

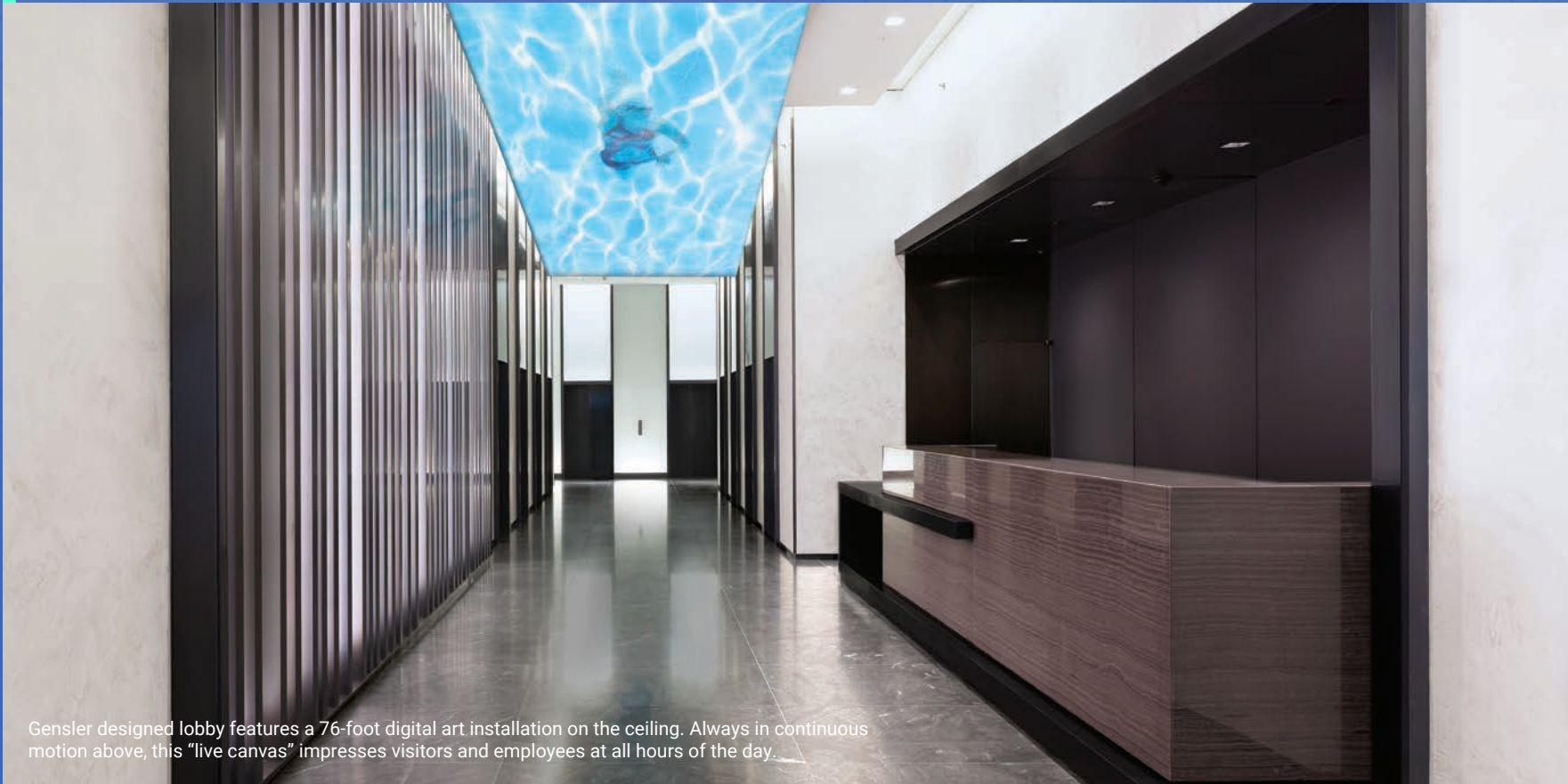


EVER EVOLVING

250W57TH



**AN AWARD-WINNING
ENERGY EFFICIENT
OFFICE TOWER DEEP IN
THE HEART OF A HIGHLY
DESIRABLE, CULTURALLY
RICH NEIGHBORHOOD THAT
HAS ALL OF NYC'S BEST
ELEMENTS.**

