



40 WEST 57TH STREET

BETWEEN FIFTH & SIXTH AVENUES

AVAILABILITIES

FLOOR	RSF	POSSESSION
P18 Suite 1815	4,025	9/1/2023
P18 Suite 1810	3,225	9/1/2023
P17 Suite 1700	4,250	Q1 2023
P17 Suite 1710	3,225	Q1 2023
P2 Suite 205	3,348	Q1 2023
P2 Suite 206	4,468	Q1 2023

BUILDING COMMENTS

- Brand new amenity center on the second floor featuring ample conference room space, lounge, coffee bar and an outdoor terrace overlooking 57th Street.
- Owner occupied
- Prestigious tenant roster
- Nobu Fifth Seven in the retail
- Direct access to in-building parking garage

SPACE COMMENTS

PARTIAL 18TH FLOOR:

- Built as two units (suite 1815 and suite 1810.)
- Suite 1815 – Built with 4 offices, pantry and open area. Unit faces east.
- Suite 1810 – Built with 3 offices, conference room and open area. Unit faces east and south.

PARTIAL 17TH FLOOR

- Will be delivered as two new prebuilts using building standard materials and finishes

PARTIAL 2ND FLOOR

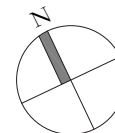
- Will be delivered as two new prebuilts using building standard materials and finishes



