



BUILT FOR **INNOVATION.**

DESIGNED FOR **SUCCESS.**

250**W**57TH

The epicenter: Where NYC **connects**




Located just steps from the Time Warner Center, Carnegie Hall, Lincoln Center and Central Park. 250 West 57th is in the epicenter of Manhattan – the ultimate landscape of society, culture and commerce including art venues, exciting culinary destination and high-end shopping.

The Property is fully modernized for the 21st century with a substantially completed upgrade program including a new Gensler designed lobby, elevators and storefronts; new windows, upgraded building-wide systems (state-of-the-art electrical, plumbing, HVAC and security).

Featured tenants include ASCAP, COOKFOX Architects (the first WELL Gold and LEED Platinum Certified space in NYC), Concord Music Group, Universal Music Group, GuildNet, and Mount Sinai.

“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.”

A photograph of a modern, minimalist lobby. The ceiling is a large, rectangular digital art display showing a blue-tinted image of a person swimming underwater, with light rays filtering through the water. The floor is made of large, dark, polished tiles that reflect the ceiling and the surrounding environment. On the left, there is a wall made of vertical, metallic-looking slats. On the right, there is a long, low reception desk made of dark wood with a black horizontal bar. The background shows a bright, open area with large windows and doors.

Gensler designed lobby with a 700 SF digital art ceiling. An integral element of the building that exudes continuous motion, much like the people that live and work in the city that never sleeps. Images and sounds blend to create an immersive experience fusing architecture, technology and storytelling in a dynamic living canvas.

Building Amenity in progress

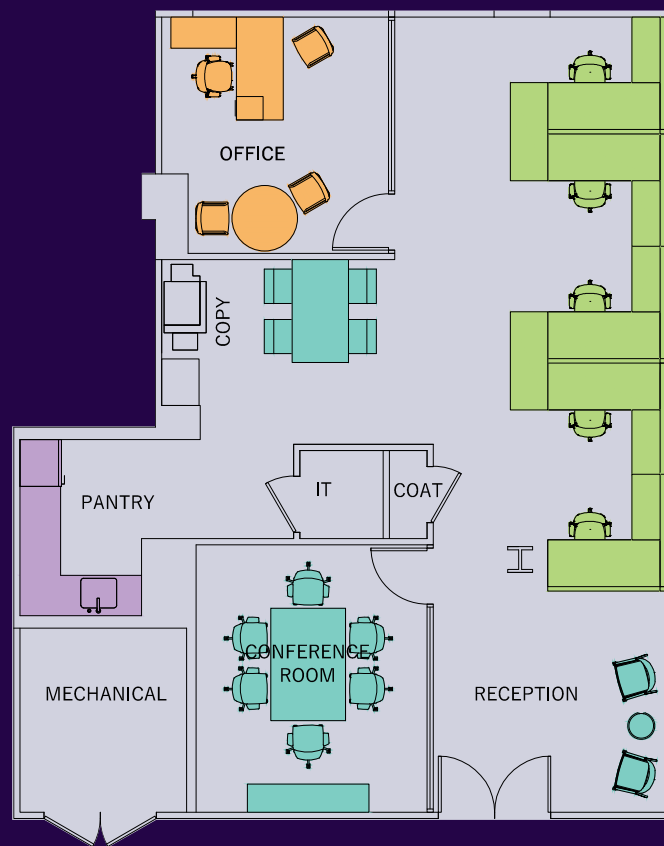
TENANT EXCLUSIVE HEALTH & WELLNESS CENTER FEATURING LUXURY SPA QUALITY FINISHES



A 3D perspective view of a building structure, likely a multi-story office or residential building. The building is composed of several stacked rectangular volumes. The main body is a large rectangular block with a blue horizontal band across its middle. Above this, there are smaller, more complex volumes, including a central tower and side wings. These upper volumes also feature blue horizontal bands. To the right of the 3D model, a 2D floor plan is shown, with blue lines indicating the layout of the building's footprint. The plan includes a large central area and several smaller, irregular shapes representing different wings or sections. The blue lines in the plan correspond to the blue bands in the 3D model, showing the spatial distribution of the highlighted areas.

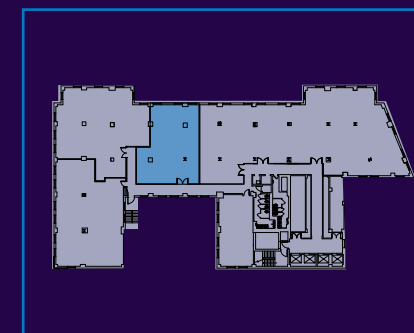
FLOOR / SUITE	R S F	C O N D I T I O N	V I R T U A L T O U R
P18 1814	2,264	Pre-built with one executive office, conference room, open area for four desks, and pantry with stainless steel appliances. Northern exposure facing 57th Street. This space features polished concrete floors, open ceilings, exposed columns, and glass-fronted office and conference room with metal trim. New common corridor with glass entry doors.	

