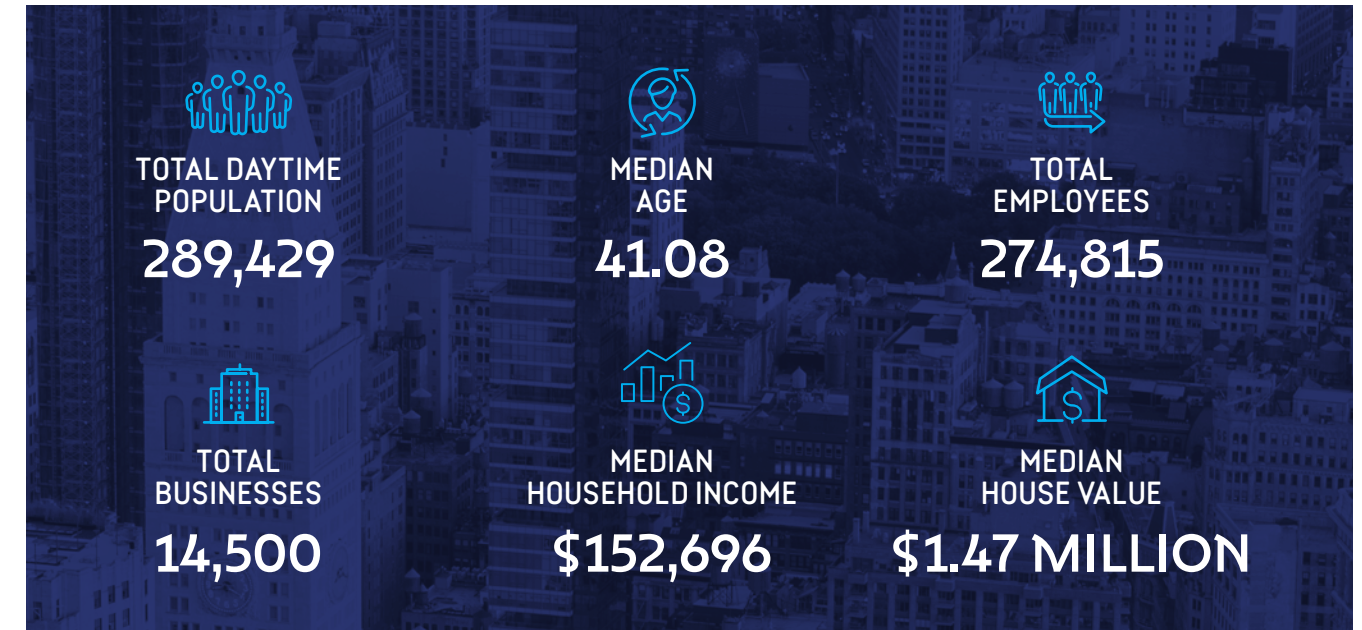
Convenience Retail and Daily Activation

While the neighborhood is defined by luxury, it also functions exceptionally well on a day to day basis. The combination of office density, hotels, and tourism supports high performing convenience and fast casual retail, including fitness, personal services, premium food to go, and daily necessities. This blend creates reliable activation throughout the workweek and extends into nights and weekends.

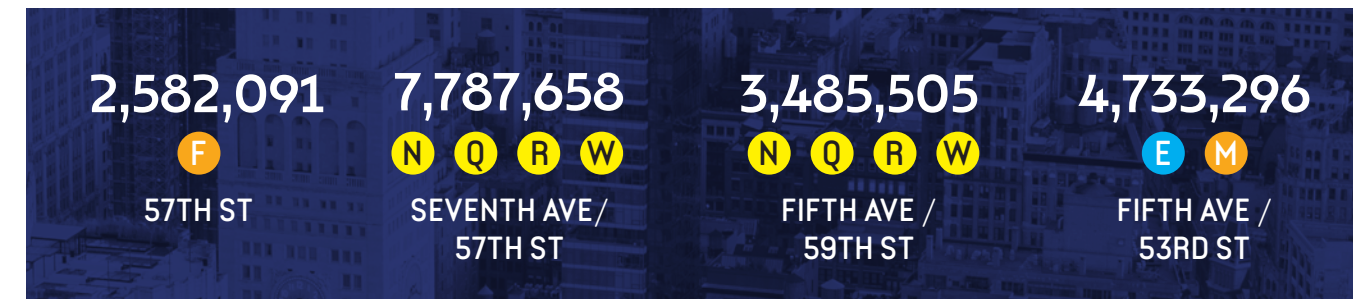
Overall

Central Midtown's defining strength is its luxury co tenancy across retail, dining, entertainment, and hotels. With its West 56th Street location at the center of this activity, 41 West 56th Street is positioned within one of Manhattan's most prestigious and durable mixed use corridors, supported by consistent foot traffic, global visibility, and enduring tenant demand.

