

**525
WEST
57**

**Your space
to expand.**

Space to do it your way.



525 W 57th Street is a versatile office building with physical characteristics and infrastructure to support growth and creativity, with wide open and efficient side-core floor plates to design your dreams and the flexibility to help you build them. This has been the home to some of the world's leading Media and Life Science companies and now, for the first time since Himmel + Meringoff's acquisition of the property in 2003, your company has the opportunity to lease space at 525 W 57th Street.

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THE PROPERTY

- 500,000 RSF office building
- Located in Manhattan's west side
- Three lobbies (two on 57th street and one on 58th street)
- New main lobby on 57th street designed by Dan Shannon and MdeAS
- Frieze lobby art sculpture designed by Stephen Doyle
- Newly renovated 533 W 57th Street lobby

THE OPPORTUNITY

- Tenant discounted access to extensive amenity and fitness center at Mercedes Club at nearby building
- Floors naturally divide to 14,000 RSF and 35,000 RSF
- M1-5 zoning allows for life science and light manufacturing use
- Two drive-in freight elevators on 57th street with access to all floors

- Live load capacity of 120 lbs. per SF
- Significant roof space for dedicated air handler units
- 200KW generator available for tenant use, with potential additional capacity available
- 10+ watts per SF of electrical capacity
- Above-standard ceiling heights:

West Building

- 2-6 Floors: 12'1"
- 1st Floor: 13'7"

East Building

- 4-6 Floors: 12'1"
- 2nd Floor: 13'9"
- 1st Floor: 15'10"

- Exceptional column spacing:

