




BUILT FOR **INNOVATION.**

DESIGNED FOR **SUCCESS.**

250**W**57TH



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



Breathtaking views



Welcome to **ESRT IEQ Suites**

LEADING THE WAY IN INDOOR ENVIRONMENTAL QUALITY



Indoor Environmental Quality (IEQ) improves employee health and productivity. We've created a program of industry-leading healthy suites to provide tenants with the opportunity to maximize their IEQ, employee recruitment and retention, and their bottom line.



Light Quality

Natural Light with Views

78% of employees state access to natural light and views improves their wellbeing; 70% report improved work performance.

Daylight Dimming

Workers in naturally lit offices report >50% reduction in eye strain, headaches, and drowsiness.



Air Quality

Bi-Polar Ionization

Neutralizes 99.92% of coronaviruses.

CO2 Sensors

Workers with low levels of CO2 perform 50% better on cognitive tasks.

MERV 13 Filters

Removes 85% of harmful air particles (e.g. allergens, viruses, and bacteria).

Ventilation

Mitigates indoor air pollution, a top 10 cause of illness in humans.



Healthy Products

Low/No VOC Materials and No Red List Materials

VOCs are typically 10x higher indoors, which has adverse effects on human health and the environment.

Data provided by Microchem Laboratory, The Center For Disease Control, Harvard Business Review, World Health Organization.

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**

