



Existing Conditions

Plaza District Turnkey Sublease Fully Furnished and Fully Wired Full Floor Branding Opportunity

145 East 57th Street

Steps off Lexington Avenue



Entire 10th Fl: 4,395 rsf
Sublease Term: Through June 2023
Possession: Arranged

Fully furnished, move-in ready space offering abundant natural light and outdoor terrace

- Glass entry windowed rooms including (1) conference room, (2) executive corner offices, and (2) offices, open area, full wet pantry with island seating
- Walking distance to Lexington Avenue/59th Street station with access to 4 5 6 N R W subway lines
- 24/7 Access with attended lobby

○ EVERYTHING YOU COULD WISH FOR ON YOUR OWN FLOOR

Located at 145 East 57th Street, a boutique property in the heart of the Plaza District.

- Full Floor Privacy & 24/7 Access
- Sophisticated Finishes Throughout
- Tilt-Turn Operable Windows on all Four Sides Providing Natural Light
- Pantry Featuring Fisher & Paykel refrigerator
- Tenant Controlled HVAC & Supplemental Heat for Multiple Zones Within the Workspace
- Private Restrooms Featuring Toto Fixtures & 'Fresh Air Flow' System
- Ceiling Heights Approx. 12 ft Floor to Slab
- Card Key Security System Providing Heightened Security, Increased Convenience, & Guest Recognition
- Fiber Optic Cable Throughout the Property Provides Exceptional Speed & Security for Your Data
- 200 Amp Service, Nearly Double the Wattage of Many Other Buildings
- Emergency Generator Ensures a Rapid Supply of Light & Power to The Building

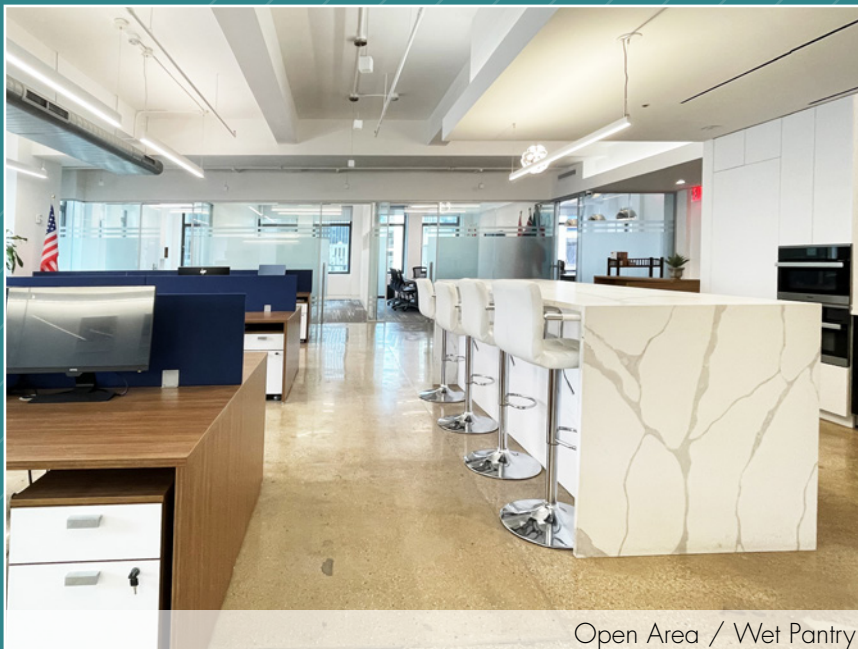
ENTIRE 10TH FLOOR - 4,395 RSF
(EXISTING CONDITIONS)



Conference Room



Corner Office



Open Area / Wet Pantry



Windowed Office

ENTIRE 10TH FLOOR - 4,395 RSF
(EXISTING CONDITIONS)