West Building

- 22'4" north to south
- 20' east to west

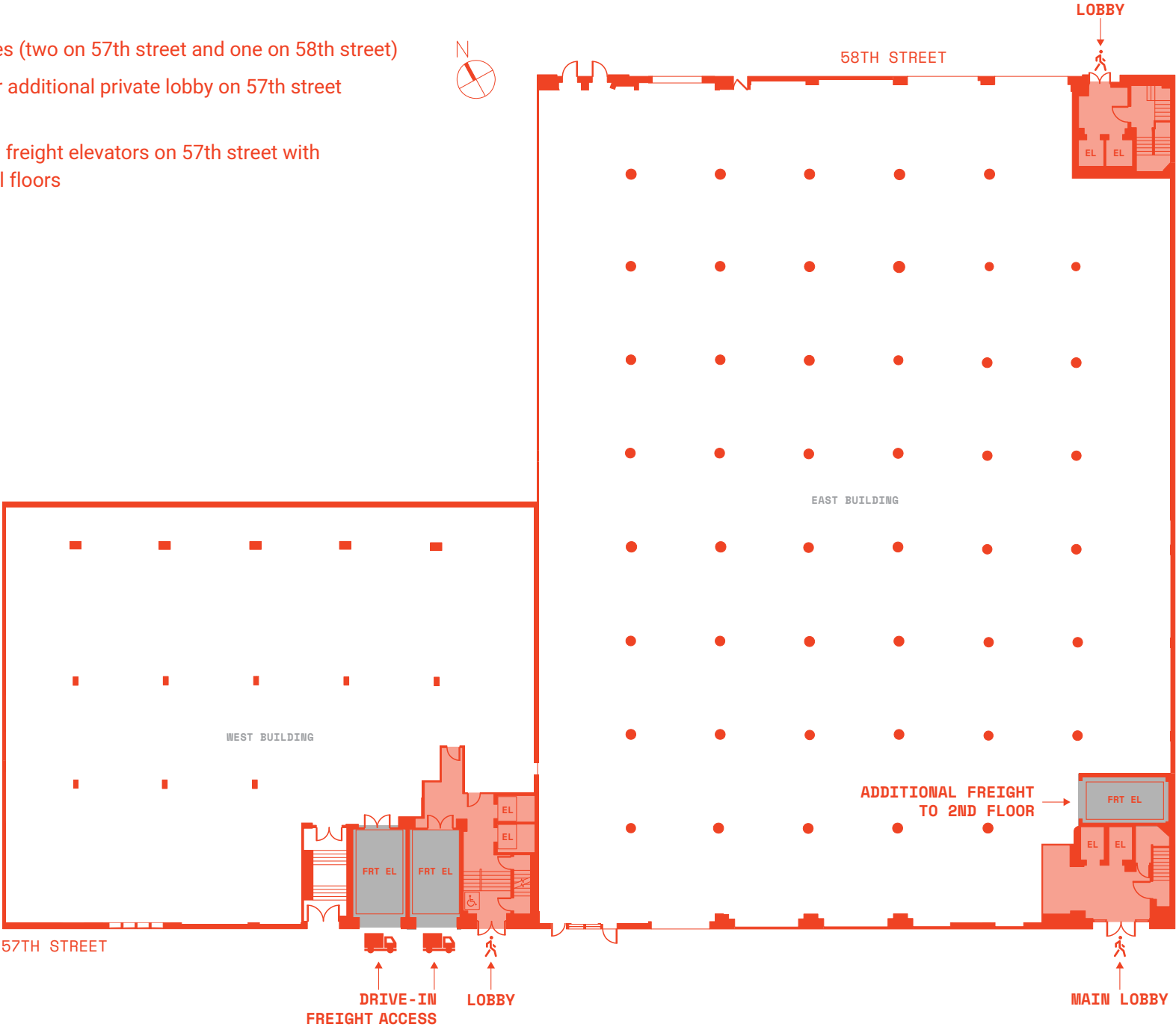
East Building

- 19'9" north to south
- 18'8" east to west

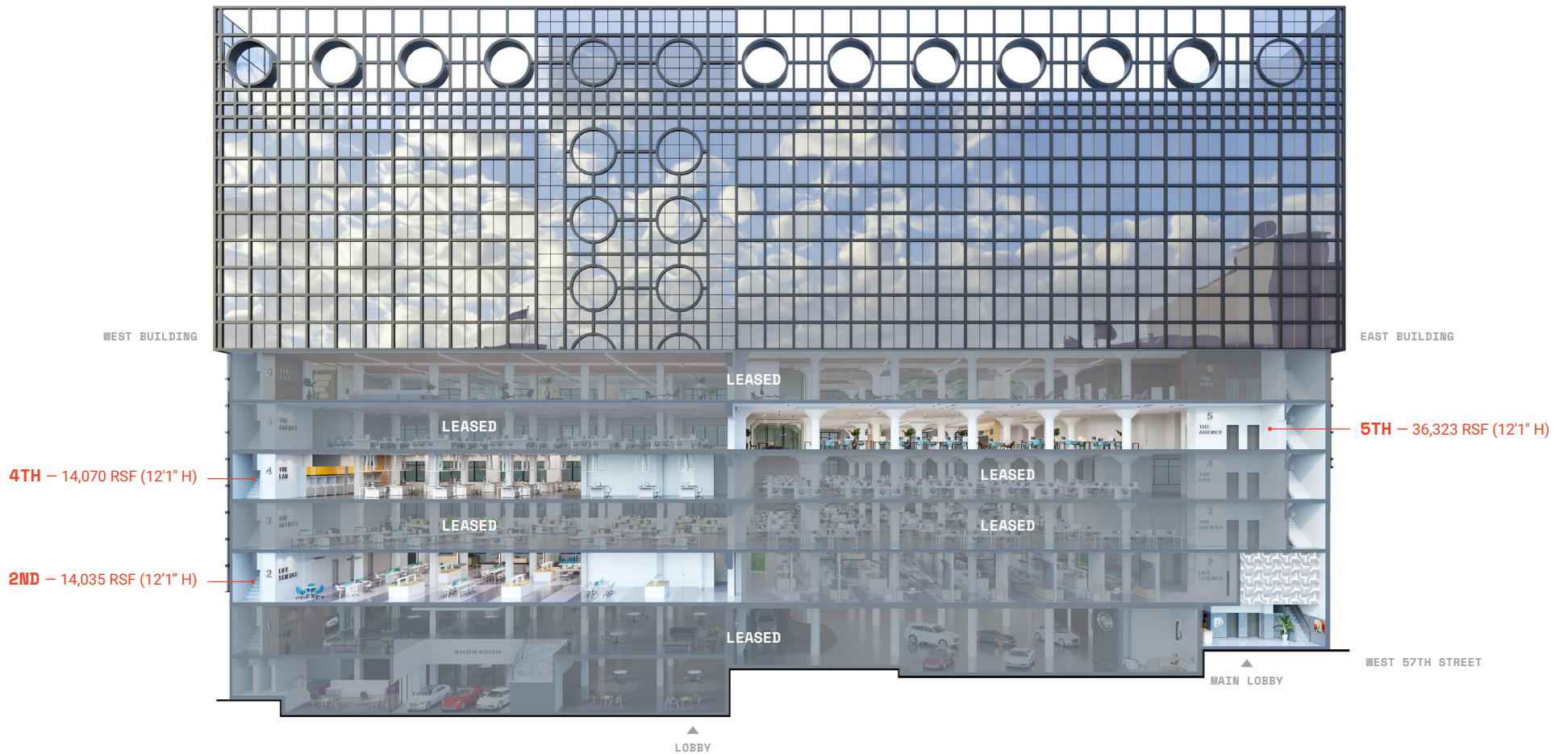


Exterior View

- Three lobbies (two on 57th street and one on 58th street)
Potential for additional private lobby on 57th street
- Two drive-in freight elevators on 57th street with access to all floors



Your space to expand.



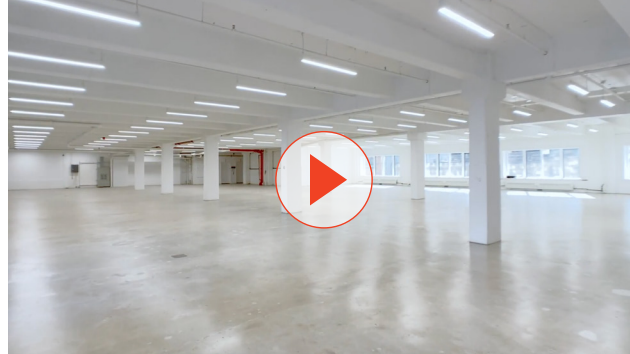
Explore up close.

