



# LX57

3,600 SF & 6,200 SF Prebuilt Full Floors  
Complete Renovation by New Ownership  
Designed With Your Wellness in Mind

695 Lexington Avenue,  
NYC

Artist's Rendering For Concept Only



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## Art Deco Icon. Reimagined.

Situated on the South East corner of Lexington Avenue and 57th Street, LX57 re-envision the building's original Art Deco aesthetic, augmented throughout by materials and features selected with your wellbeing in mind. The exterior redesigned by Gensler features a restored façade and brand new windows. A sleek new entry marquee welcomes you into a white marbled lobby accented by finishes that evoke the look and feel of a boutique hotel. Renovated elevator cabs feature touchless technology, enabling you to summon a ride directly from your smart phone.

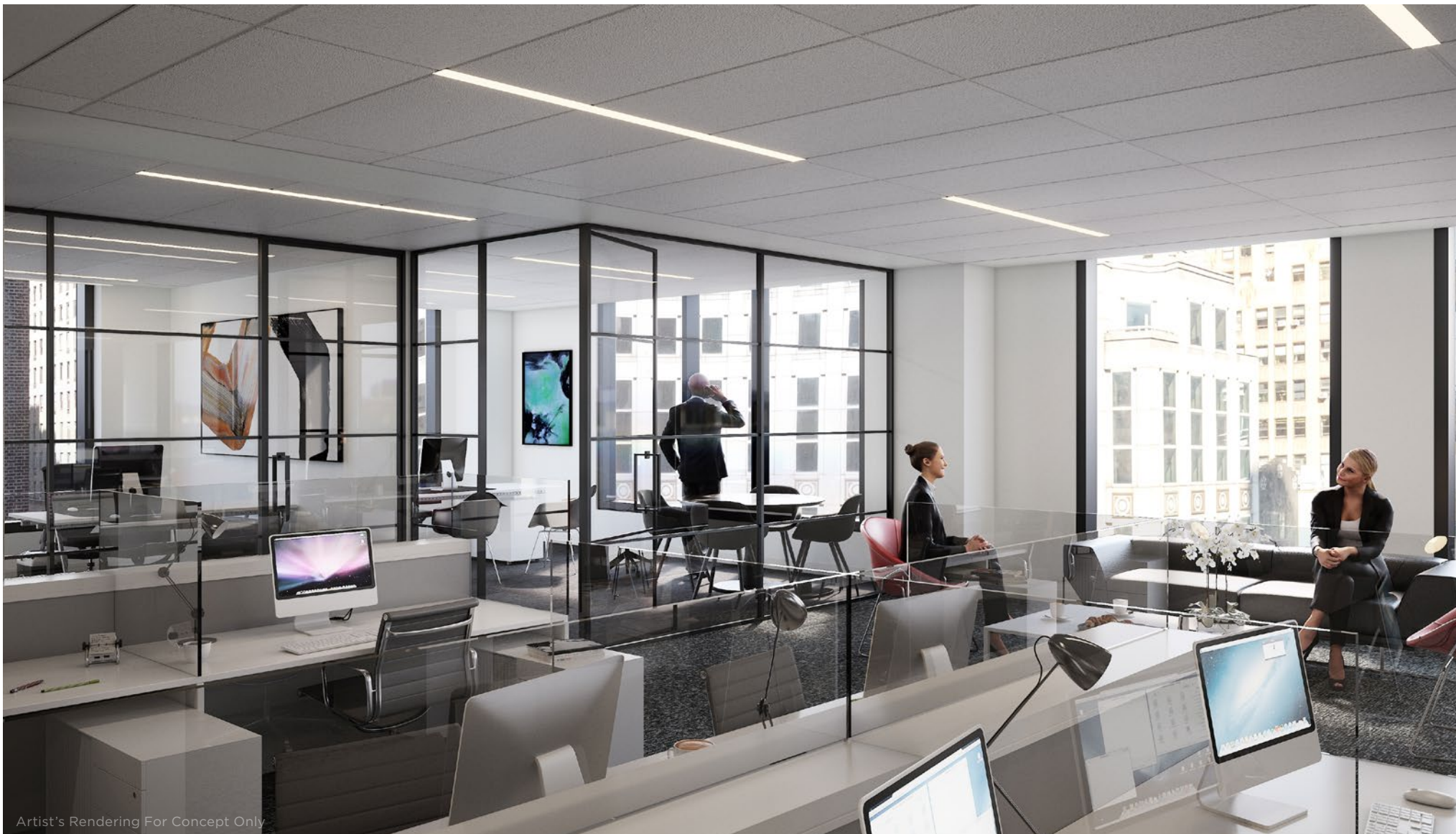




## The Luxury of Private Space

- Full floor units for every tenant
- Brand new windows
- Fully dimmable LED lighting
- Luxurious pantry
- Walk to work: Upper East Side, Midtown East & West, Columbus Circle
- Bike to work: Over 430 Citi Bikes located within walking distance
- Drive to work: Access via FDR Drive + plentiful parking nearby
- Access subways: 4 5 6 N Q R W E F M