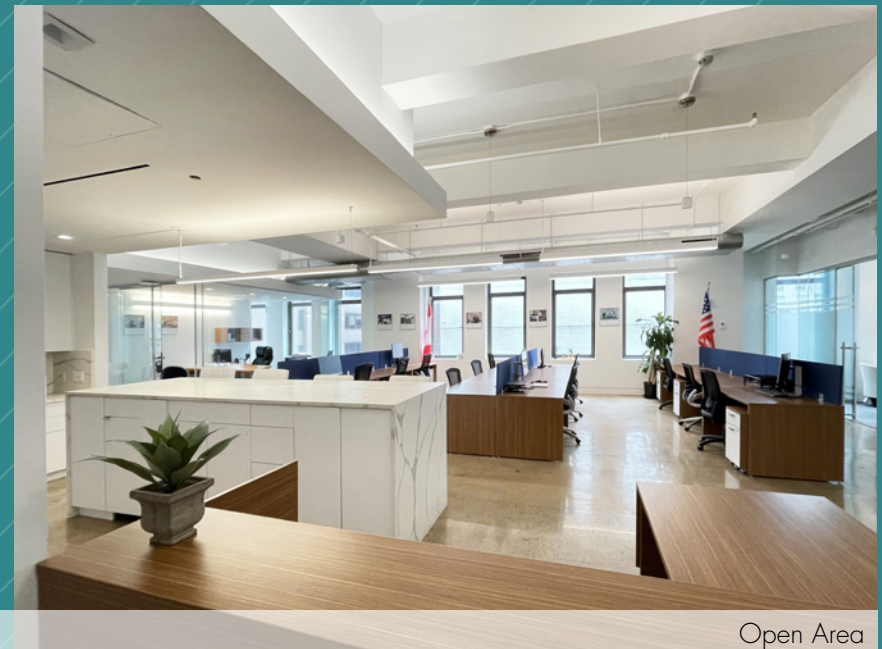
Outdoor Terrace/North Views



East Views from Terrace



Wet Pantry with Seating



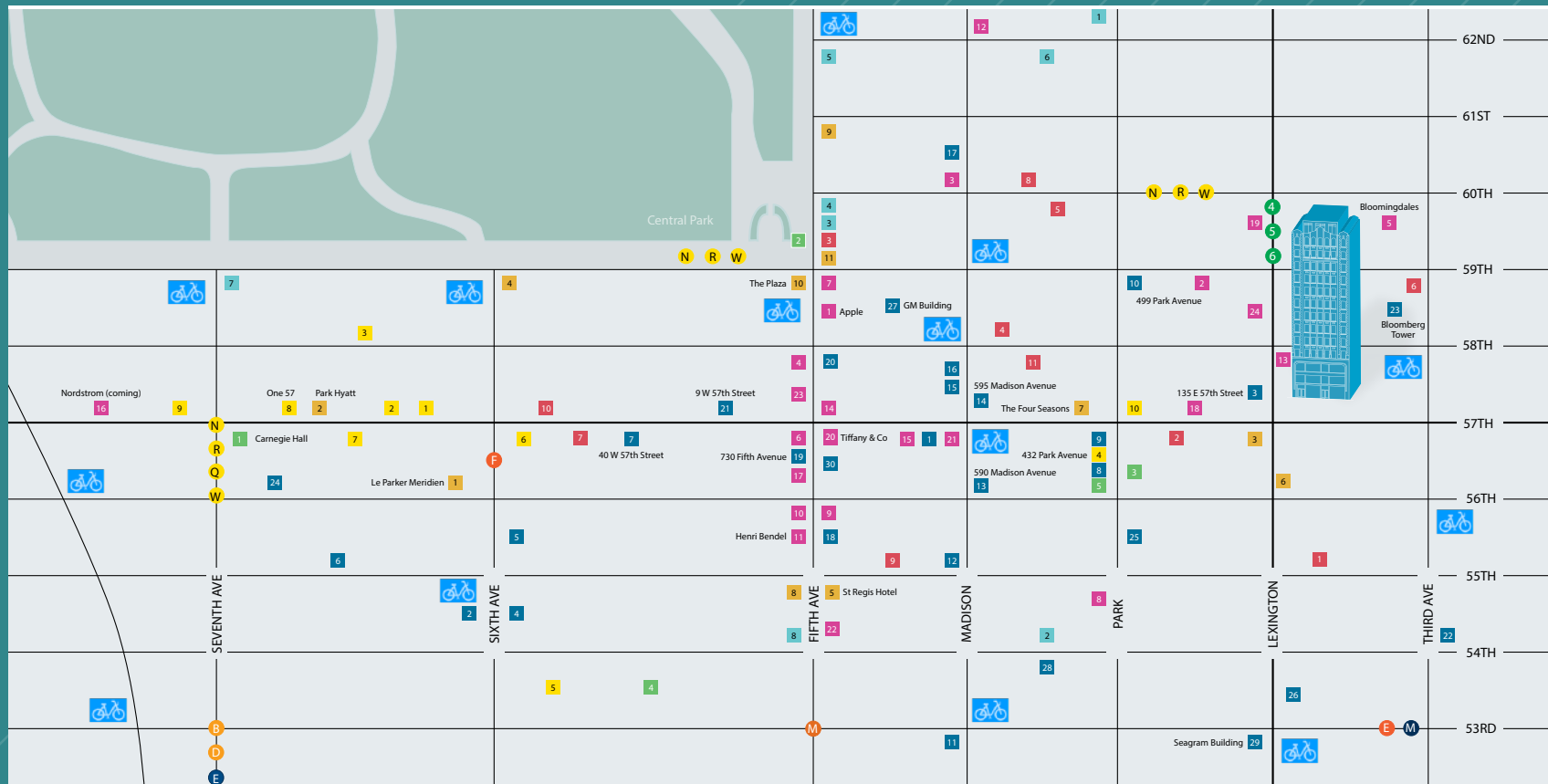
Open Area

ENTIRE 10TH FL - 4,395 RSF
(AS BUILT)



Not to scale, for display purposes only

Walk, Ride or Bike to the Best of NYC



RESIDENTIAL

- 111 W 57th Street
- 123 W 57th Street
- 150 Central Park South
- 432 Park Avenue
- 53 W 53rd Street
- Hemisphere House
- Metropolitan Tower
- One 57
- Osbourne Apartment House
- Ritz Tower

RESTAURANTS

- Angus Club Steakhouse
- BLT Steak
- Harry Cipriani
- Lavo
- Le Bilboquet
- Le Cirque
- Nobu
- Philippe
- Polo Bar
- Quality Italian
- Tao

HOSPITALITY

- Le Parker Meridien
- Park Hyatt
- Renaissance NY Hotel 57
- Ritz Carlton
- St Regis Hotel
- The Fitzpatrick Hotel
- The Four Seasons
- The Peninsula Hotel
- The Pierre
- The Plaza
- The Sherry Netherland

CLUBS

- Colony Club
- CORE Club
- Doubles Club
- Harmonie Club
- Knickerbocker Club
- Links Club
- NY Athletic Club
- University Club

ATTRACTIONS