EAST BUILDING



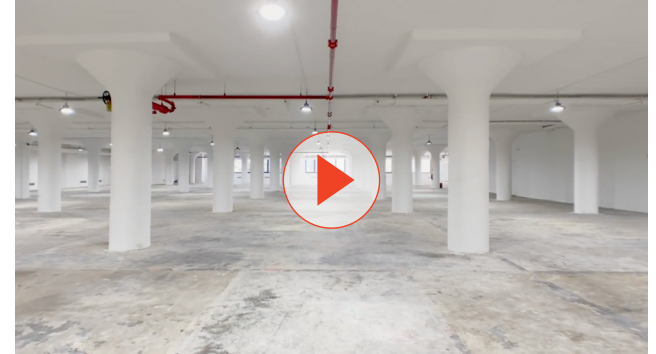
P 2ND — 14,035 RSF

EAST BUILDING



P 4TH — 14,070 RSF

WEST BUILDING



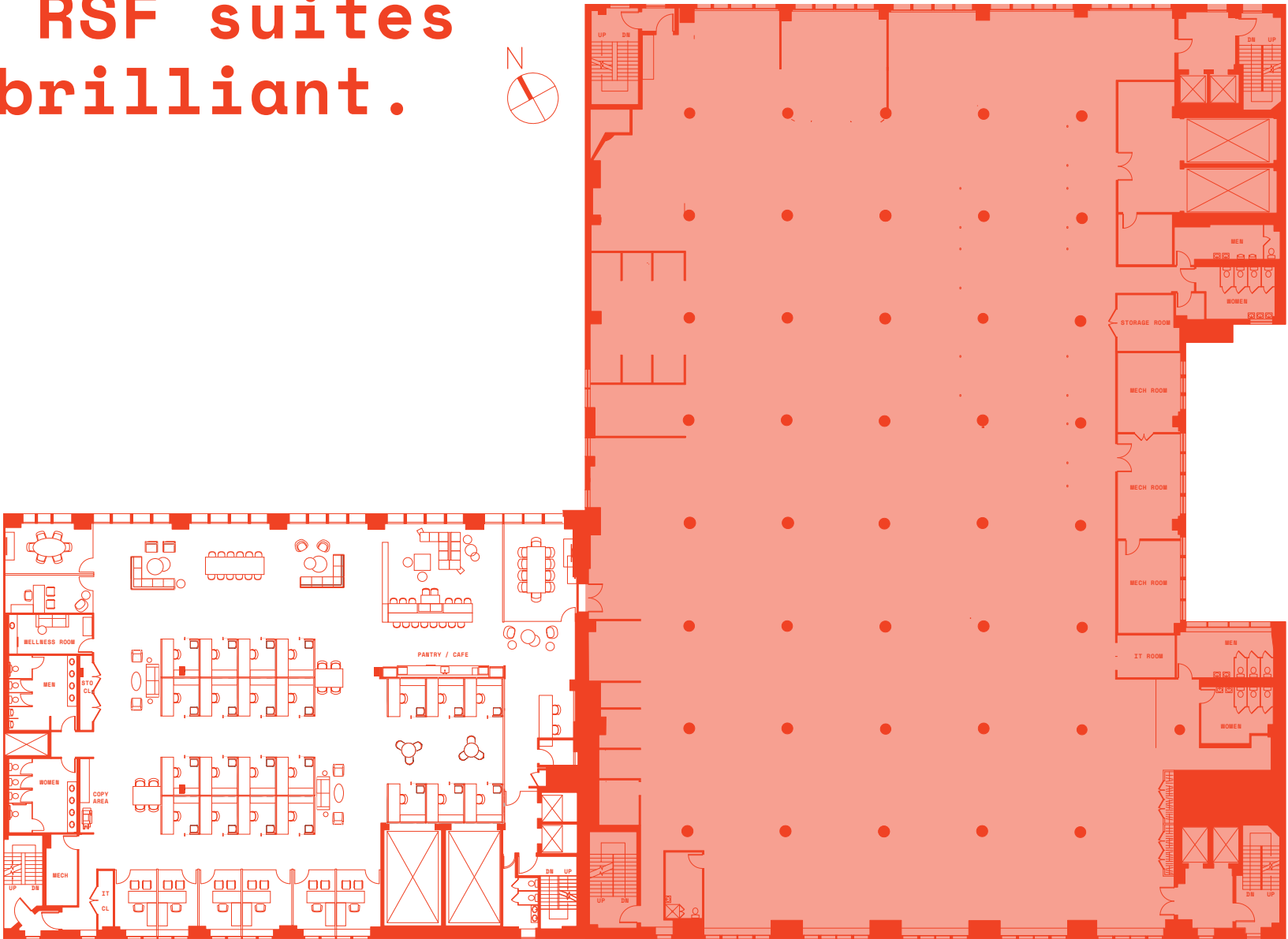
P 5TH — 36,323 RSF

14,000 RSF suites
to be brilliant.



58TH STREET

WORKSPACE	
BENCHING	24
PRIVATE OFFICE	7
RECEPTION	2
TOTAL HEADCOUNT	45
COLLABORATIVE SPACE	
CONFERENCE ROOMS	2



57TH STREET

It's everyone's
business to be here.