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## Breathe Easy

Each floor features a dedicated air filtration system to ensure air is truly fresh and not shared with other tenants. Oversized windows overflow with natural light and are specially coated to reduce the entry of ultraviolet rays.

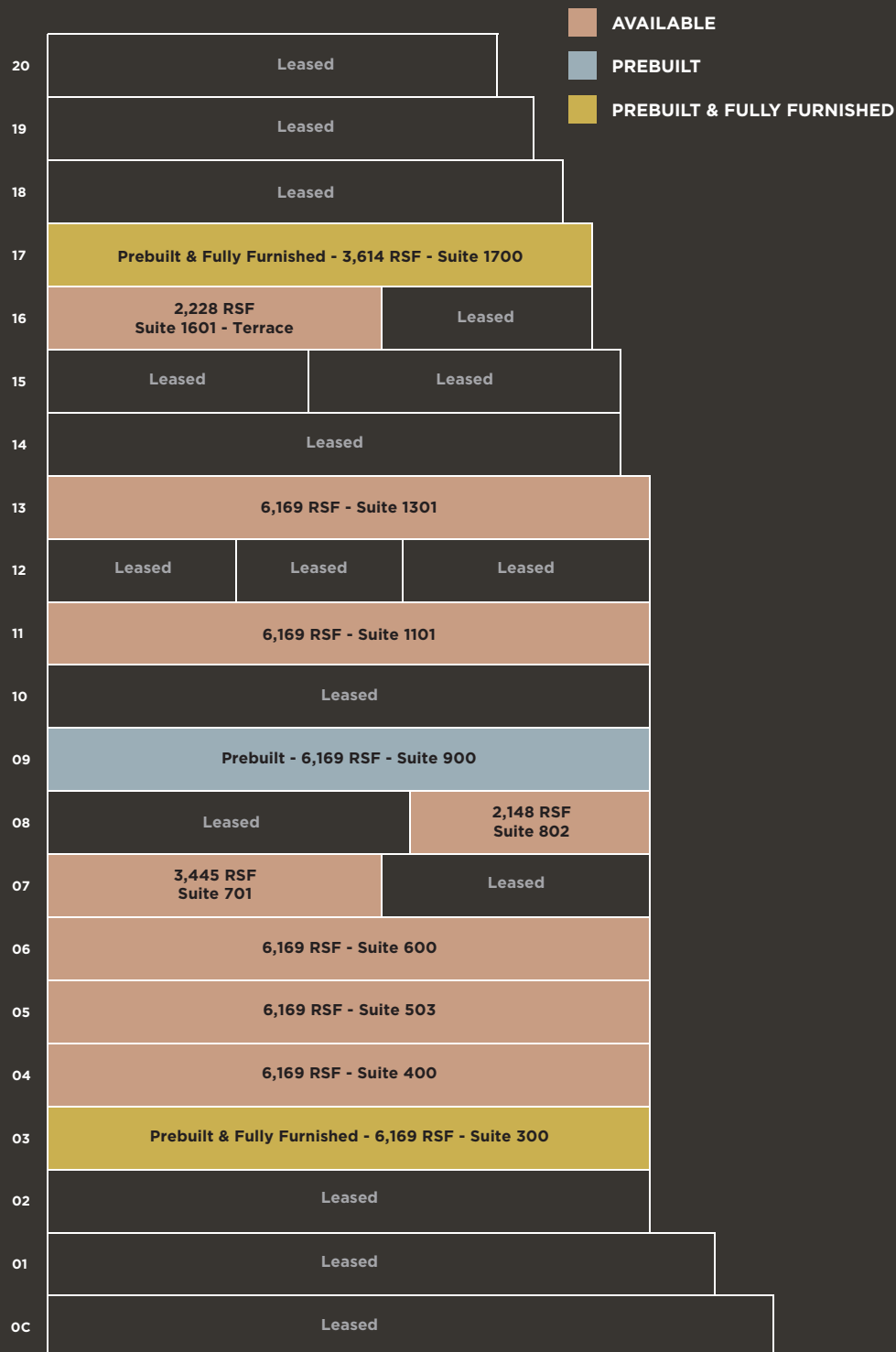


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## Uncommonly Appointed

A centrally located, well-crafted pantry features hands free faucets and acoustic tile suspended above the pantry ensures maximum sound insulation. Finishes throughout the private floor have been specifically chosen for their ability to be easily cleaned and disinfected.