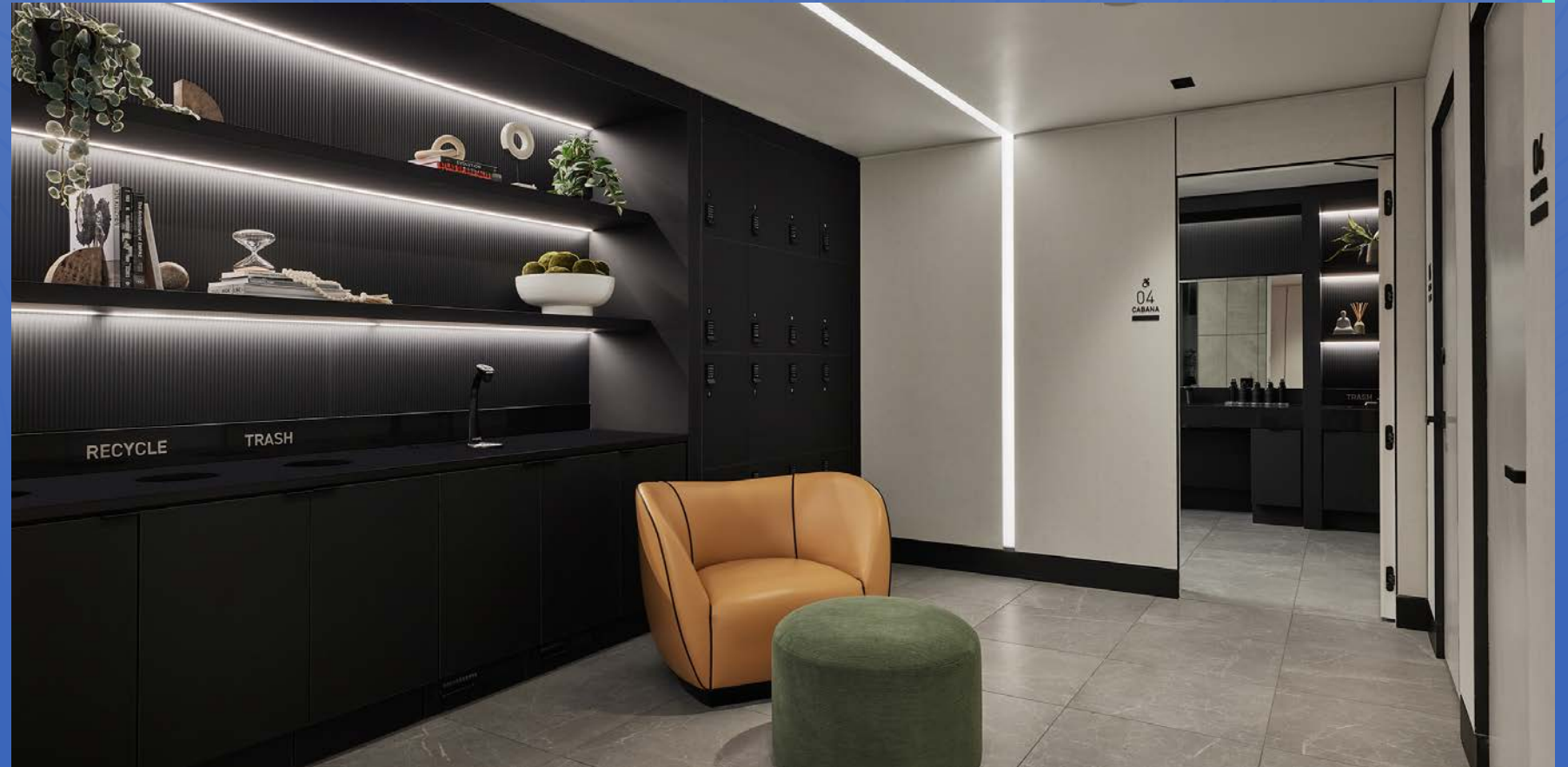


Gensler designed lobby features a 76-foot digital art installation on the ceiling. Always in continuous motion above, this “live canvas” impresses visitors and employees at all hours of the day.

