

The Revival of
FIFTY SEVEN

(135 East 57th)

AN ADDRESS WITH **PRESTIGE & POWER**

OFFICE SPACE FOR DIRECT LEASE



FIFTY SEVEN

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Property Overview

CLASSICAL ELEGANCE Only Found in New York

Designed by the internationally renowned architectural firm Kohn Pedersen Fox and Associates, the 32-story granite-clad postmodern building offers the finest office space in one of the neighborhood's most desirable buildings. Located on Billionaires' Row between Park and Lexington Avenues in Manhattan's Midtown East, the Class A tower has a distinctive concave profile that adds character to NYC's iconic skyline.



GREAT VIEWS
OVER THE CITYSCAPE



EXPANSIVE LANDSCAPED
OUTDOOR PLAZA



LARGE OPEN MARBLE
TEMPIETTO WITH
BUILT-IN SEATING



FLOOR-TO-CEILING
WINDOWS FOR TONS
OF NATURAL LIGHT



STEPS AWAY FROM
MAJOR MASS
TRANSIT LINES



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Availability

ENTIRE 27TH FLOOR: 12,800 RSF

SPACE NOTES:

- Beautiful brand new pre-built with high end steel and glass finishes
- Sweeping views of Manhattan
- Landlord can create a contiguous 65,000 RSF block

WORK AREAS:

- Open Area: 38
- Offices: 16
- Conference Rooms: 2

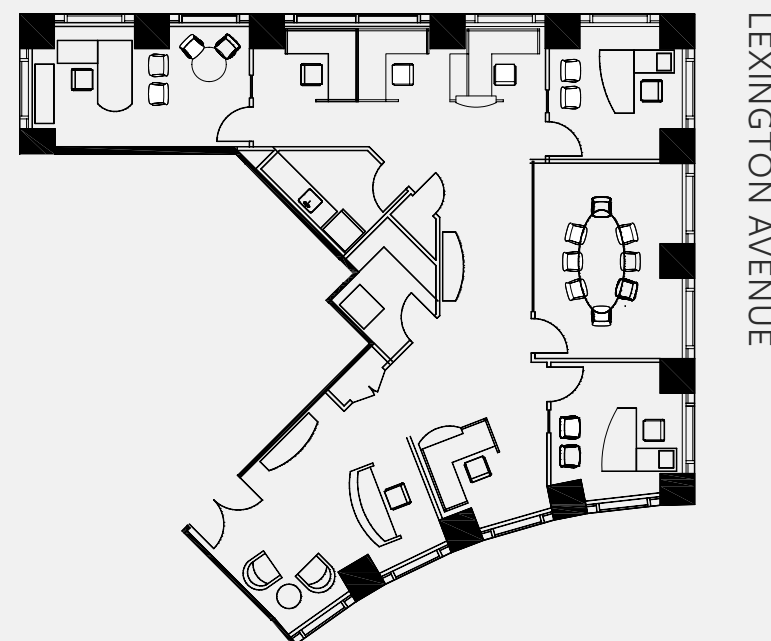
COMMON AREAS:

- Kitchen: 1
- Utility Areas: 2

ENTIRE 27TH FLOOR: 12,800 RSF



PARTIAL 20TH FLOOR: 3,370 RSF

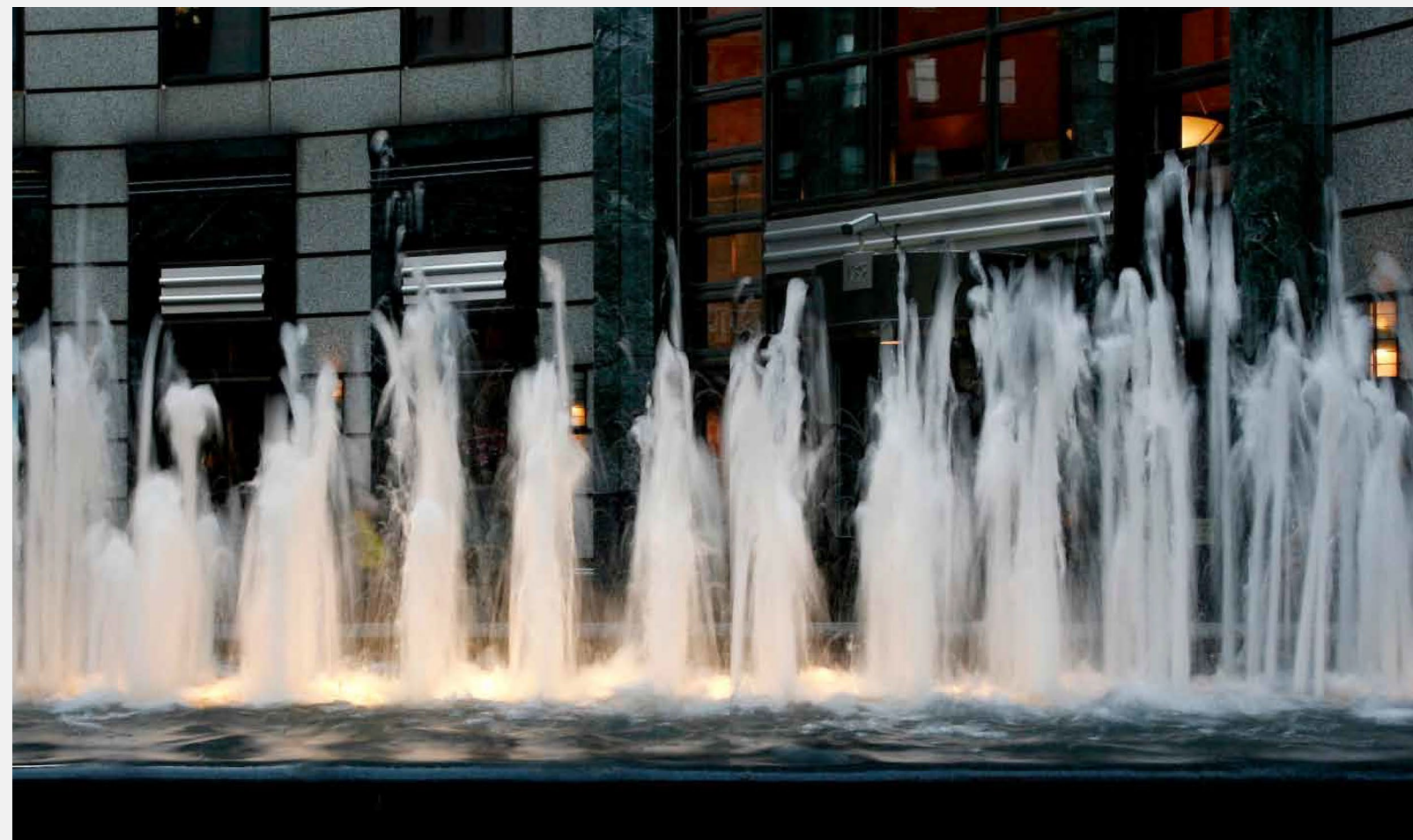
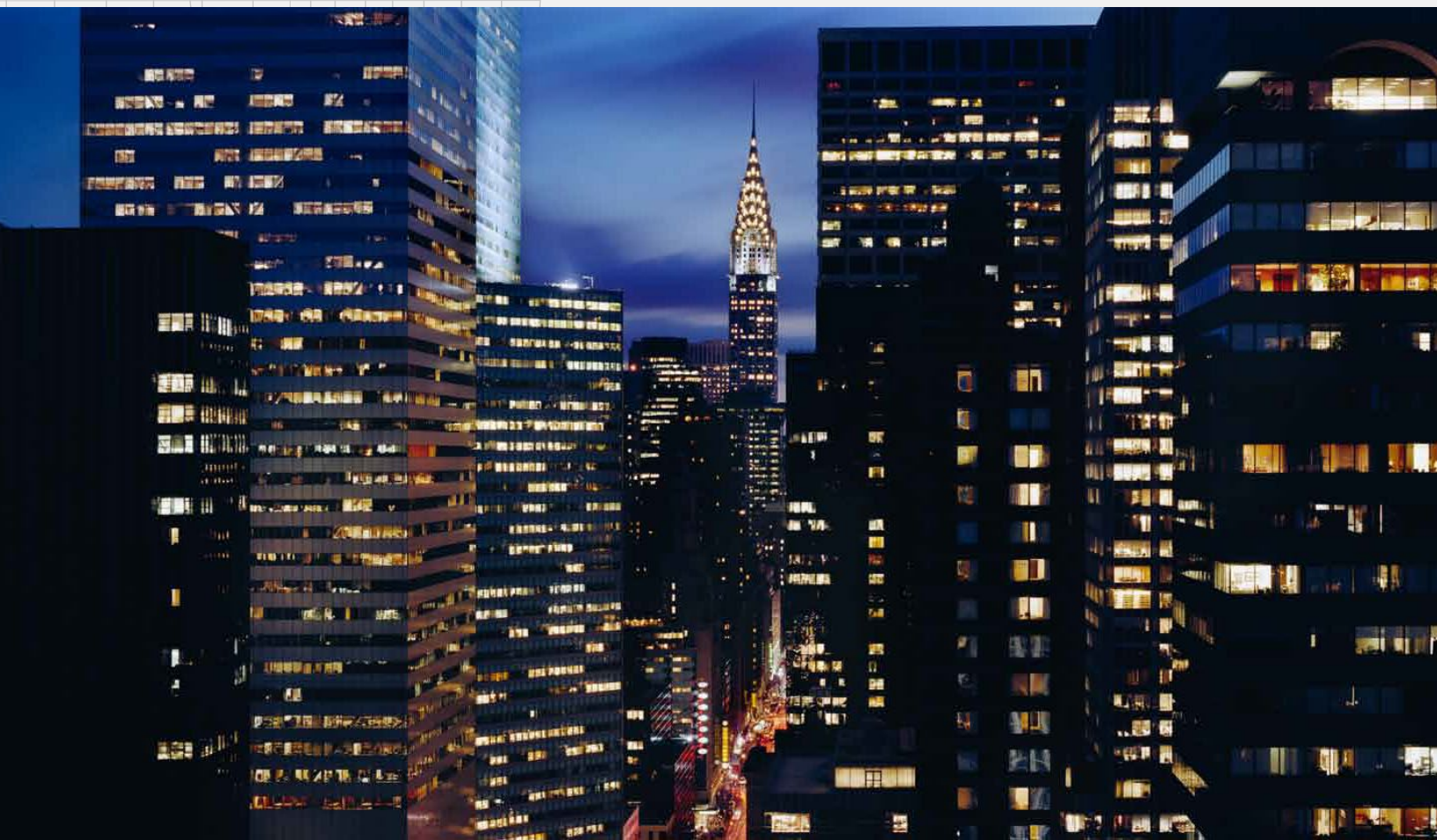