# Features



## Standard

- Private full floor for each tenant
- Dedicated tenant controlled HVAC system per floor
- Oversized windows, coated to reduce UV light
- E-Z clean ceiling hung lavatory dividers
- Ample distancing for workstations
- Sanitary stations throughout
- Hands free faucets and paper towel dispensers
- Daily disinfect cleaning
- Touchless elevator system
- Low VOC paint throughout
- Floors 3 and 17 are fully furnished

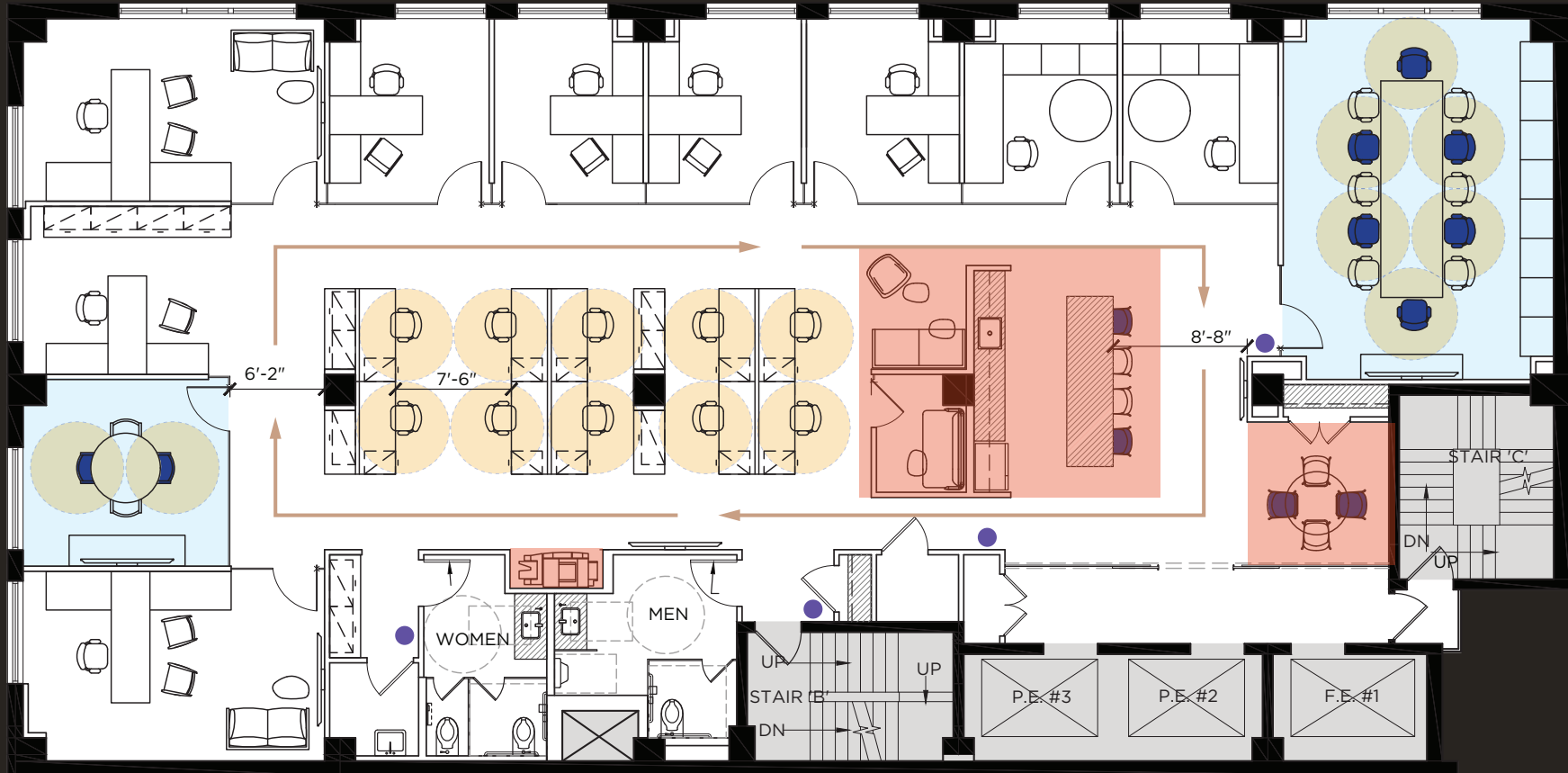


## Add-ons

- All floors may be delivered fully furnished for a premium
- Custom frequency and intensity cleaning
- Antibacterial pantry surfacing