NEIGHBORHOOD DEMOGRAPHICS



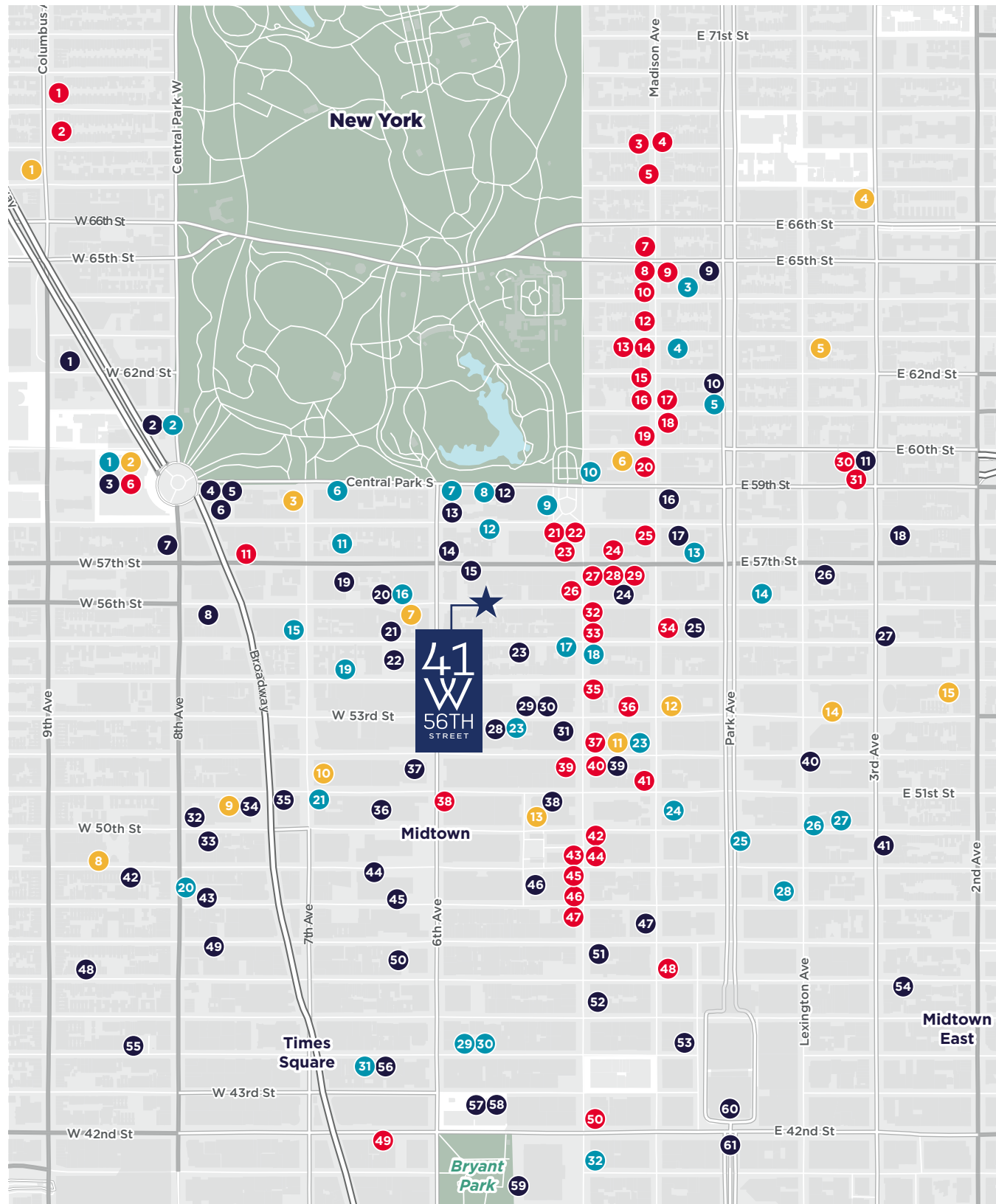
SUBWAY RIDERSHIP



NEIGHBORING TENANTS



AREA AMENITIES



DINING

- Rosa Mexicano
- Jean-Georges
- Per Se
- Starbucks US
- Marea
- Le Pain Quotidien
- Paris Baguette USA
- Patsy's Italian Restaurant
- Daniel
- The Regency Bar & Grill
- Studio 59
- Park Lane Hotel New York
- Quality Meats
- Mangia 57th - Midtown Italian
- Food & Corporate Catering NYC
- Nobu Fifty Seven
- Macaron Café
- TAO Uptown
- Land of Plenty
- The Russian Tea Room
- burger joint
- estiatorio Milos Midtown
- Blue Bottle Coffee
- Michael's New York
- STARR Restaurants
- Aquavit
- Juan Valdez Café
- P.J. Clarke's Third Avenue
- Fogo de Chão
- Cafe 2
- The Modern
- Starbucks US
- Toloache
- The Palm Restaurant
- Din Tai Fung
- The Iridium
- The Capital Grille
- Mastro's Restaurants
- Bill's Bar & Burger
- FIG & OLIVE
- Paris Baguette USA
- Gyu-Kaku Japanese Barbeque
- Churrascaria
- Plataforma Steakhouse
- La Masseria NY
- Oceana
- Del Frisco's Double Eagle Steakhouse
- Blue Bottle Coffee
- Bluestone Lane
- Becco
- Trattoria Trecolori
- Utsav
- Starbucks US
- Morton's The Steakhouse
- The Yale Club
- Sparks Steak House
- Birdland Jazz Club
- The Lambs Club
- STK Steakhouse
- Bluestone Lane
- Bryant Park Grill
- Grand Central Oyster Bar
- Pershing Square

RETAIL

- gorjana
- Rothy's
- Rag & Bone
- Max Mara
- IPPOLITA
- HUGO BOSS
- Giorgio Armani
- Loro Piana
- Versace
- Bottega Veneta
- Nordstrom
- De Beers Jewellers
- Goyard
- Hermès
- Briioni
- Nobu FORD
- Isabel Marant
- Jimmy Choo
- Valentino