“**250 WEST 57TH STREET** has great infrastructure and good architecture. It’s not just an old building; it’s a pre-war trophy. Buildings of this era were built to bring daylight into the working environment and have good, natural ventilation. They make remarkable workplaces for the future.”

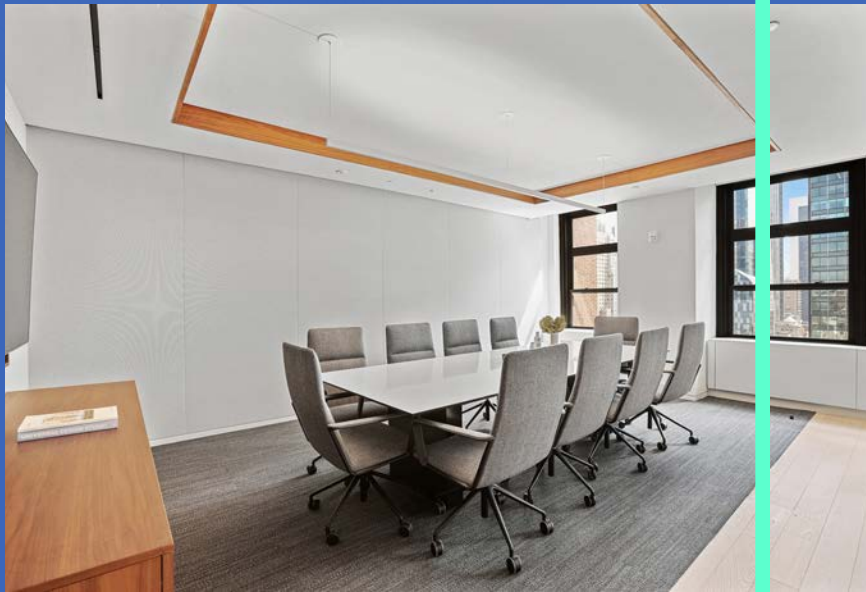


REFRESH57



Located on the Concourse Level, the new Tenant Health and Wellness Center features luxury spa quality finishes. Tenants can utilize modern cabana lounges which are complete with restrooms and showers.

It's the perfect place to freshen up before or after a workout in nearby Central Park.