- Carnegie Hall
- Central Park
- Heritage Auctions
- MoMA
- Phillips Gallery

RETAIL

- Apple
- Banana Republic
- Barneys
- Bergdorf Goodman
- Bloomingdales
- Bulgari
- Cartier
- Ferrari
- Giorgio Armani
- Harry Winston
- Henri Bendel
- Hermes
- Jonathan Adler
- Louis Vuitton
- Nike
- Nordstrom (coming)
- Prada
- Saks Off 5th
- Sephora
- Tiffany & Co
- Tourneau
- Valentino
- Van Cleef & Arpels
- Victoria's Secret

OFFICE BUILDINGS

- 12 E 57th Street
- 1345 Avenue of The Americas
- 135 E 57th Street
- 1350 Avenue of The Americas
- 1370 Avenue of The Americas
- 156 W 56th Street
- 40 W 57th Street
- 432 Park Avenue
- 450 Park Avenue
- 499 Park Avenue
- 510 Madison Avenue
- 550 Madison Avenue
- 590 Madison Avenue
- 595 Madison Avenue
- 598 Madison Avenue
- 600 Madison Avenue
- 660 Madison Avenue
- 717 Fifth Avenue
- 730 Fifth Avenue
- 745 Fifth Avenue
- 9 W 57th Street
- 909 Third Avenue
- Bloomberg Tower
- Carnegie Hall Tower
- Citadel at 425 Park
- Citigroup Center
- GM Building
- Lever House
- Seagram Building
- Trump Tower