- CELINE
- KITH
- Bergdorf Goodman
- Van Cleef & Arpels
- Burberry US
- Alexander McQueen
- Prada
- Tiffany & Co.
- Louis Vuitton International
- Tourneau
- ba&sh
- Golden Goose
- Dolce & Gabbana
- Ralph Lauren
- Allen Edmonds
- Coach
- Rhone
- Ferragamo
- Brooks Brothers
- Nike
- Cartier
- Indochino
- Loewe
- kate spade
- Saks Fifth Avenue
- Aritzia
- Alo Yoga
- lululemon athletica
- Charles Tyrwhitt
- MM.LaFleur
- COS

HOTELS

- Mandarin Oriental Hotel Group
- Trump International Hotel & Tower
- Hôtel Plaza Athénée
- The Lowell Hotel
- Loews Hotels
- JW Marriott
- The Ritz-Carlton
- Park Lane Hotel New York
- Fairmont Hotels & Resorts
- The Sherry-Netherland
- Park Hyatt
- AKA Central Park
- Four Seasons Hotels and Resorts
- The Lombardy
- Small Luxury Hotels of the World (SLH)
- TOM FORD
- Thompson Hotels
- The Peninsula Hotels
- The St. Regis New York
- The Luxury Collection
- Kimpton Hotels & Restaurants
- The Michelangelo New York
- Omni Berkshire Place
- Preferred Hotels & Resorts
- Lotte New York Palace
- Waldorf Astoria
- The Benjamin Royal
- Sonesta New York
- The Kimberly Hotel
- InterContinental New York
- York Barclay by IHG
- Autograph Collection Hotels
- The Iroquois New York
- The Unbound Collection by Hyatt
- Andaz

FITNESS

- Equinox Sports Club New York
- Equinox Columbus Circle
- Pure Barre
- solidcore
- SoulCycle
- Physique 57
- Lifetime Fitness
- TMPL Gym
- Equinox West 50th Street
- Athletic and Swim Club
- Equinox 53rd Street
- US ATHLETIC TRAINING CENTER
- Equinox Rockefeller Center
- TMPL Gym
- SoulCycle