

Located within the prestigious Plaza District, in the heart of Midtown, with exceptional light and views



Building Attributes

- Distinguished tenant roster includes:
 HPS Investment Partners, Givaudan,
 Duquesne Capital Management,
 Lightyear Capital, and Darsana Capital
- Nobu Fifty Seven on the ground floor
- Direct access to in-building parking garage
- Owner occupied
- Lobby upgrade currently under design
- New amenity center on the 2nd floor recently completed with outdoor space, conferencing, a lounge, and café







Availabilities

FLOOR SUITE RSF POSSESSION

Entire 31st 25,000 August 2026

Entire 30th 25,000 August 2026

CONDITION

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DEMOLISHED

BUILT

• PREBUILT

CENTRAL PARK VIEWS





30th and 31st Floor Photos



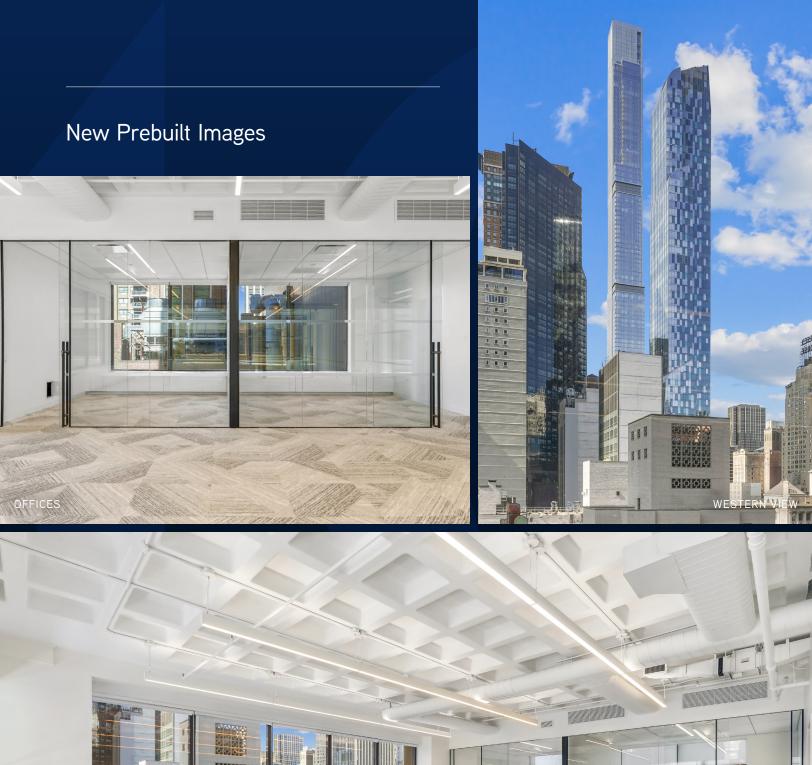














New & Improved Amenity Lounge

- The transformation of the 2nd Floor Amenity Lounge features multiple conference rooms with full A/V capabilities, tenant lounge space and full-service café
- Stunning outdoor terrace overlooking 57th Street



