ASKING RENT:
UPON REQUEST

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Great Views

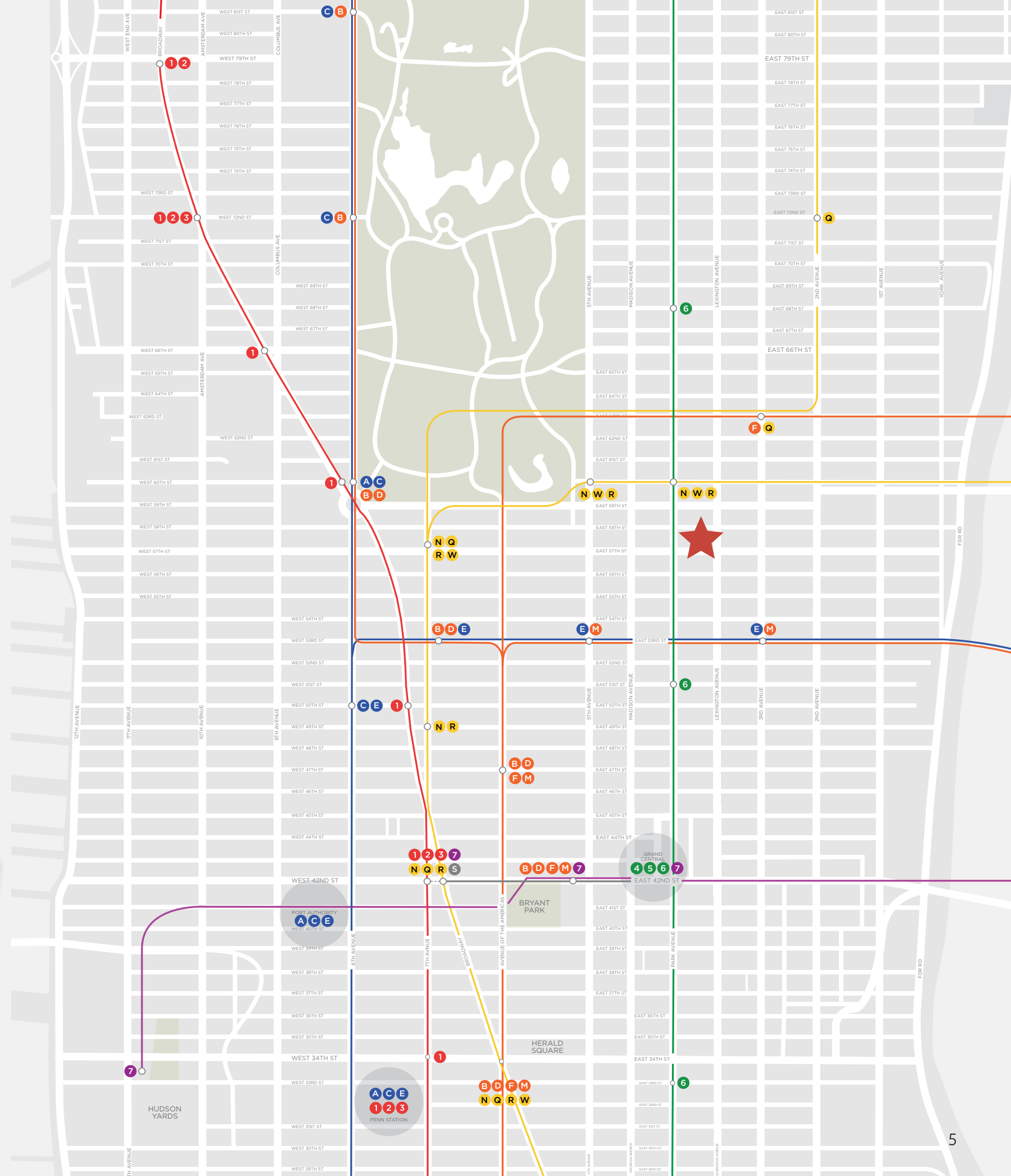


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Enviabile Location

In the core of the Big Apple, Midtown East puts the best of New York at your fingertips. From the glamorous shopping to some of NYC's top restaurants, this neighborhood offers energy and access with the nearby **B D F M E N R W Q 4 5** or **6** lines.



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On-Site Amenities

The Beauty and Spirit OF CLASSICAL DESIGN

The magnificent two-story lobby interior designed by noted Parisian designer Jacques Garcia reflects the beauty and spirit of classical design. Upon entering the lobby tenants and visitors are struck by the creative mix of color, texture and form, as well as the grandeur of this distinctive mix of art and architecture.



FLEXIBLE OFFICE FLOORS

The building's core steel frame structural system has created virtually unobstructed floor space, in four basic sizes: 17,885; 13,260; 12,972 and 7,255sf. The building configurations permit flexibility in furniture system design, office layouts and an extraordinary proportion of windowed space.



ON-SITE MANAGEMENT

The building has highly trained and experienced building management staff on site to fully accommodate tenants' needs and concerns. Highly trained security personnel and extensive closed-circuit video surveillance protects the building's public areas.



SAFETY & SECURITY

The lobby is attended 24 hours a day, seven days a week. Stair intrusion alarms on each floor and tenant-activated security alarms register at both the lobby concierge desk and the building management's on-site office. The building is fully and automatically sprinklered.



WEWORK AMENITIES

Whether you're an established enterprise or a scaling startup, WeWorks in-house amenities are here for your use and convenience!

- HIGH-SPEED WI-FI
- MEETING ROOMS
- ONSITE STAFF
- CLEANING SERVICES
- PHONE BOOTHS
- BUSINESS CLASS PRINTERS
- PROFESSIONAL + SOCIAL EVENTS
- UNIQUE COMMON AREAS



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Area Amenities

Magnificent MIDTOWN EAST

Midtown East has everything and more: Central Park, Bloomingdale's, Fifth Avenue, Grand Central Station and some of NYC's top restaurants.

