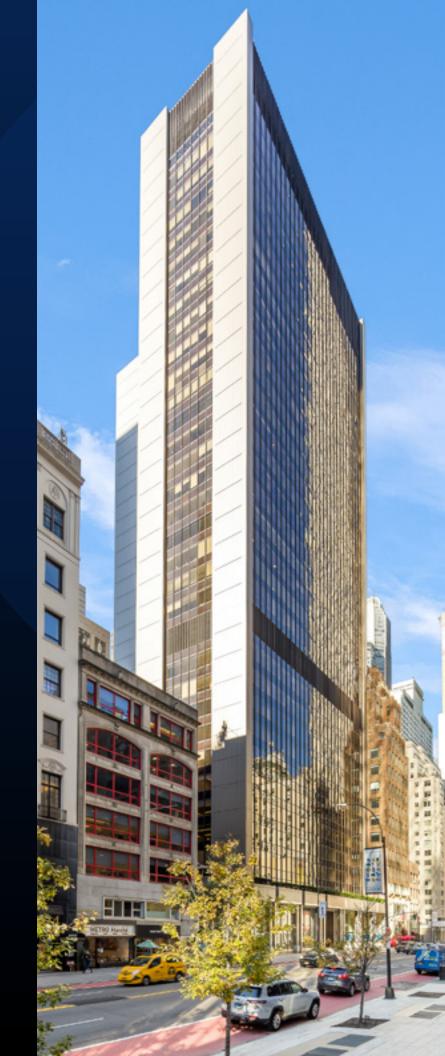


Located within the prestigious Plaza District, in the heart of Midtown, with exceptional light and views



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 being completed with outdoor space, conferencing, a lounge and cafe







Availabilities

FLOOR	SUITE	RSF	POSSESSION
Partial 27th	2702	10,339	Immediate
Partial 24th	2402	10,769	Q3 2024
Entire 21st		25,000	Immediate
Partial 18th	1815	4,025	Immediate
Partial 18th	1800	4,250	Immediate
Partial 17th	1700	4,250	Immediate
Partial 14th		3,250	January 2025

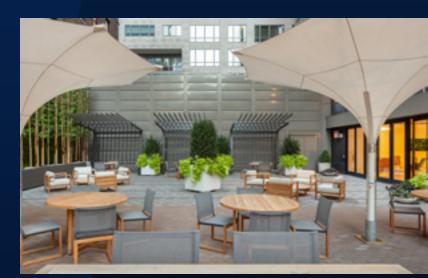


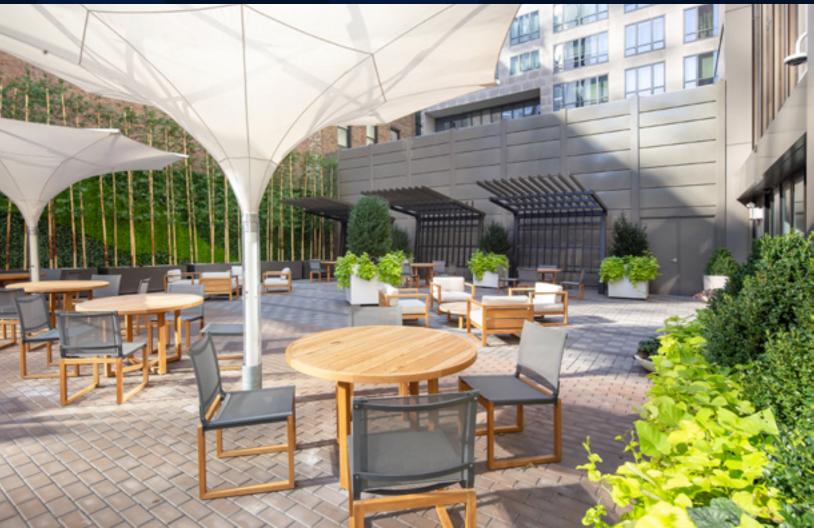




New & Improved Amenity Lounge

- 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









FULL-SERVICE CAFÉ



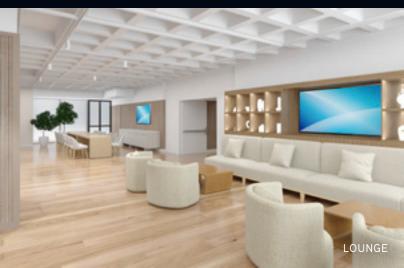












17th Floor New Prebuilt

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OFFICES