

For Sublease

40 West 57th Street

Recently built, high-end installations

- Option A: 100,000 RSF Base Floor Block
- Option B: 59,000 RSF Triplex Penthouse



Entire 6th – 9th floors

- Contiguous 100,000 RSF block
- Existing high-end installations in place
- Can be combined with contiguous direct space on the entire 4th & 5th floors for potential larger block of 150,000 RSF
- Would consider subleasing Individual 25,000 RSF floors

Entire 32nd – 34th floors

- Contiguous 59,000 RSF block
- Triplex penthouse with Central Park Views (top 3 floors of the building)
- High-end installation with interconnecting staircase (floors must be leased together)
- Can be combined with contiguous direct space on the entire 30th & 31st floors for potential larger block of ~110,000 RSF

Space Notes

- Sublease Term through June 2035
- Fully furnished and wired
- Above-standard infrastructure including a tenant-controlled system providing 24/7 HVAC + a backup generator

Building Notes

- New amenity center on the 2nd floor recently completed with outdoor space, conferencing, a lounge, and café
- Upcoming planned renovations to include lobby upgrade, new destination dispatch elevators & mechanicals

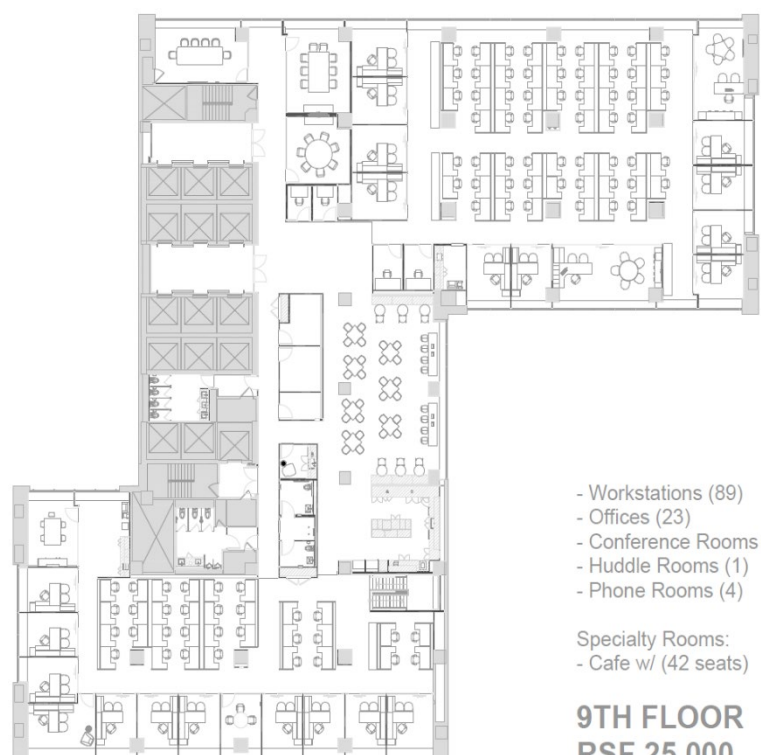
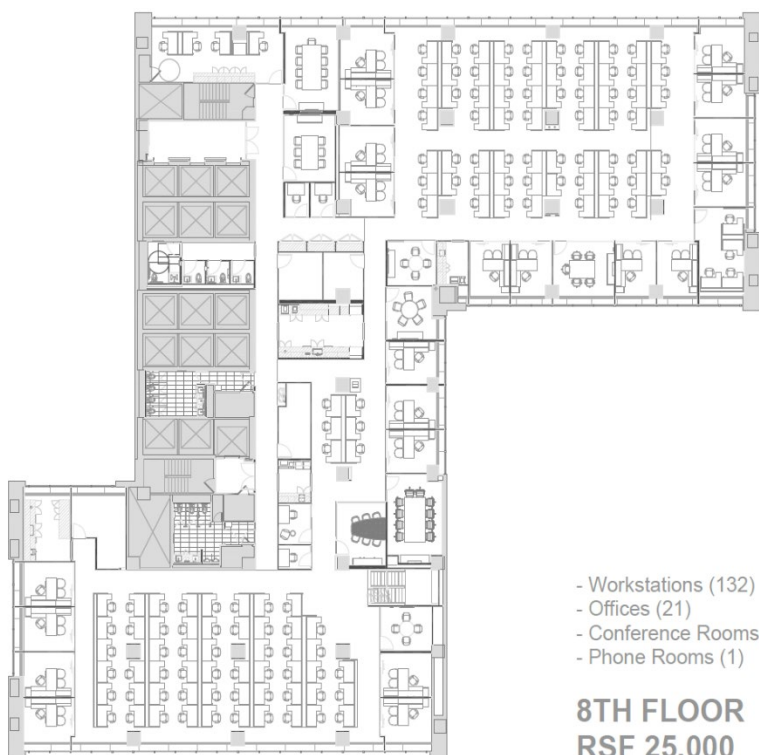
For Sublease