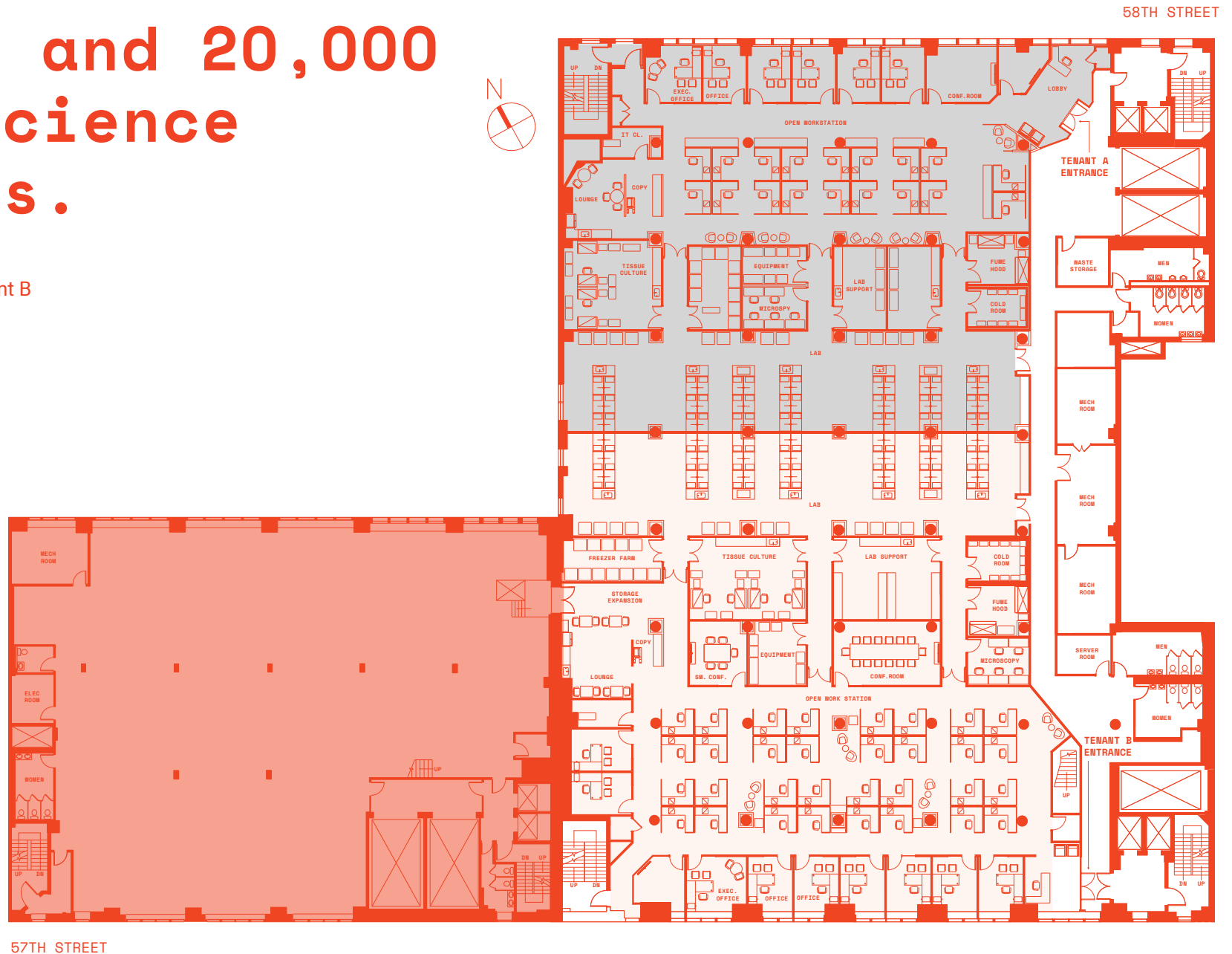


16,000 and 20,000 life science tenants.

■ Tenant A ■ Tenant B

TENANT A 15,973 RSF	
OFFICES/EXEC OFFICE	6
WORKSTATION	18

TENANT B 20,220 RSF	
OFFICES/EXEC OFFICE	9
WORKSTATION	32



Space to prove your hypothesis.