NEW BATHROOM & CORRIDOR FINISHES

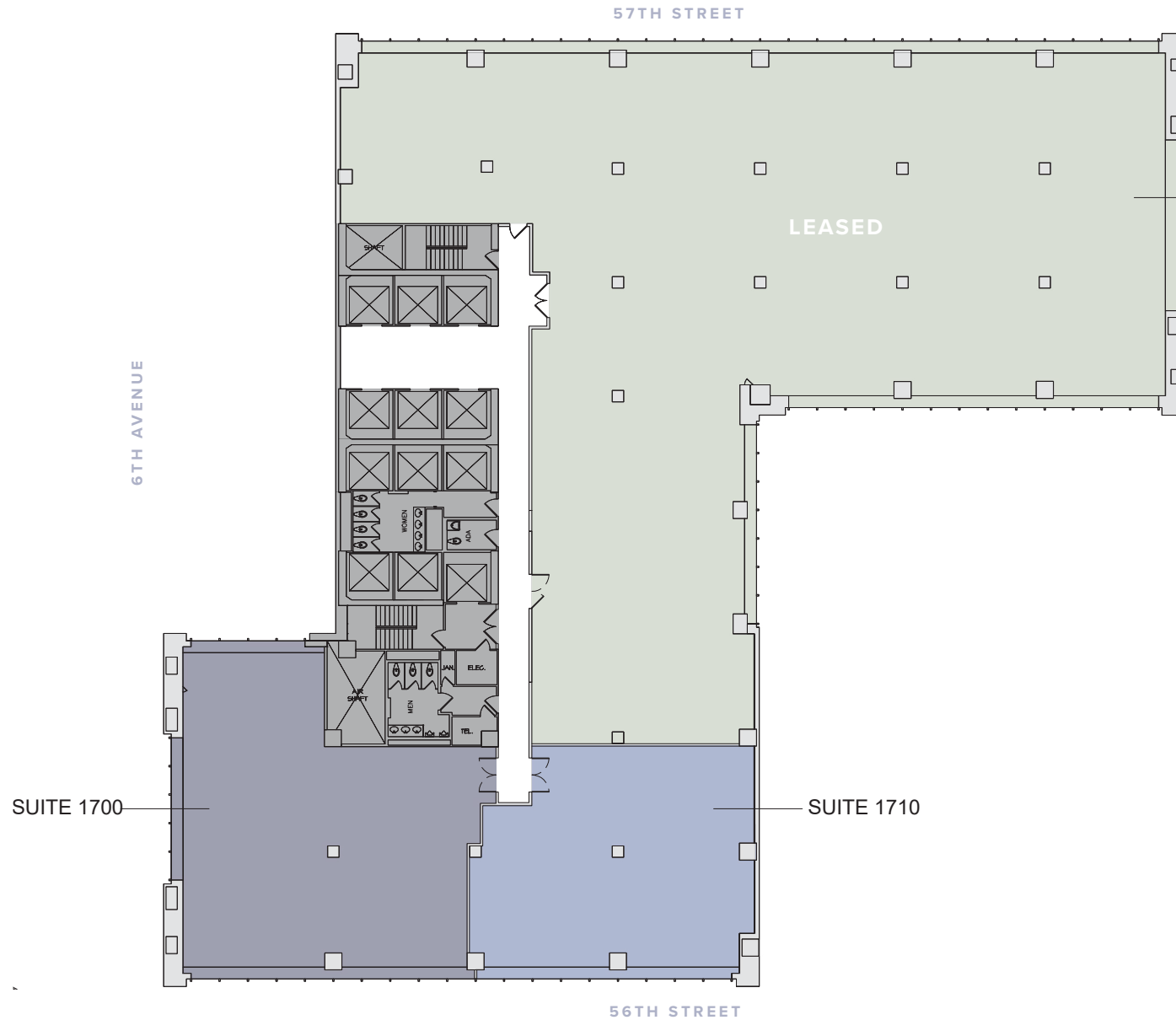


PARTIAL 18TH FLOOR



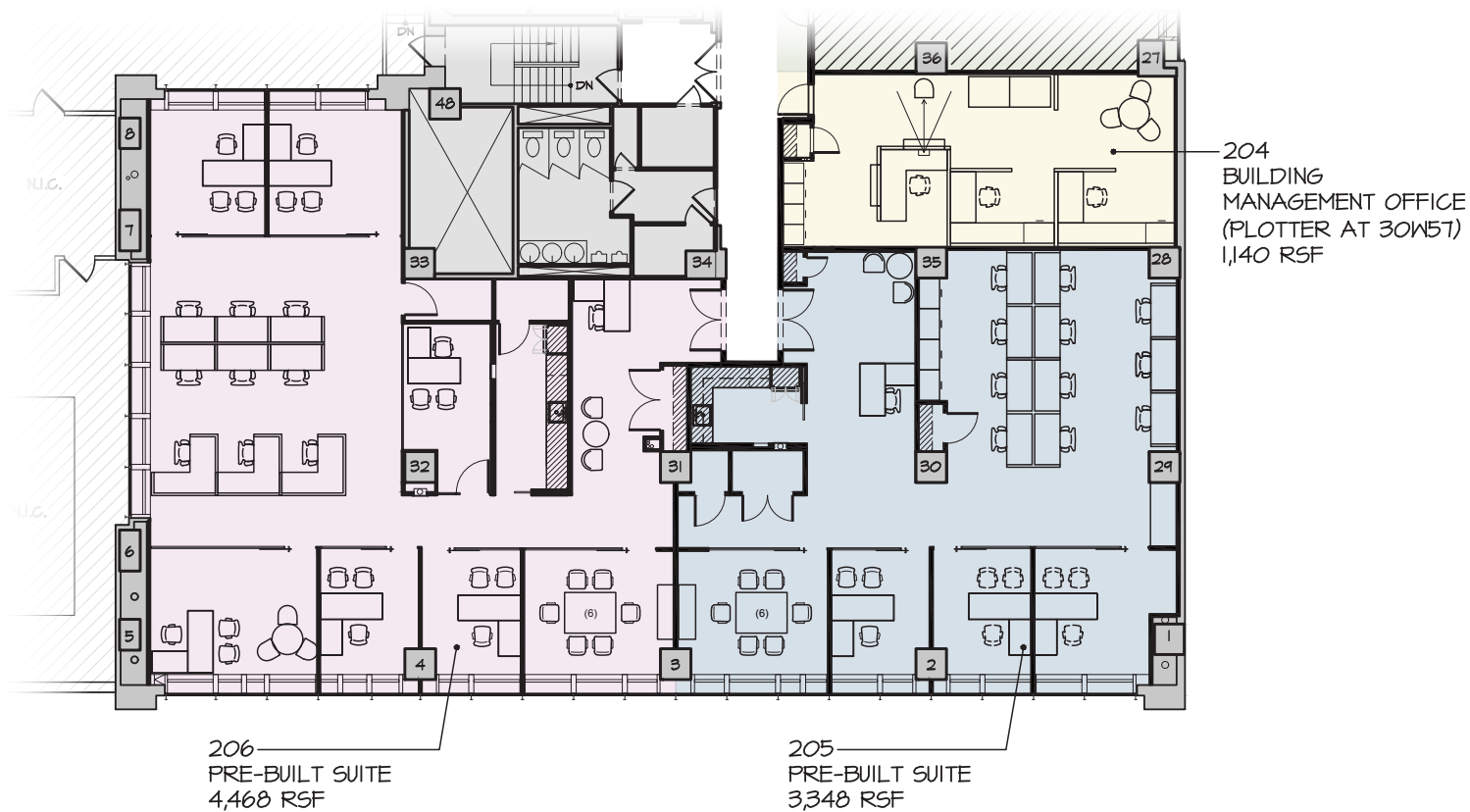
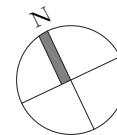
17TH FLOOR - CORE & SHELL PLAN

