





# 49 WEST 57



**Asking Price: \$25,000,000**

JLL has been retained on an exclusive basis to arrange for the sale of 49 West 57th Street, a ~24,175 rentable square foot value-add office and retail condominium located on the north side of west 57th Street between 5th and 6th Avenues. The property offers 70' of frontage and is set back approximately 25' from the sidewalk creating a plaza-type entryway. The plaza space is open to the public and could potentially accommodate two kiosks, greatly enhancing future retail potential.

Currently, the luxury Italian menswear company Riflessi occupies a portion of the lower level as well as the entire ground floor and second floor, totaling 12,450 usable square feet, through June of 2021. The vacant former office space on the third and fourth floors totals 6,076 square feet and 5,649 rentable square feet, respectively, with 11' ceilings and will be delivered in white box condition. Due to the impending lease

## Value-add Investment/ User Opportunity

### Property Information

<b>ADDRESS:</b>	49 West 57th St, NY, NY 10019
<b>OWNERSHIP:</b>	Condominium Unit
<b>LOCATION:</b>	North side of West 57th Street between Fifth and Sixth Avenues
<b>BLOCK / LOT:</b>	1273 / 1002-1008
<b>BUILDING DIMENSIONS:</b>	70' x 75' (Irr.)
<b>ZONING:</b>	C5-1/C5-3 (Special Midtown District)
<b>STORIES:</b>	4
<b>TOTAL USABLE SF:</b>	21,009
<b>TOTAL RENTABLE SF:</b>	24,175 (27% Loss Factor)
<b>ASSESSMENT (19/20):</b>	\$5,864,124
<b>FULL TAXES (19/20):</b>	\$616,554

### Square Footage Overview

	USABLE SF	RENTABLE SF
<b>CELLAR:</b>	2,951	2,951
<b>1ST FLOOR:</b>	4,988	4,988
<b>2ND FLOOR:</b>	4,511	4,511
<b>3RD FLOOR:</b>	4,435	6,076
<b>4TH FLOOR:</b>	4,124	5,649
<b>TOTAL:</b>	<b>21,009</b>	<b>24,175</b>

Note: All SF measurements are approximate

expiration of the retail component, the offering represents a truly unique investment and/or user opportunity along with a “building within a building” concept. The condominium interest also uniquely positions the asset for non-profit users.

57th Street has experienced a robust level of investment activity throughout recent years and has transformed into what is now known as “Billionaire’s Row”. A number of high-profile luxury towers such as, Steinway Tower at 111 West 57th Street, One57 at 157 West 57th Street and Central Park Tower at 217 West 57th Street fill the skyline south of Central Park and continue to attract top restaurants as well as exclusive retailers to the neighborhood. Bound by Park Avenue to the east and Columbus Circle to the west, this portion of 57th Street is in the midst of a revitalization ideally positioning 49 West 57th Street as a focal point along the corridor.



# 49<sup>WEST</sup> 57 Highlights



~24,175 Rentable SF  
Investment / User  
Opportunity



70' of Frontage  
along  
Billionaire's Row



Flexibility to Resign Existing  
Retail Tenant or Vacate  
Property in Near-Term



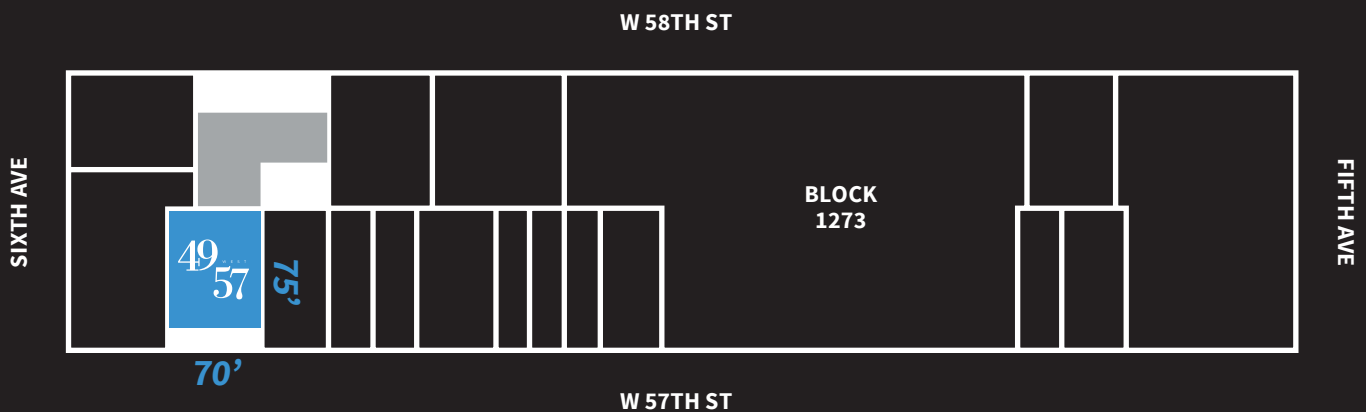
Ideal Retail, Office  
& Non-Profit  
User Potential

