

EVER EVOLVING

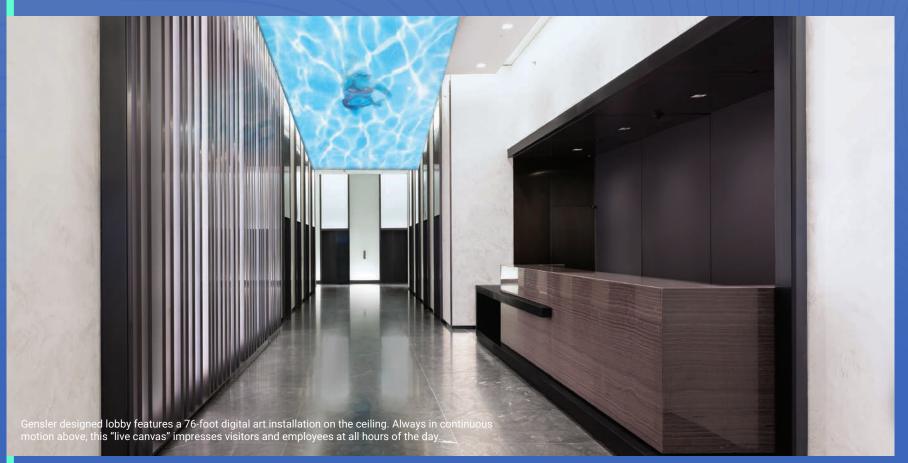
250W57TH

EMPIRE STATE

CBRE



AN AWARD-WINNING ENERGY EFFICIENT OFFICE TOWER DEEP IN THE HEART OF A HIGHLY DESIRABLE, CULTURALLY RICH NEIGHBORHOOD THAT HAS ALL OF NYC'S BEST ELEMENTS.









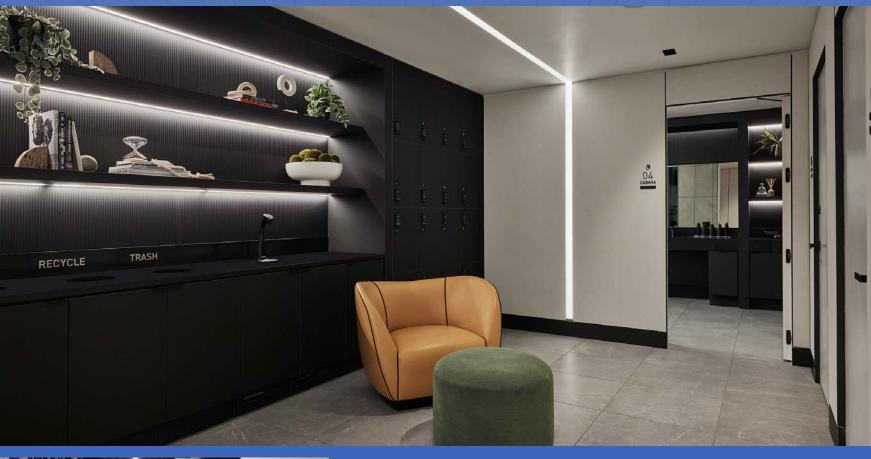


250 WEST 57TH STREET has great infrastructure and good architecture. It's not just an old building; it's a pre-war trophy. Buildings of this era were built to bring daylight into the working environment and have good, natural ventilation. They make remarkable workplaces for the future."

Rick Cook, FAIA
Founding Partner, COOKFOX Architects, LLP
Tenant at 250 West 57th Street





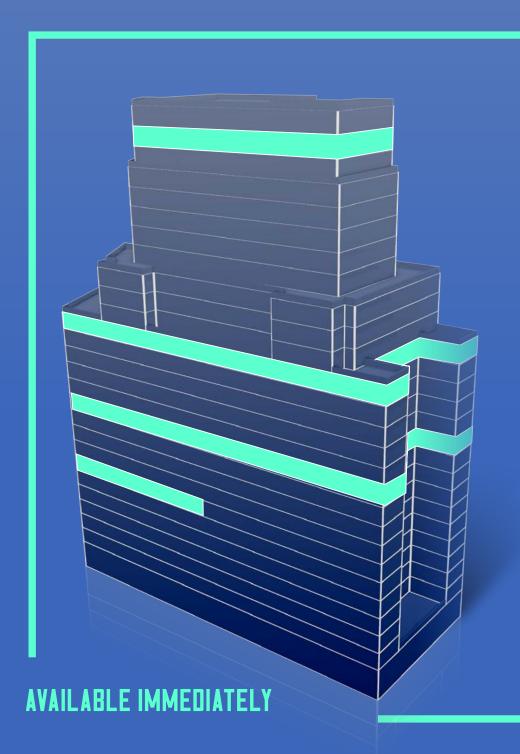


REFRESH57



Located on the Concourse Level, the new Tenant Health and Wellness Center features luxury spa quality finishes. Tenants can utilize modern cabana lounges which are complete with restrooms and showers.