Pre-Built | Suite 1700—4,250 RSF | Suite 1710—3,225 RSF

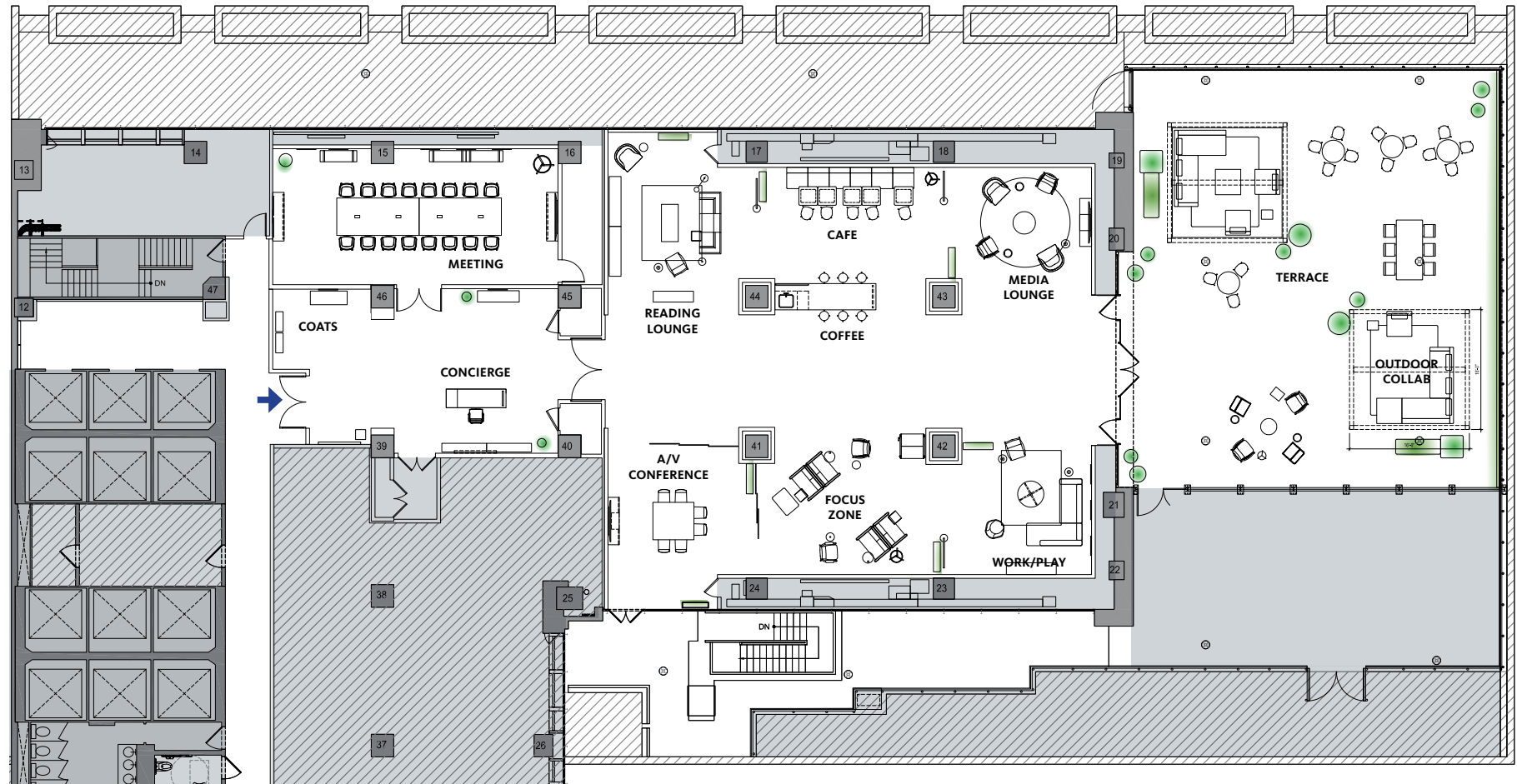


2ND FLOOR — PRE-BUILT PLAN

Pre-Built | Suite 204—1,140 RSF | Suite 206—4,468 RSF



NEW AMENITY CENTER



NEW AMENITY PICTURES



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