

# 40

W 5 7

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

FLOORPLAN

CONDITION

Entire 5th

25,000

August 2026



● DEMOLISHED

● BUILT

○ PREBUILT

● CENTRAL PARK VIEWS

Entire 4th

25,000

August 2026



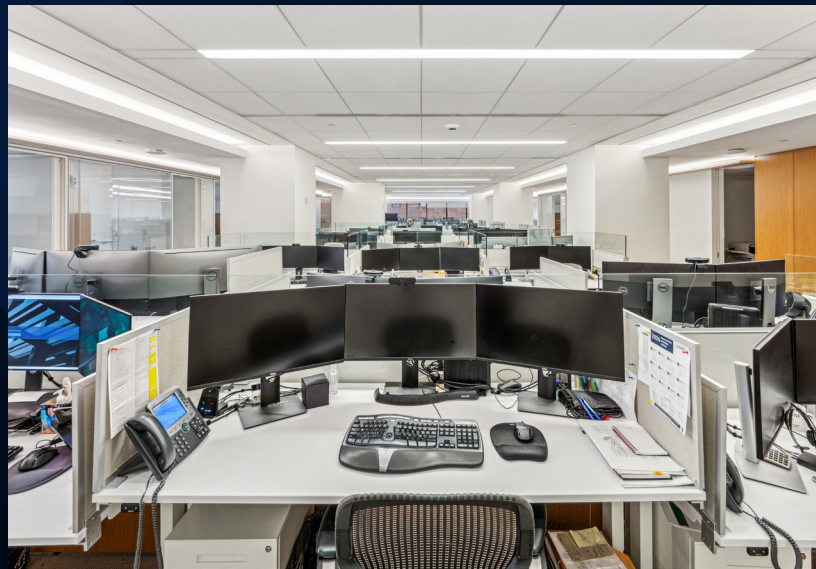
CONFERENCE ROOM



WORKSTATIONS



## 4th and 5th Floor Photos





## New Prebuilt Images





# 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





# Amenity Center



FULL-SERVICE CAFÉ



FULL-SERVICE CAFÉ



TERRACE ACCESS & MEETING ROOM



CONFERENCE ROOM



LOUNGE



LOUNGE



LOUNGE



LOUNGE