It's the perfect place to freshen up before or after a workout in nearby Central Park.



FLOOR / SUITE RSF CONDITION VIRTUAL TOUR

E26 | PH 9,476 Existing installation



Penthouse existing installation with 6 private offices, 2 conference rooms, and space for 37 workstations (landlord can modify the existing installation). One of NYC's most unique spaces, with 21'7" ceiling heights and skylights that flood the space with natural light.



Demolished full floor opportunity with an abundance of natural light. Eligible for ESRT Turnkey Suites services – full scale architectural, furniture, and IT services.

E11 | **1100** 26,129 Whitebox



Whitebox full floor opportunity with an abundance of natural light. The space features exposed columns, brick accent walls, and polished concrete floors. Eligible for ESRT Turnkey Suites services – full scale architectural, furniture, and IT services.

P7 | 710 5,984 Prebuilt



Brand new pre-built, fully furnished by Knoll, with 3 offices, a boardroom, 2 meeting rooms, 29 workstations, and large open pantry. The suite faces north to 57th Street, which provides great natural light. Finishes include open ceiling, glass-fronted offices and conference rooms with black metal trim a collaborative high-end pantry with stainless steel appliances, and polished concrete floors.







FULLY MODERNIZED OFFICE SPACES



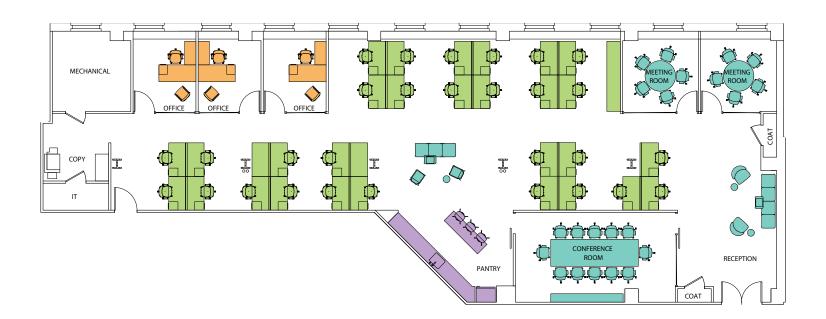




ABUNDANCE OF NATURAL LIGHT

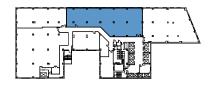
7TH FL SUITE 710

5,984 RSF



VIRTUAL TOUR (360)

Category	Qty
Office	3
Workstation (5' Bench) (Incl. Reception)	29
TOTAL	32
Reception	1
Conference Room	1
Meeting Room	2
Pantry	1
IT	1
Coat	1

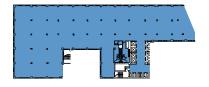


11TH FL SUITE 1100

26,129 RSF

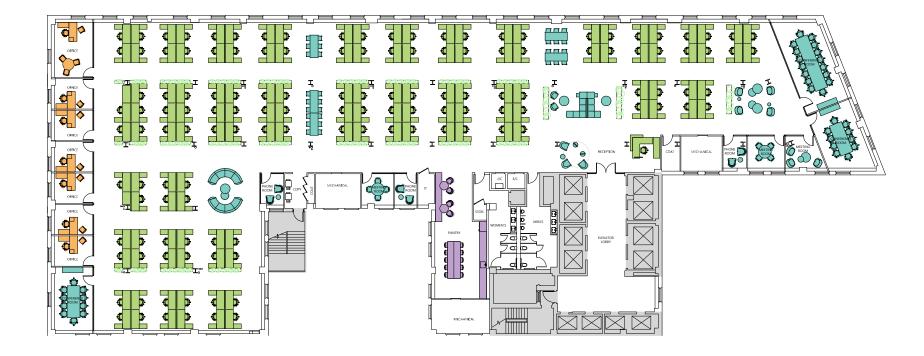
VIRTUAL TOUR (360)

Category	Qty
Office	7
Workstation (6' Bench) (Incl. Reception)	135
TOTAL	142
Reception	1
Conference Room	3
Meeting Room	3
Pantry	1
Сору	1
IT	1
Storage	1
Coat	2



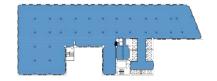


16TH FL 26,106 RSF



VIRTUAL TOUR (360)

Category	Qty
Office	7
Workstation (6' Bench) (Incl. Reception)	135
TOTAL	142
Reception	1
Conference Room	3
Meeting Room	3
Pantry	1
Сору	1
IT	1
Storage	1
Coat	2

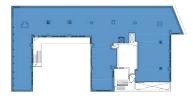


26TH FL 9,476 RSF



VIRTUAL TOUR (360)