Entire 6th & 7th Floors – Existing Conditions



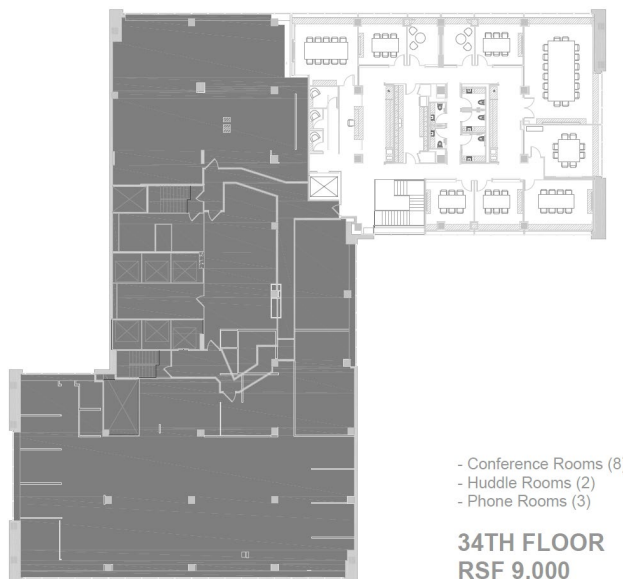
For Sublease

Entire 8th & 9th Floors – Existing Conditions



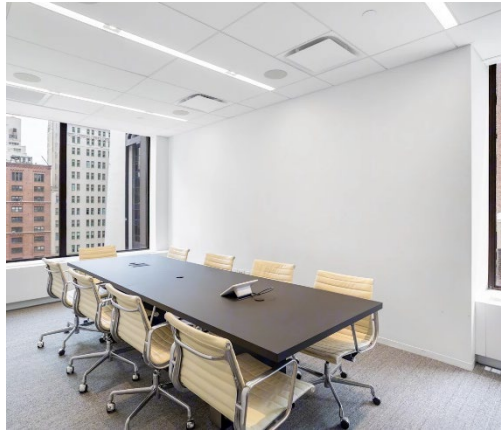
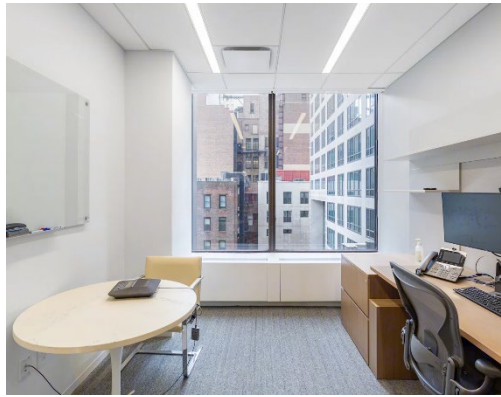
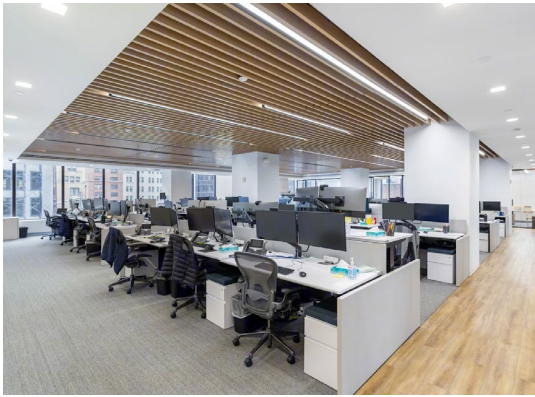
For Sublease