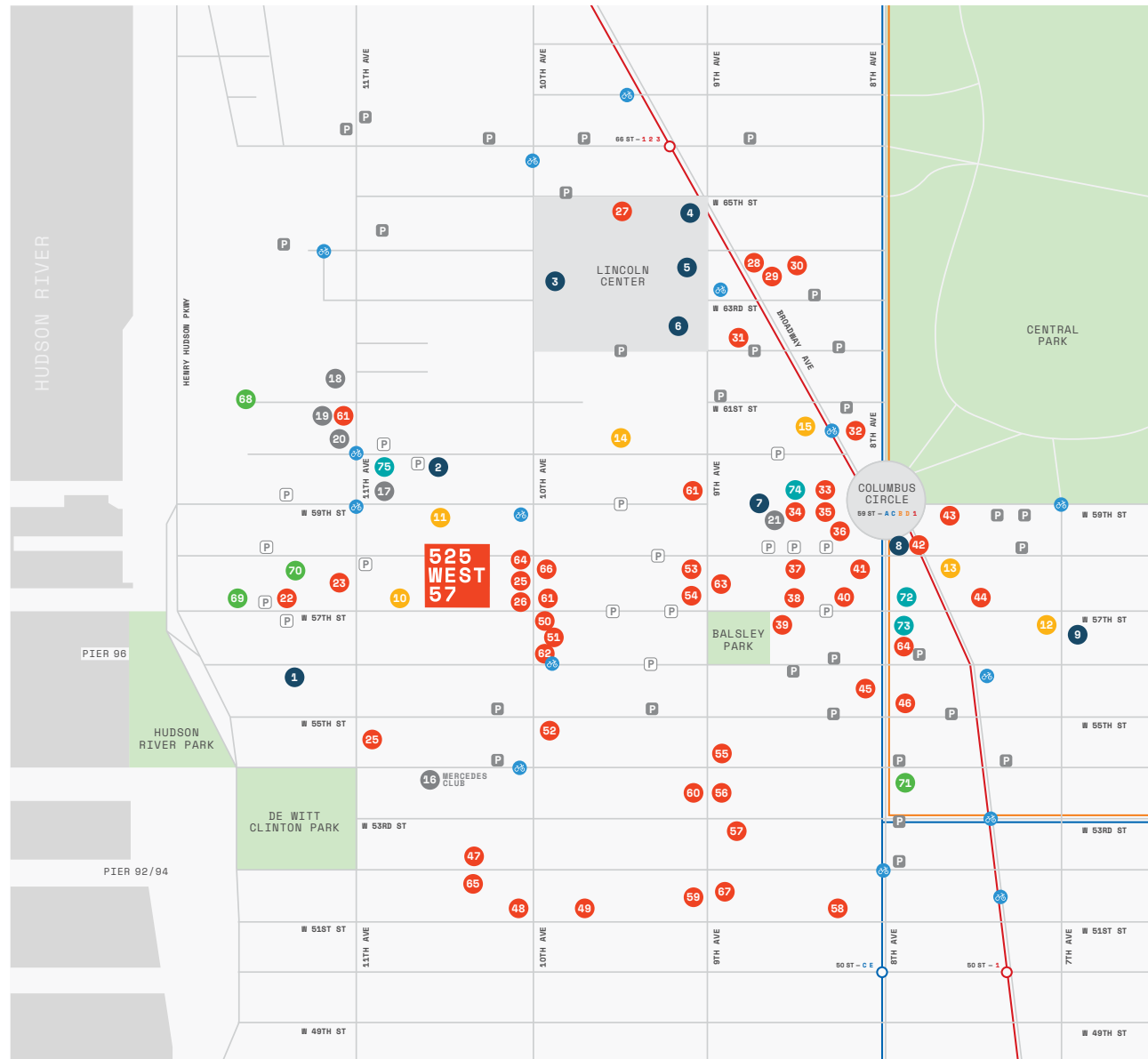
Keep your business moving.

- Reduced membership rate for tenants of 525 W 57th street
- Membership dues are \$110/month (typically \$175/month) and zero initiation fee (normally \$300)

- State-of-the-art equipment
- Unlimited group classes
- Indoor lap pool
- Indoor basketball court
- Therapeutic jacuzzi
- Sauna & steam room
- Massage spa
- Resort-style outdoor pool
- Outdoor terrace
- Social events & more



Take it west.