[illegible]



18th FL | PRE-BUILT 2,264 RSF

Category	Qty
Office	1
Workstation (6'x6' Bench)	5
TOTAL	6
Reception	1
Conference Room	1
Pantry	1
Copy	1
IT	1
Coat	1



Breathtaking views



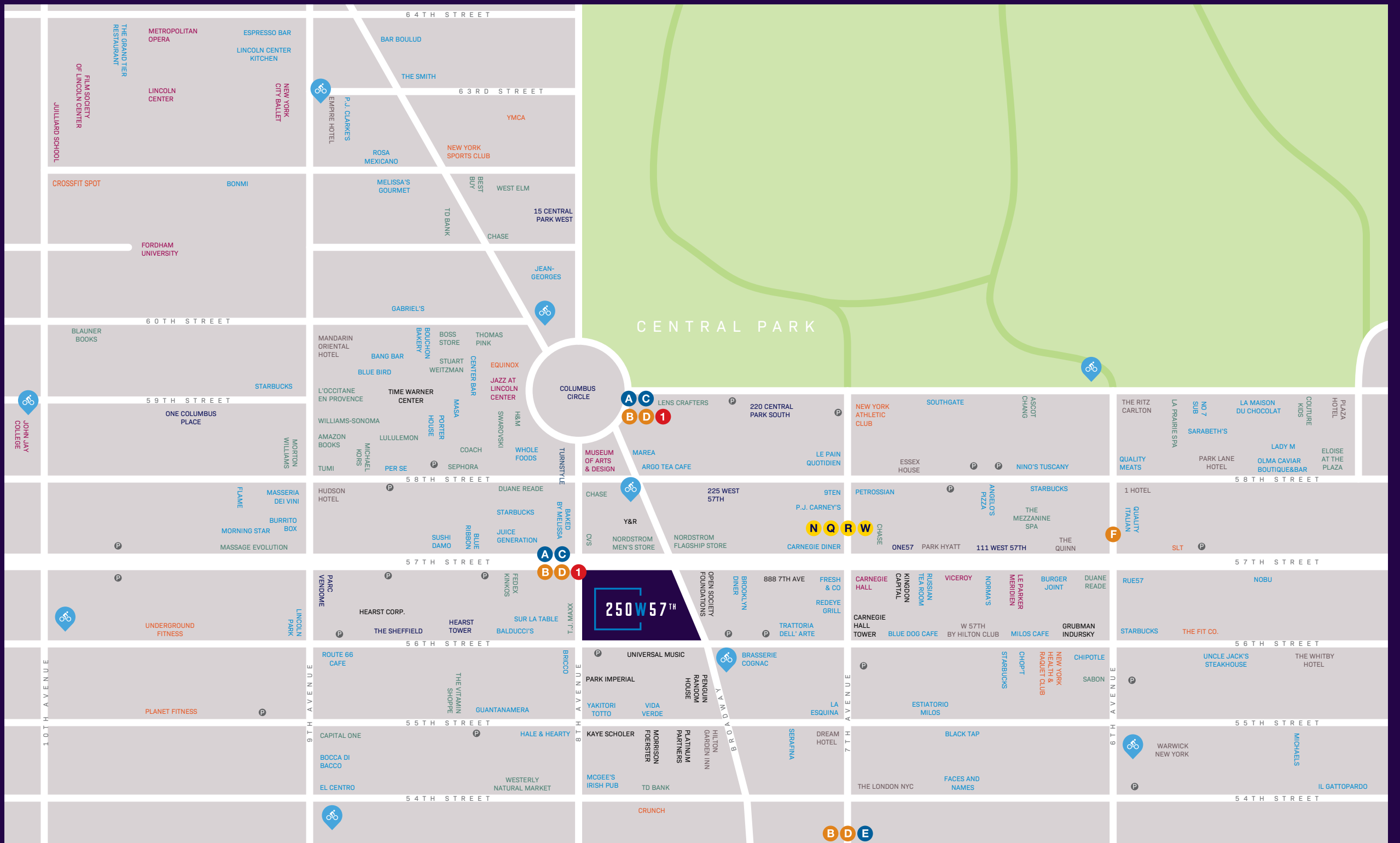
Located at one of the city's best serviced transportation hubs, 250 West 57th Street is at the epicenter of one of New York's finest revitalized commercial

districts offering every amenity including full office services, outstanding shopping, a broad range of dining and food services, hotels and the arts.

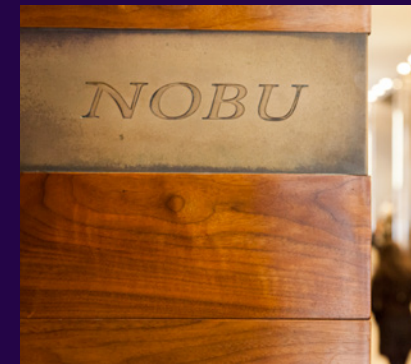


NYC's most **desirable** neighborhood





Connected & thriving



250 West 57th Street offers direct in-building access to the Time Warner Center/Columbus Circle subway station, along with street access to 11 subway lines and Turn-Style underground subway shopping concourse offering convenient access to all of Manhattan and beyond.

Subway: **A C E B D N Q W R 1**

Bus: **M10 M12 M20 M31 M5 M57 M104 Q32**