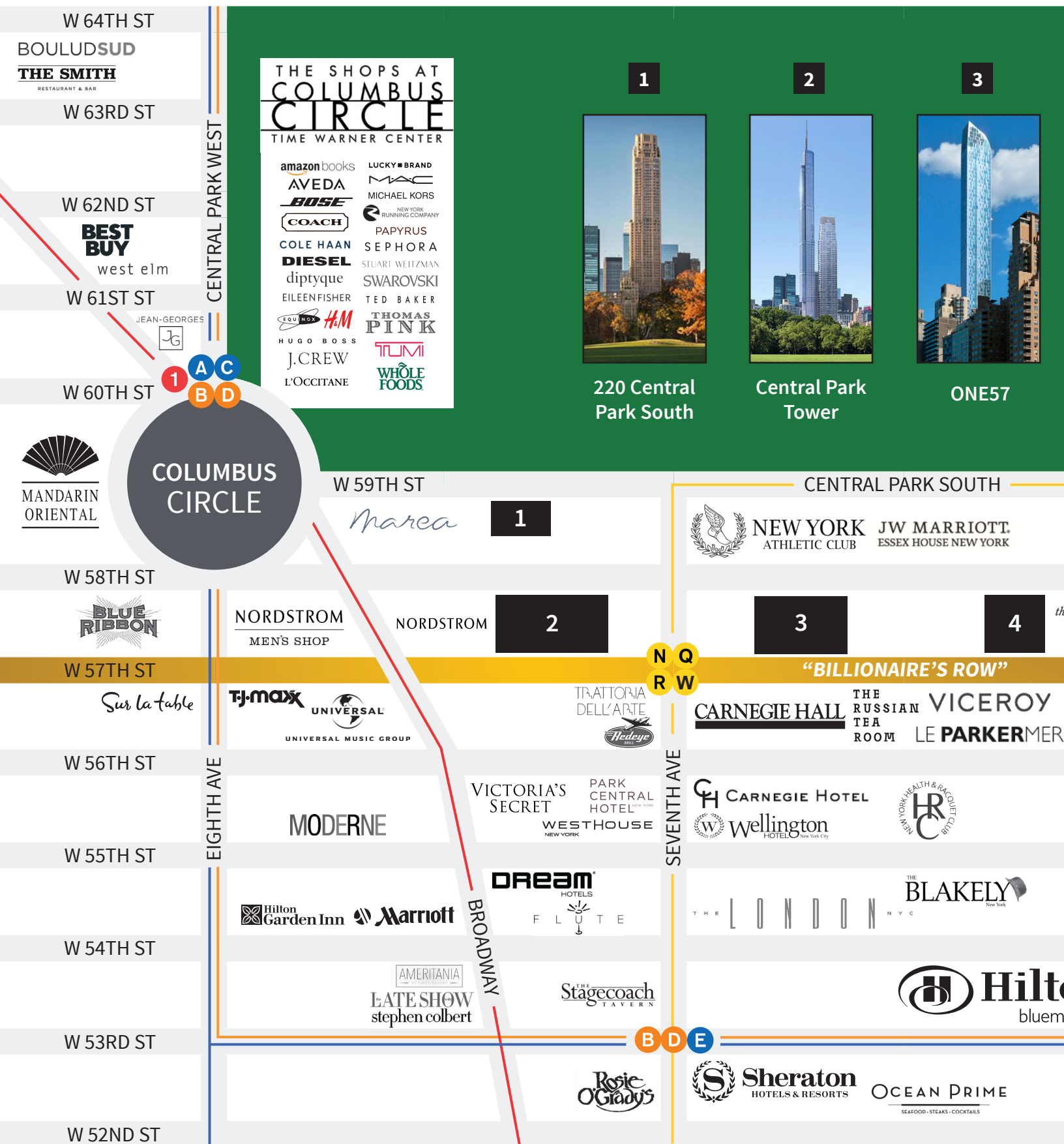


"Building  
Within a Building"  
Concept



Iconic  
57th Street  
Midtown Location





W 64TH ST  
BOULUDSUD  
**THE SMITH**  
RESTAURANT & BAR

W 63RD ST

W 62ND ST  
**BEST BUY**  
west elm

W 61ST ST

JEAN-GEORGES  
JG

W 60TH ST  
1 A C B D



MANDARIN ORIENTAL

W 58TH ST



W 57TH ST  
Sur la table

W 56TH ST

W 55TH ST

W 54TH ST

W 53RD ST

W 52ND ST

CENTRAL PARK WEST

EIGHTH AVE

THE SHOPS AT COLUMBUS CIRCLE  
TIME WARNER CENTER

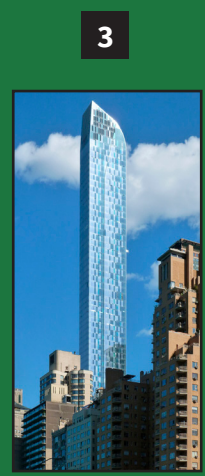
amazon books LUCKY BRAND  
AVEDA MAC  
BOSE MICHAEL KORS  
COACH NEW YORK RUNNING COMPANY  
COLE HAAN PAPYRUS  
DIESEL SEPHORA  
diptyque STUART WEITZMAN  
EILEEN FISHER SWAROVSKI  
HUGO BOSS THOMAS PINK  
J.CREW TUMI  
L'Occitane WHOLE FOODS



220 Central Park South



Central Park Tower



ONE57

W 59TH ST

marca

1

NORDSTROM  
MEN'S SHOP

NORDSTROM

2

TJ-maxx  
UNIVERSAL  
UNIVERSAL MUSIC GROUP

MODERNE

Hilton Garden Inn Marriott

AMERITANIA  
LATE SHOW  
stephen colbert

BROADWAY

VICTORIA'S SECRET  
PARK CENTRAL HOTEL  
WESTHOUSE  
NEW YORK

DREAM HOTELS  
FLUTE

THE Stagecoach  
TAVERN

Rosie O'Grady's

N Q R W

SEVENTH AVE

B D E

CENTRAL PARK SOUTH



NEW YORK ATHLETIC CLUB

JW MARRIOTT  
ESSEX HOUSE NEW YORK

3

4

"BILLIONAIRE'S ROW"