FULLY MODERNIZED OFFICE SPACES



BREATHTAKING VIEWS

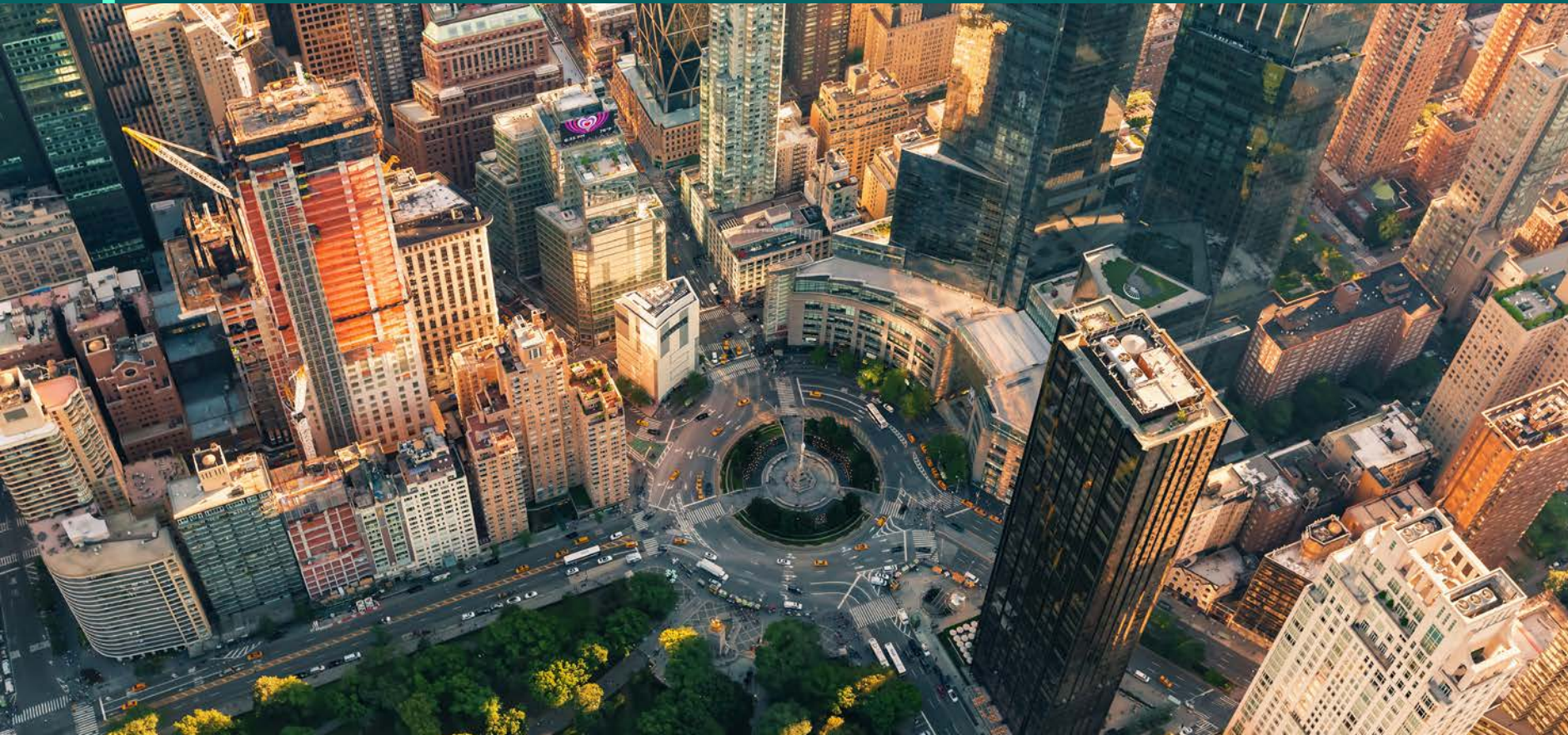
TURNKEY SUITES

TURNKEY

A ONE-STOP-SHOP FOR ALL
OF YOUR SPACE NEEDS

- Architectural Design Partnership – Custom design and development of your space
- Furniture – Knoll brand with sit/stand desks
- IT Wiring – Voice/Data Cabling & A/V Install