Category	Qty
Office	6
Workstation (5' Bench) (Incl. Reception)	37
TOTAL	43
Reception	1
Conference Room	2
Pantry	2
Сору	3
IT	1
Coat	1
Storage	1









BREATHTAKING VIEWS

ESRT TURNKEY SUITES

TURNKEY

A ONE-STOP-SHOP FOR ALL OF YOUR SPACE NEEDS

- Architectural Design Partnership Custom design and development of your space
- Furniture Knoll brand with sit/stand desks
- IT Wiring Voice/Data Cabling & A/V Install







WELCOME TO ESRT IEQ SUITES

LEADING THE WAY IN INDOOR ENVIRONMENTAL QUALITY







LIGHT QUALITY -C-



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 viruses.

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

ESRT IEQ☑

Today's workforce values health and wellbeing. To attract and retain top talent, businesses should base their employees in healthy, sustainable workplaces. By basing your employees at 250 West 57th Street, it's clear to your workforce that you value their wellness.

ESRT's IEQ Suites have received numerous awards from leading environmentally conscious organizations.

Learn more in the links below.

EMPIRE STATE REALTY TRUST

esrtreit.com/contact-us-ieq















UNRIVALED LOCATION

Two blocks from the southernmost tip of Central Park, this office tower boasts an idyllic location for those in the area for work, world-class shopping, fine dining, sightseeing or to catch a show. Carnegie Hall, Lincoln Center, and Broadway Theaters are a short walk away.

Enjoy the rare perk of having direct in-direct access to the Columbus Circle subway station, with access to several subway lines and the Turnstyle Underground Market shopping concourse complete with many food and retail options.











ENVIABLE COMMUTES







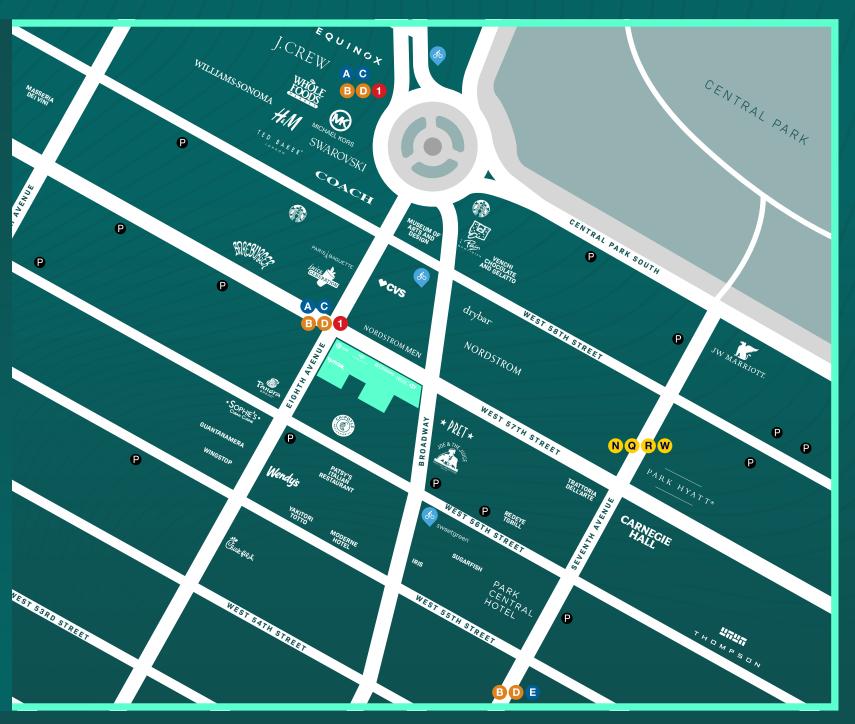




The beauty of its Midtown West location, just below Columbus Circle, is its quick access to and from major Midtown South transportation hubs; namely Penn Station, LIRR, PATH stations and Port Authority Bus Terminal.