RESTAURANTS

1. Starbucks
2. Chick-fil-A
3. DIG
4. Taco Bell
5. Subway
6. My Pie Pizzeria Romana
7. BLT Steak
8. Mary's Pancake House
9. Nare Sushi
10. Palace
11. Canadian Pancake House
12. McDonald's
13. Little Italy Pizzeria
14. Bloom's Tavern
15. P.F. Chang's To Go
16. Just Salad
17. Crab House
18. Chipotle
19. OBAO Midtown
20. Taco Vision
21. LENWICH
22. Piccola Cucina Uptown
23. sweetgreen
24. TA Uptown
25. Serafina Osteria
26. Nerai
27. Amazon Go
28. Ess-A-Bagel
29. Manhattan Espresso Cafe
30. Blank Street Cafe
41. The Polo Bar
42. Armani/Ristorante
43. Red Peony
44. Dim Sum Palace
45. Bread & Butter
46. Pizza Arte
47. Quality Italian
48. Sarabeth's
49. Pret a Manager
50. Central Park Cafe
51. Nathan's Famous
52. Phillipe Chow
53. Viand

54. The East Pole
55. Le Pain Quotidien
56. Alice's Tea Cup
57. Quantam Leap

FITNESS

1. Transform Fitness
2. Inform Fitness
3. Equinox
4. Blink Fitness
5. Trooper Fitness
6. Atomic Fitness
7. Crunch Fitness
8. Barry's
9. Pure Barre

ATTRACTIONS

1. The Channel Gardens
2. Museum of Modern Art
3. Pulitzer Fountain
4. Pond at Central Park

HOTEL

1. Hotel 57 NYC
2. Fitzpatrick
3. The Lombardy
4. Concorde Hotel NY
5. The Carvey Hotel NY
6. The Sherry-Netherland
7. The Pierre



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Day In The Life

MIDTOWN EAST

At FIFTY SEVEN, you can work, eat, shop, and relax – all within your neighborhood! Enjoy each day both in and out of the office in PRIME MIDTOWN EAST, known for its famed skyscrapers and bustling social scene. From the classic art deco Chrysler Building and mid-century modern MetLife Building, to the brand new 93-story supertall One Vanderbilt—Midtown East is a mélange of office, residential and retail, including luxury fashion boutiques and Bloomingdale's.



8:30AM

Grab a morning brew and breakfast at Ess-a-Bagel. Serving coffee and bagels to New Yorkers since 1976, this busy Jewish deli may require a wait in line but most New Yorker's agree, this place serves the best bagels and breakfast in the city!

9:00AM

Take in the serenity at Greenacre Pocket Park. Soak in tranquility before the day begins at this compact shaded urban park, highlighted by a dramatic, 25-foot-high waterfall constructed from huge sculpted granite blocks.



11:30AM

Queue up at Starbucks for a late morning brew. Specializing in crafted coffee and artisinal foods, the baristas are always eager to make sure coffee is one part of your day you never have to worry about!

5:00PM

Stroll in Central Park or shop at Bloomingdales. Take a 5-minute walk to Central Park and enjoy the fresh air, wooded landscape and people watching. Or walk one-and-half blocks to Bloomingdale's to browse and shop.

6:00PM

Enjoy dinner at Aquavit. Savor exquisite seasonal Nordic cuisine in an incomparable restaurant setting at this Michelin-rated Scandinavian restaurant has been an institution in Midtown for more than 30 years.

8:00PM

Sip cocktails in Gilded Age opulence. Located within the landmarked Villard Mansion, The Gold Room at Lotte New York Palace celebrates New York City's storied history by transporting guests back in time to experience the glamour of the Gilded Age.

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Demographics



2022 POPULATION

2 mile: **674,028**

5 mile: **2,868,393**

Annual Growth: **0.6%**

Median Age: **38.2**



2022 HOUSEHOLDS

2 mile: **351,986**

5 mile: **1,188,834**

Annual Growth: **0.8%**



2022 INCOME

2 mile: **\$160,630**

5 mile: **\$125,061**

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Ownership

Commitment to COMMUNITY

Cohen Brothers Realty Corporation (CBRC) is a private real estate development and management firm with more than 50 years of success in New York and across the country. With uncompromising integrity and a dedication to community service, the firm has built a national reputation for developing and redeveloping premier properties in prime locations and operating them impeccably. CBRC prides itself on developing and maintaining properties, like FIFTY SEVEN, that shape skylines and will serve as landmarks for years to come.

ARCHITECT: Kohn Pedersen Fox Associates

INTERIOR DESIGN: Jacques Garcia

LOBBY ARTWORK: Gerard Coltat

LIGHTING DESIGN: Brandston Partnership Inc.