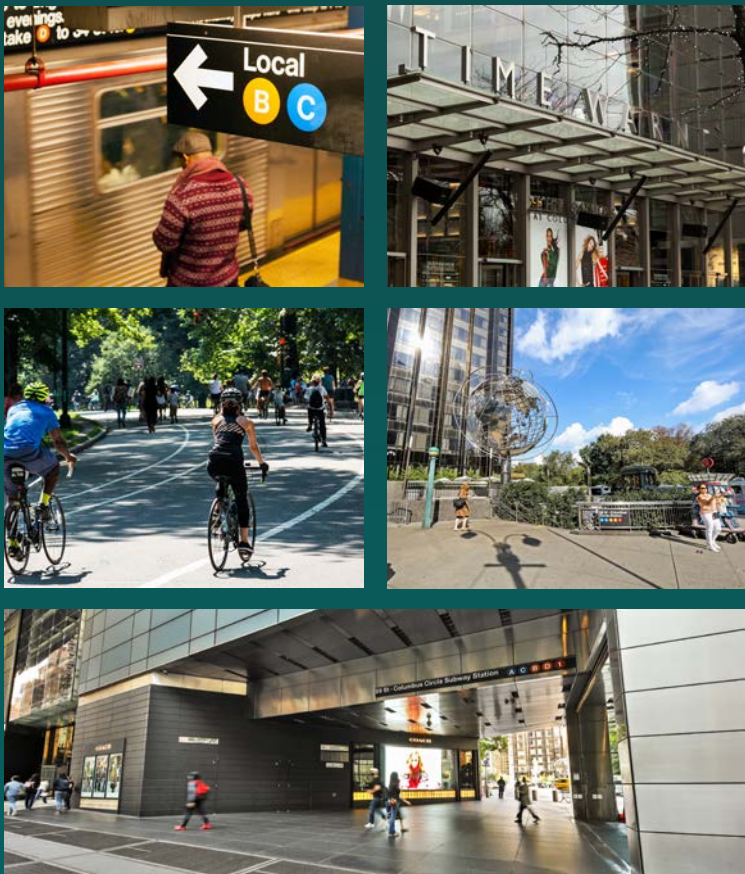
UNRIVALED LOCATION

Two blocks from the southernmost tip of Central Park, this office tower boasts an idyllic location for those in the area for work, world-class shopping, fine dining, sightseeing or to catch a show. Carnegie Hall, Lincoln Center, and Broadway Theaters are a short walk away.

Enjoy the rare perk of having direct in-direct access to the Columbus Circle subway station, with access to several subway lines and the Turnstyle Underground Market shopping concourse complete with many food and retail options.