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

Bus: M10 M12 M20 M31 M5 M57 M104 Q32



FACTS & FIGURES

Location	57th Street between Broadway and Eighth Avenue	Security	24/7 security, visitor reception desk in the building
Completed	1921	Elevators	10 passenger, 3 freight
Architect	Carrere & Hastings	Floor Load	60 lbs. per square foot
Building Size	546,244 rentable square feet, 26 floors	Ceiling Height	10'6" slab-to-slab; 9'6" slab-to-beam
Floor Sizes	9,200 – 27,000 rentable square feet	Operating Hours	8:00 A.M. to 6:00 P.M. Monday - Friday, building access 24/7
 Bike room Two blocks from Central Park and The Sat Columbus Circle In-building retail: AT&T, Citizens Bank, T.J. Maxx and Bank of America Turnstyle subway retail concourse, dini lodging and specialty retail in immediativicinity 	showers, locker rooms and changing areas	Loading Facilities	Freight entrance on Eighth Avenue
	 Two blocks from Central Park and The Shops at Columbus Circle In-building retail: AT&T, Citizens Bank, 	Transportation	Direct in-building access to the Time Warner Center/Columbus Circle subway and 5 subway lines, with street access to 6 additional lines A C B D 1 2 N Q R W F
	 Turnstyle subway retail concourse, dining, lodging and specialty retail in immediate 	Parking	Numerous parking garages located in the immediate vicinity
	vicinity - Honeybee apiaries to improve local	Leasing Agent	CBRE
Electrical Service	biodiversity Sub-metered electric in all new spaces over 2,500 square feet	Ownership	enership Empire State Realty Trust, Inc. (NYSE: ESRT) is a NYC-focused REIT that owns and manages a well-positioned property portfolio of office,
Telecommunications	Providers include: AT&T, Century Link, Cogent, Crown Castle Fiber, Natural Wireless, Spectrum Business, Towerstream, Verizon		retail and multifamily assets in Manhattan and the greater New York metropolitan area.
HVAC	Cooling by a combination of air-cooled and water-cooled floor-by-floor package systems; air-conditioned common corridors; perimeter radiant heat; dedicated supplemental water condenser		

AVAILABLE INTERNET SERVICE PROVIDERS

CARRIER	CABLE TYPE
AT&T	Direct Fiber Connection
Century Link	Direct Fiber Connection
Cogent	Direct Fiber Connection
Crown Castle Fiber	Direct Fiber Connection
Natural Wireless	Fixed Wireless
Spectrum Business	Coaxial / Copper
Towerstream	Fixed Wireless
Verizon	Coaxial / Copper

KEY FEATURES



CONNECTIVITY

- Fiber optic connectivity available for high-speed, reliable, data communications services.
- 5 high-speed internet service providers available to provide multiple options to select from.
- Dark fiber connectivity option available to lease point-to-point fiber connections.
- Fixed wireless connectivity available via rooftop dish antenna that is not reliant on cabling in the street.



INFRASTRUCTURE

- Physically diverse, underground, protected telecom conduit entrances for redundant connections from different streets to mitigate outages.
- Physically diverse vertical telecom riser pathways for redundant connections to mitigate outages.
- Secure, protected, vertical telecom riser pathway(s) to support secure service delivery and mitigate outages.
- Spare telecom conduit capacity entering from the street to support new internet service providers entering the building.



WIRELESS

 The building offers reliable in-building mobile cellular coverage and quality for at least one mobile operator



READINESS

• Standard Telecommunications License Agreement in place to expedite new internet service providers entering the building.

ESRT: THE GREEN LEADER

SETTING THE STANDARD FOR INNOVATION AND TECHNOLOGY



GOALS

- Target net-zero carbon emissions by 2035
- Maintain leadership in Indoor Environmental Quality
- 20% reduction in energy use by 2024
- 5% reduction in waste generation every year
- 2% reduction in water use every year



INDOOR ENVIRONMENTAL QUALITY

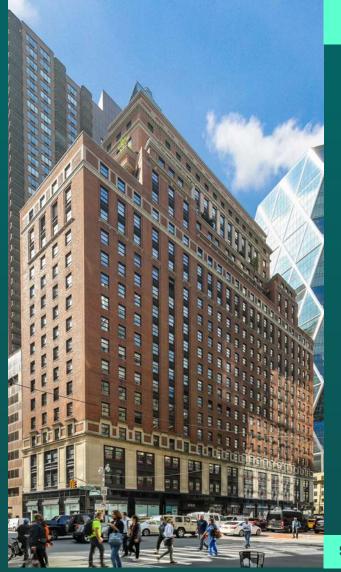
- MERV 13 filters and increased ventilation
- Active bi-polar ionization, neutralizes
- 99.92% of coronaviruses (as shown by an independent study from Microchem Laboratory)
- Portfolio-wide low/no VOC materials
- Annual air and water testing



TENANT ENGAGEMENT

- Custom sustainable and efficient design support
- Utility and Sustainability data available
- Green Lease Provisions across 100% of portfolio

FOR MORE DETAILS, VISIT: ESRT.NYC/PORTFOLIO



BUILDING SPOTLIGHT

44%

REDUCTION IN GREENHOUSE GAS EMISSIONS SINCE 2009

EMISSIONS REDUCTION

Total reduction represents annual equivalent to:

- 281 passenger vehicles driven
- 21,199 trees planted

1359 Broadway provides the tools necessary to bring employees back to the office with confidence in their work environment.

ESRT is Leading the Way in Indoor **Environmental Quality**



SAVE UP TO \$1 PSF ON YOUR ENERGY BILL



























250W57TH

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EMPIRE STATE

CBRE

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