EAST 57TH STREET

LEXINGTON AVE



6,169 RSF 3rd Floor - Concept A - As Built



## PROGRAM SUMMARY

### SHARED SPACE

CONFERENCE ROOMS	01
Huddle Rooms	01
MEN'S RESTROOM	01
WOMEN'S RESTROOM	01

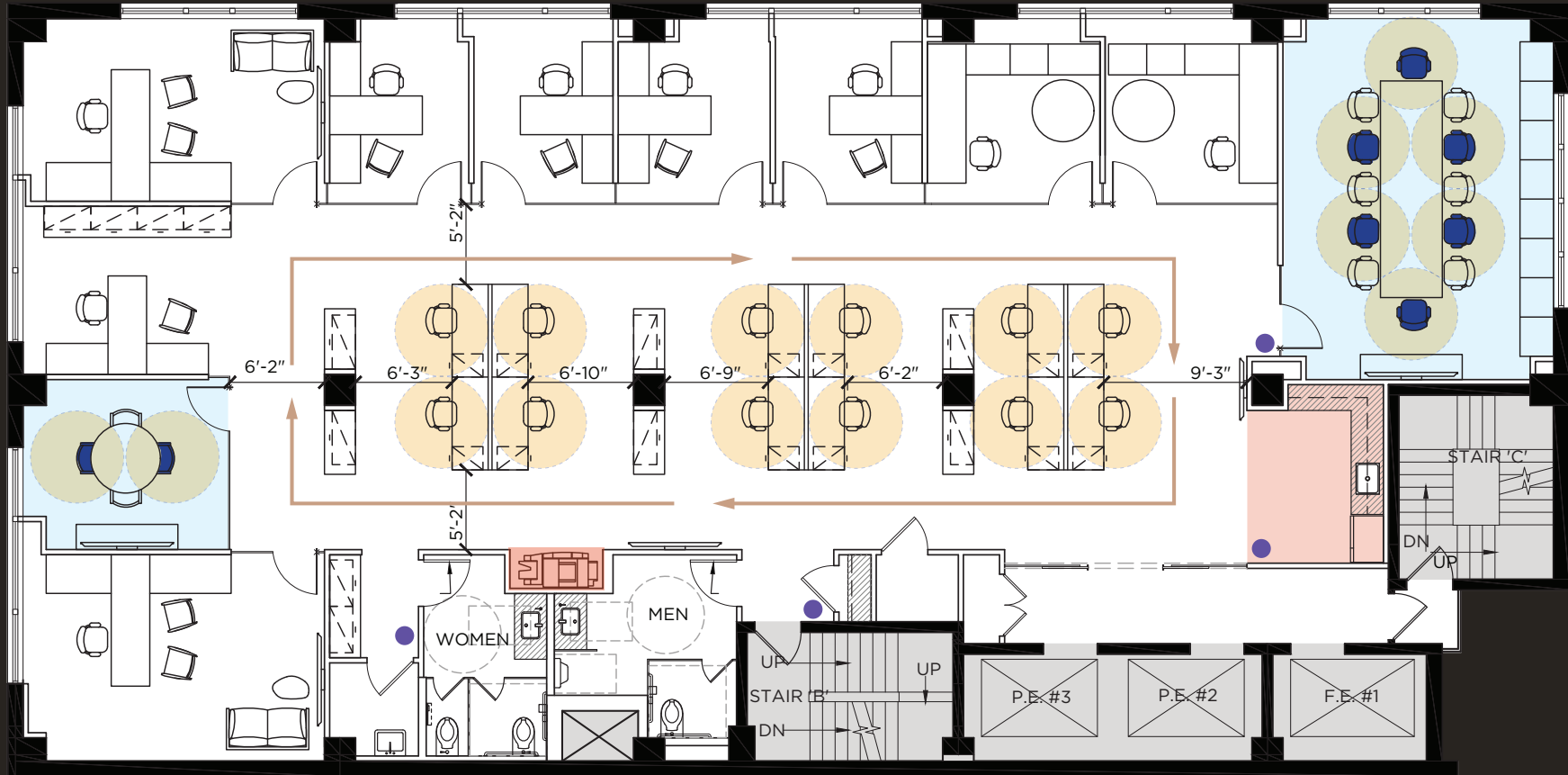
### WORKSPACE

EXECUTIVE OFFICES	02
EXECUTIVE ASSISTANT	01
PRIVATE OFFICES	04
PRIVATE OFFICE / Huddle Rooms	02
WORKSTATIONS (6'-0" X 2'-6")	10