Entire 32nd – 34th Floors – Existing Conditions



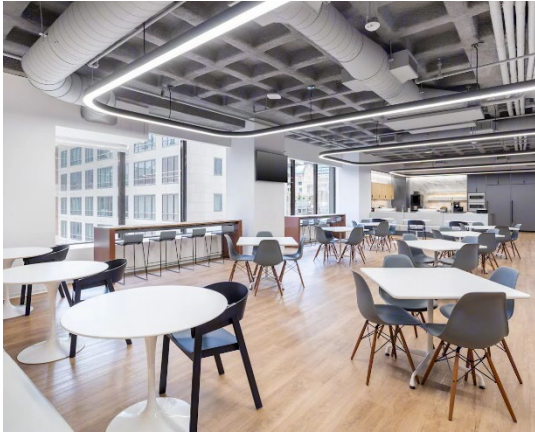
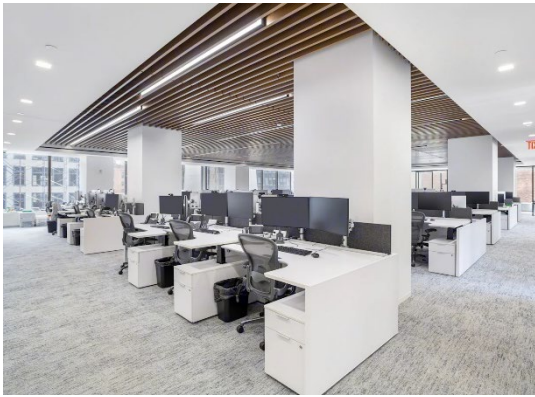
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Entire 6th & 7th Floors – Space Photos



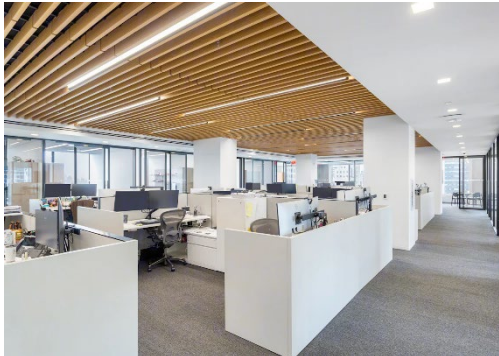
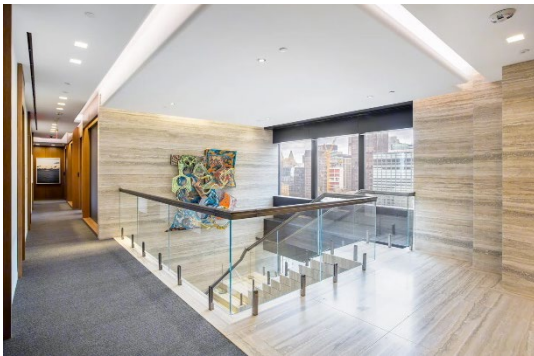
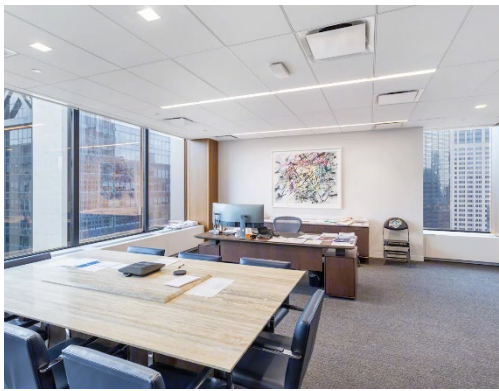
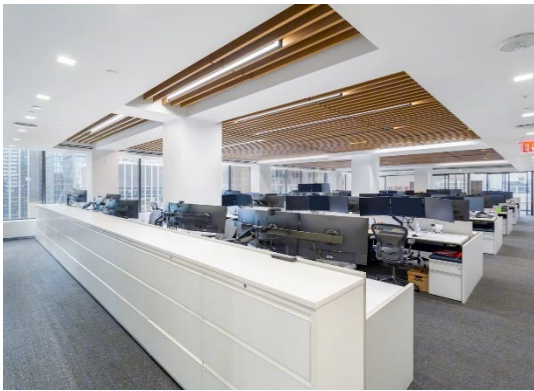
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Entire 8th & 9th Floors – Space Photos



For Sublease

Entire 32nd, 33rd & 34th Floors – Space Photos



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Building Amenity Photos

Outdoor Terrace



Full-service Cafe



Lounge



Conference Room



Outdoor Terrace



Lounge