CARNEGIE HALL

THE RUSSIAN  
TEA ROOM

VICEROY  
LE PARKER MER

CARNEGIE HOTEL  
Wellington  
HOTEL New York City

NEW YORK HEALTH & RACQUET CLUB

THE LONDON NYC

THE BLAKELY  
New York

Hilton  
bluem

Sheraton  
HOTELS & RESORTS

OCEAN PRIME  
SEAFOOD - STEAKS - COCKTAILS

6



432 Park  
Avenue

E 52ND ST

**N R W**

GRAND  
ARMY  
PLAZA

*e*QUIN  
the Wayfarer

**1** HOTEL  
*central park*  
**QUALITY  
ITALIAN**

49 WEST 57

aka. **THE Paris** 

BERGDORF  
GOODMAN

F

Rve57

*NOBU*

BVLGARI  
Abercrombie  
& Fitch

ID IEN

SIXTH AVE



THE WHITBY  
HOTEL  
SHOREHAM I



DOMENICO VACCA

FIFTH AVE

G U C C I

**TOURNEAU**

**D&G**  
DOLCE & GABBANA  
**OMEGA**



GIORGIO ARMANI

OMEGA

E 55TH ST

HARRY WINSTON  Vivienne Westwood  
VALENTINO ST REGIS  
MAC  PETER MILLAR

MADISON AVE

THE  
WALKING  
COMPANY

AQUAVIT