TOTAL HEADCOUNT 19

EAST 57TH STREET

LEXINGTON AVE



6,169 RSF 9th Floor - Test Fit - Concept B



COMMON AREAS



CIRCULATION PATH



MEETING SPACES



HAND SANITIZER



FURNITURE  
MODIFICATION



6'-0" DIAMETER

## PROGRAM SUMMARY

### SHARED SPACE

CONFERENCE ROOMS	01
Huddle Rooms	01
MEN'S RESTROOM	01
WOMEN'S RESTROOM	01

### WORKSPACE

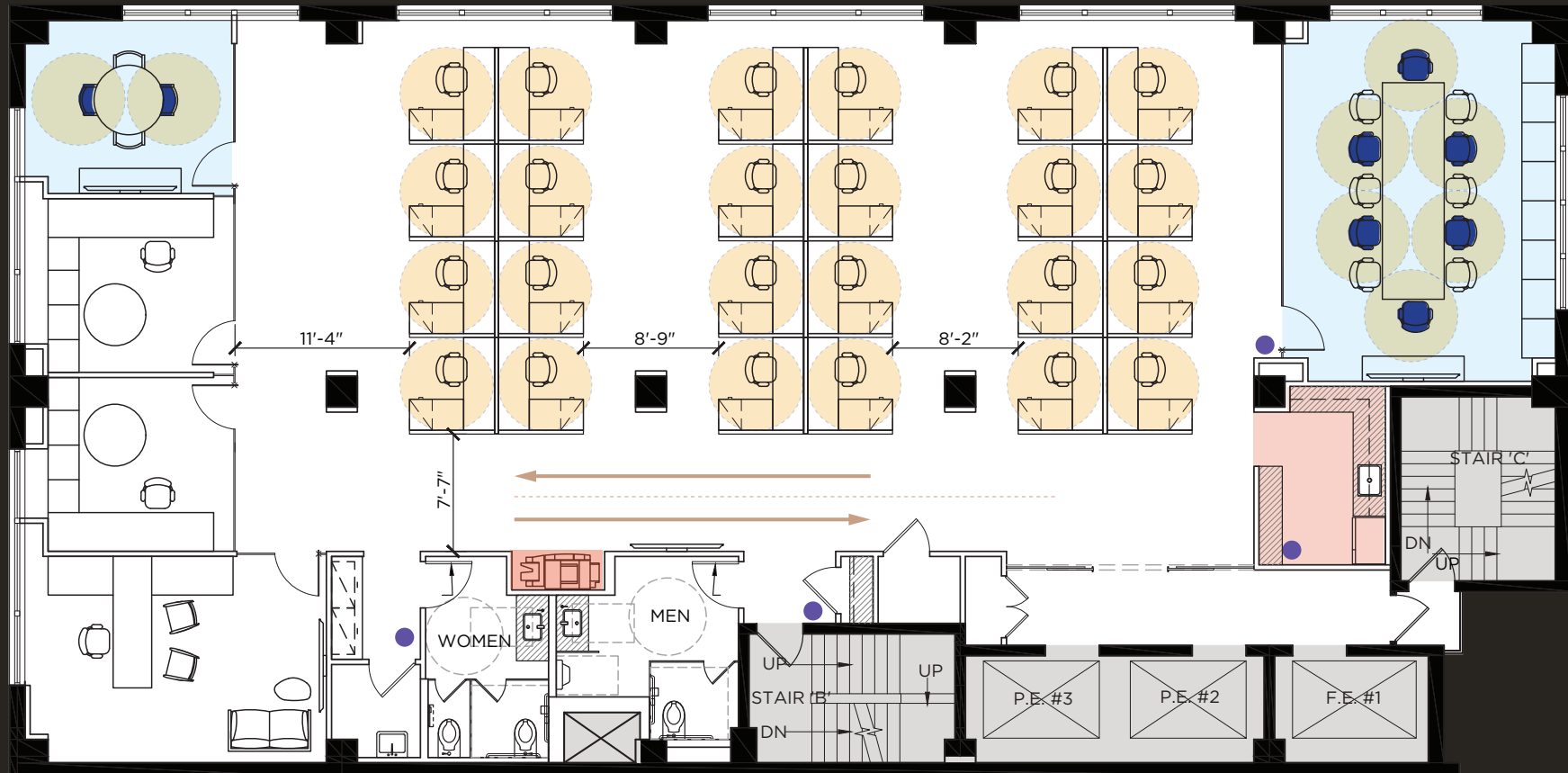
EXECUTIVE OFFICES	02
EXECUTIVE ASSISTANT	01
PRIVATE OFFICES	04
PRIVATE OFFICE / Huddle Rooms	02
WORKSTATIONS (6'-0" X 2'-6")	12