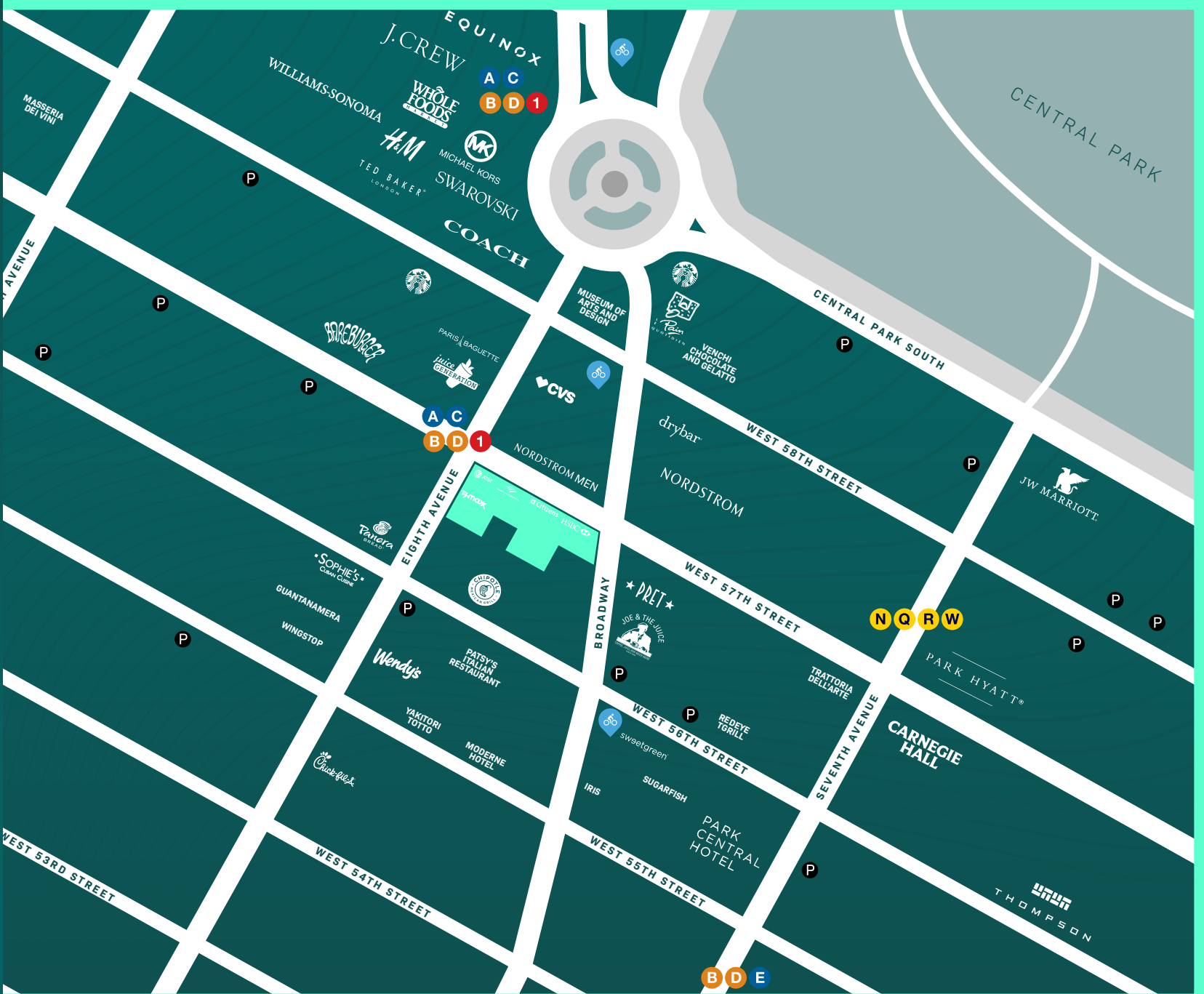


ENVIABLE COMMUTES




The beauty of its Midtown West location, just below Columbus Circle, is its quick access to and from major Midtown South transportation hubs; namely Penn Station, LIRR, PATH stations and Port Authority Bus Terminal.

Subway: **A C E B D N Q W R 1**
Bus: **M10 M12 M20 M31 M5 M57 M104 Q32**



FACTS & FIGURES

Location	57th Street between Broadway and Eighth Avenue
Completed	1921
Architect	Carrere & Hastings
Building Size	546,244 rentable square feet, 26 floors
Floor Sizes	9,200 – 27,000 rentable square feet
Amenities	<ul style="list-style-type: none">▪ Refresh57 wellness amenity includes showers, locker rooms and changing areas▪ Bike room▪ Two blocks from Central Park and The Shops at Columbus Circle▪ In-building retail: AT&T, Citizens Bank, T.J. Maxx and Bank of America▪ Turnstyle subway retail concourse, dining, lodging and specialty retail in immediate vicinity▪ Honeybee apiaries to improve local biodiversity
Electrical Service	Sub-metered electric in all new spaces over 2,500 square feet
Telecommunications	Providers include: AT&T, Century Link, Cogent, Crown Castle Fiber, Natural Wireless, Spectrum Business, Towerstream, Verizon
HVAC	Cooling by a combination of air-cooled and water-cooled floor-by-floor package systems; air-conditioned common corridors; perimeter radiant heat; dedicated supplemental water condenser

Security	24/7 security, visitor reception desk in the building
Elevators	10 passenger, 3 freight
Floor Load	60 lbs. per square foot
Ceiling Height	10'6" slab-to-slab; 9'6" slab-to-beam
Operating Hours	8:00 A.M. to 6:00 P.M. Monday - Friday, building access 24/7
Loading Facilities	Freight entrance on Eighth Avenue
Transportation	Direct in-building access to the Time Warner Center/Columbus Circle subway and 5 subway lines, with street access to 6 additional lines 
Parking	Numerous parking garages located in the immediate vicinity
Leasing Agent	CBRE
Ownership	Empire State Realty Trust, Inc. (NYSE: ESRT) is a NYC-focused REIT that owns and manages a well-positioned property portfolio of office, retail and multifamily assets in Manhattan and the greater New York metropolitan area.