ROGER DUBUIS  
IWC  
SCHAFFHAUSEN

on  
mercury

5

**MoMA**  
The Museum of Modern Art



E 53RD ST



**THE PALEY**  
CENTER  
FOR MEDIA

21

UNI  
QLO  
ZARA

 **ROLEX**  
*Salvatore Ferragamo*  
**LA GRENOUILLE**

 **TOURNEAU**  
**SEIKO**

ROBERT  TALBOTT  
HICKEY FREEMAN

E 52ND ST



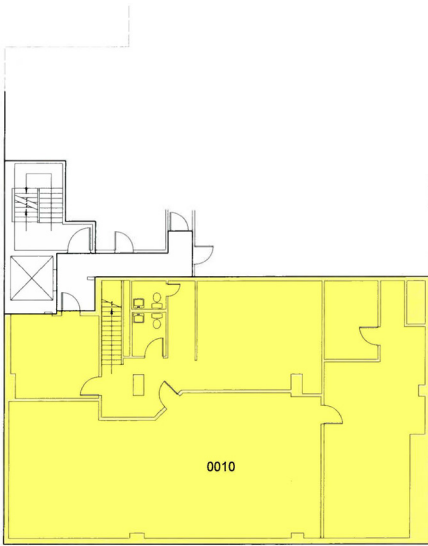




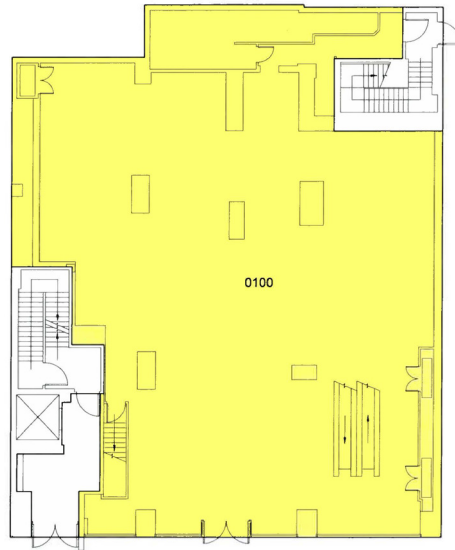


# 49<sup>WEST</sup> 57 Floor Plans

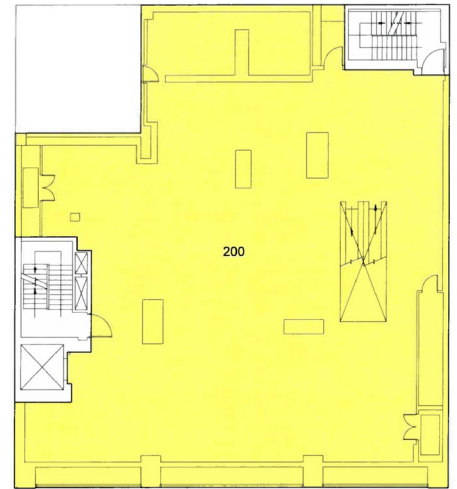
Lower Level



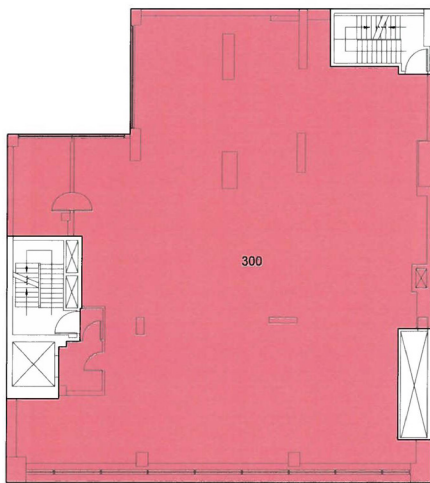
1st Floor



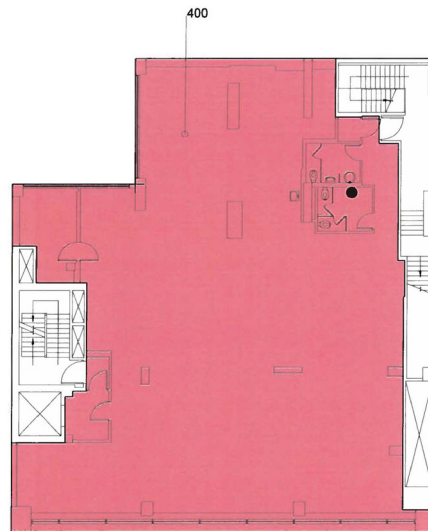
2nd Floor



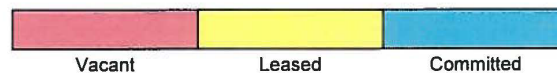
3rd Floor



4th Floor



ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL BUILDING VARIATIONS.



# 49<sup>th</sup> WEST 57

**ASKING PRICE:**  
**\$25,000,000**

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