TOTAL HEADCOUNT 21



LEXINGTON AVE

EAST 57TH STREET



6,169 RSF 9th Floor - Test Fit - Concept C

- COMMON AREAS
- MEETING SPACES
- FURNITURE MODIFICATION
- 6'-0" DIAMETER

- CIRCULATION PATH
- HAND SANITIZER

## PROGRAM SUMMARY

### SHARED SPACE

CONFERENCE ROOMS	01
Huddle Rooms	01
MEN'S RESTROOM	01
WOMEN'S RESTROOM	01

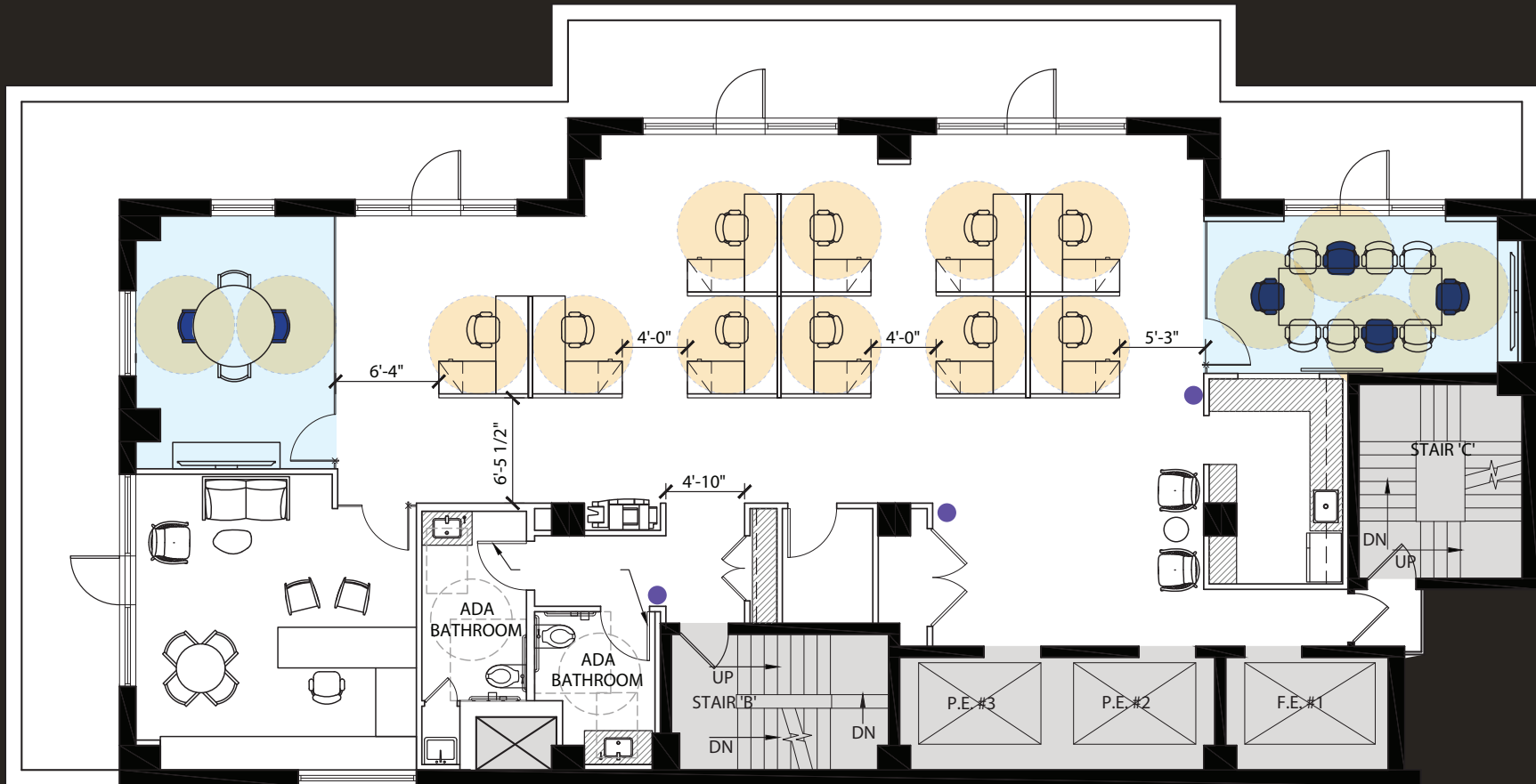
### WORKSPACE

EXECUTIVE OFFICE	01