ATTRACTIONS

1. Terminal 5
2. Manhattan Movement & Art Center
3. Metropolitan Opera House
4. NY Philharmonic
5. Lincoln Center for Performing Arts
6. NYC Ballet
7. Time Warner Center
8. Museum of Arts and Design
9. Carnegie Hall

HOSPITALS AND UNIVERSITIES

10. Mount Sinai Health System
11. John Jay College of Criminal Justice
12. Bethany Medical Clinic
13. Columbia University Medical Center
14. Fordham University Lincoln Center
15. New York Institute of Technology

FITNESS

16. MERCEDES CLUB
Reduced membership for tenants of 525 W 57th Street
17. Row House - Columbus Circle
18. CrossFit Spot
19. SoulCycle
20. Central Rock Gym
21. Equinox Sports Club

RESTAURANTS, BARS, AND CAFES

22. Hudson West Kitchen
23. Hudson Market
24. Il Baretto
25. The Greek Kitchen
26. Justino's Pizza
27. Lincoln Ristorante
28. Epicerie Boulud
29. The Smith
30. Boulud Sud
31. Rosa Mexicano
32. Nougatine at Jean-Georges
33. Whole Foods Market
34. Momofuku Noodle Bar
35. Per Se
36. Bluebird London NYC
37. Sushi Damo
38. ABA Turkish Restaurant
39. Sfilatino Italian Gourmet
40. Bareburger

41. Blue Ribbon Sushi Bar & Grill
42. Robert
43. Marea
44. At Nordstrom Men's Store
 - Jeannie's
 - Bistro Verde
 - Milk Bar
 - Wolf
45. Guantanamera
46. Yakitori Totto
47. La Bergamonte
48. Il Melograno
49. Totto Ramen
50. Rex
51. Le Soleil
52. Gardenia Terrace
53. Masseria dei Vini
54. Terakawa Ramen
55. El Centro
56. Tacuba
57. Torishin
58. Ippudo Westside
59. Empanada Mama
60. Westville Hells Kitchen
61. Starbucks
62. The Jin
63. Birch Coffee
64. Chipotle Mexican Grill
65. Ardesia Wine Bar
66. Paris Baguette
67. K. Rico Steakhouse

NOTABLE RESIDENTIAL

68. Waterline Square
69. VIA 57th West
70. Helena
71. The Marc

RETAIL

72. CVS
73. Nordstrom Men's Store
74. The Shops at Columbus Circle
 - Aveda
 - CAMP
 - M.A.C Cosmetics
 - Williams-Sonoma
 - Wolford Boutique
 - H&M
 - Swarovski
 - Lululemon
 - Sephora
 - Diptyque
75. Urbani Truffles

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Himmel + Meringoff Properties is a privately held New York real estate investment company dedicated to the acquisition and creation of value in opportunistic equity investments in commercial properties in New York City. The company is supported by its dedicated affiliate, Meringoff Properties, Inc, a fully integrated real estate management company with over 40 years of experience in the creative repositioning, redevelopment and operation of commercial property.



MARY ANN TIGHE
CEO, Tri-State Region
212-984-8128
MaryAnn.Tighe@cbre.com

ARKADY SMOLYANSKY
Senior Vice President
212-984-8355
Arkady.Smolyansky@cbre.com

DAVID STOCKEL
Senior Vice President
212-984-6606
David.Stockel@cbre.com



ADAM D. WEISSLEDER
Senior VP/ Director of Leasing
212-337-7763
aweissleder@merprop.com

AMY FABIAN
Vice President / Leasing
212-337-7775
afabian@merprop.com

BRETT SHANNON
First Vice President
212-984-8188
Brett.Shannon@cbre.com

REEVES MCCALL
Senior Associate
212-984-7103
Reeves.McCall@cbre.com



MAUREEN PESCATORE
Leasing + Marketing Coordinator
212-337-7755
mpescatore@merprop.com