PRIVATE OFFICE / Huddle Rooms	02
WORKSTATIONS (6'-0" X 5'-6")	24

TOTAL HEADCOUNT 27

EAST 57TH STREET

LEXINGTON AVE



**3,614 RSF 17th Floor - Concept D - As Built**

- COMMON AREAS
- MEETING SPACES
- FURNITURE MODIFICATION

- 6'-0" DIAMETER
- HAND SANITIZER

## PROGRAM SUMMARY

### SHARED SPACE

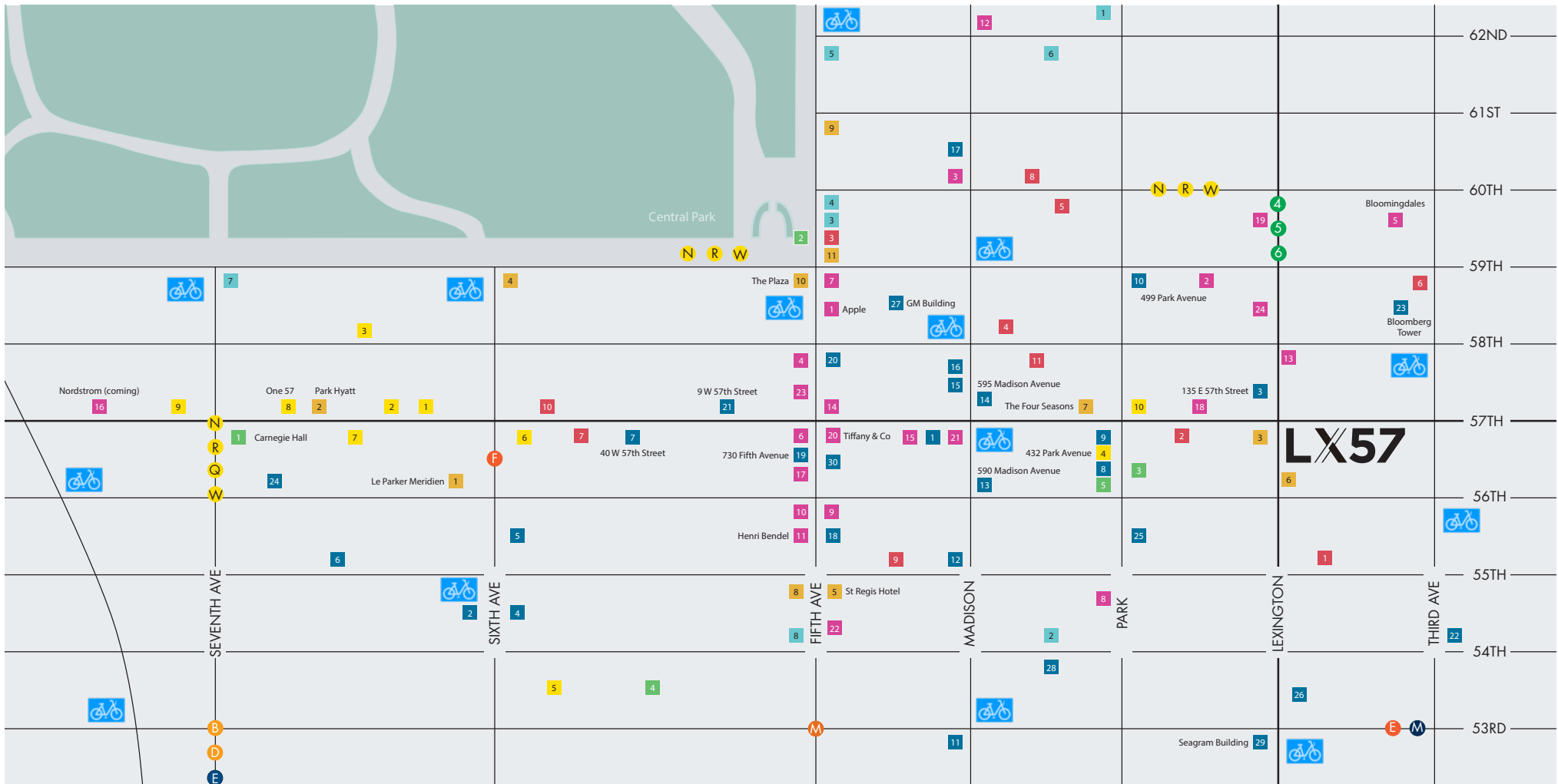
CONFERENCE ROOMS	01
HUDDLE ROOMS	01
ADA RESTROOMS	02

### WORKSPACE

EXECUTIVE OFFICE	01
WORKSTATIONS (6'-0" X 5'-6")	10

TOTAL HEADCOUNT 11

# Walk, Bike and Ride to The Best of NYC



## CITI BIKE STATION

RESIDENTIAL	RESTAURANTS	HOSPITALITY
1. 111 W 57th Street	1. Angus Club Steakhouse	1. Le Parker Meridien
2. 123 W 57th Street	2. BLT Steak	2. Park Hyatt
3. 150 Central Park South	3. Harry Cipriani	3. Renaissance NY Hotel 57
4. 432 Park Avenue	4. Lavo	4. Ritz Carlton
5. 53 W 53rd Street	5. Le Bilboquet	5. St Regis Hotel
6. Hemisphere House	6. Le Cirque	6. The Fitzpatrick Hotel
7. Metropolitan Tower	7. Nobu	7. The Four Seasons
8. One 57	8. Philippe	8. The Peninsula Hotel
9. Osbourne Apartment House	9. Polo Bar	9. The Pierre
10. Ritz Tower	10. Quality Italian	10. The Plaza
11. Rotem Rosen 28-Story Development	11. Tao	11. The Sherry Netherland

CLUBS	ATTRACTIONS
1. Colony Club	1. Carnegie Hall
2. CORE Club	2. Central Park
3. Doubles Club	3. Heritage Auctions
4. Harmonie Club	4. MoMA
5. Knickerbocker Club	5. Phillips Gallery
6. Links Club	
7. NY Athletic Club	
8. University Club	

RETAIL
1. Apple
2. Banana Republic
3. Barneys
4. Bergdorf Goodman
5. Bloomingdales
6. Bulgari
7. Cartier
8. Ferrari
9. Giorgio Armani
10. Harry Winston
11. Henri Bendel
12. Hermes
13. Jonathan Adler
14. Louis Vuitton
15. Nike
16. Nordstrom (coming)
17. Prada
18. Saks Off 5th
19. Sephora
20. Tiffany & Co
21. Tourneau
22. Valentino
23. Van Cleef & Arpels
24. Victoria's Secret

OFFICE BUILDINGS		
1.	12 E 57th Street	13. 590 Madison Avenue
2.	1345 Avenue of The Americas	14. 595 Madison Avenue
3.	135 E 57th Street	15. 598 Madison Avenue
4.	1350 Avenue of The Americas	16. 600 Madison Avenue
5.	1370 Avenue of The Americas	17. 660 Madison Avenue
6.	156 W 56th Street	18. 717 Fifth Avenue
7.	40 W 57th Street	19. 730 Fifth Avenue
8.	432 Park Avenue	20. 745 Fifth Avenue
9.	450 Park Avenue	21. 9 W 57th Street
10.	499 Park Avenue	22. 909 Third Avenue
11.	510 Madison Avenue	23. Bloomberg Tower
12.	550 Madison Avenue	24. Carnegie Hall Tower
		25. Citadel at 425 Park
		26. Citigroup Center
		27. GM Building
		28. Lever House
		29. Seagram Building
		30. Trump Tower





# Building Specifications

## **Building Façade Upgrades**

Full window replacement with state of the art thermal and acoustic performance. Energy efficient IGU windows with a nearly silent sound transmission level OITC 30.

## **HVAC**

Newly installed VRF System, featuring MERV rated filters, allows for energy efficient tenant-controlled cooling and heating via a dedicated outside air louver which allows for air circulation to be limited to each individual tenant/floor.

## **Life Safety**

Upgraded fire alarm system with lobby central command station. Comprehensive fire safety/emergency action plan in place.

## **Electrical**

New electrical risers to serve each floor with sub-meter billing. 6W/sf is provided per floor for lighting and power.

## **Sensor Technology**

Lutron lighting controls and occupancy sensors. Sloan touch-free sensors on all plumbing fixtures in the restrooms. Touch free building entry via virtual doorman.

## **Elevators**

Three fully modernized elevators: Two passenger elevators and one freight car. Freight car inside clear dimension of 80" x 48" x 92" tall.

## **Floor Conditions**

Ceiling Heights: 8'6"

Building Construction: Concrete on steel