

**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.

## CONTENTS

- 03 - THE BUILDING
- 05 - AVAILABILITIES
- 07 - OFFICE SPACE
- 09 - LIFE SCIENCE OFFICE
- 11 - AMENITIES
- 12 - NEIGHBORHOOD
- 13 - TEAM & CONTACT

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

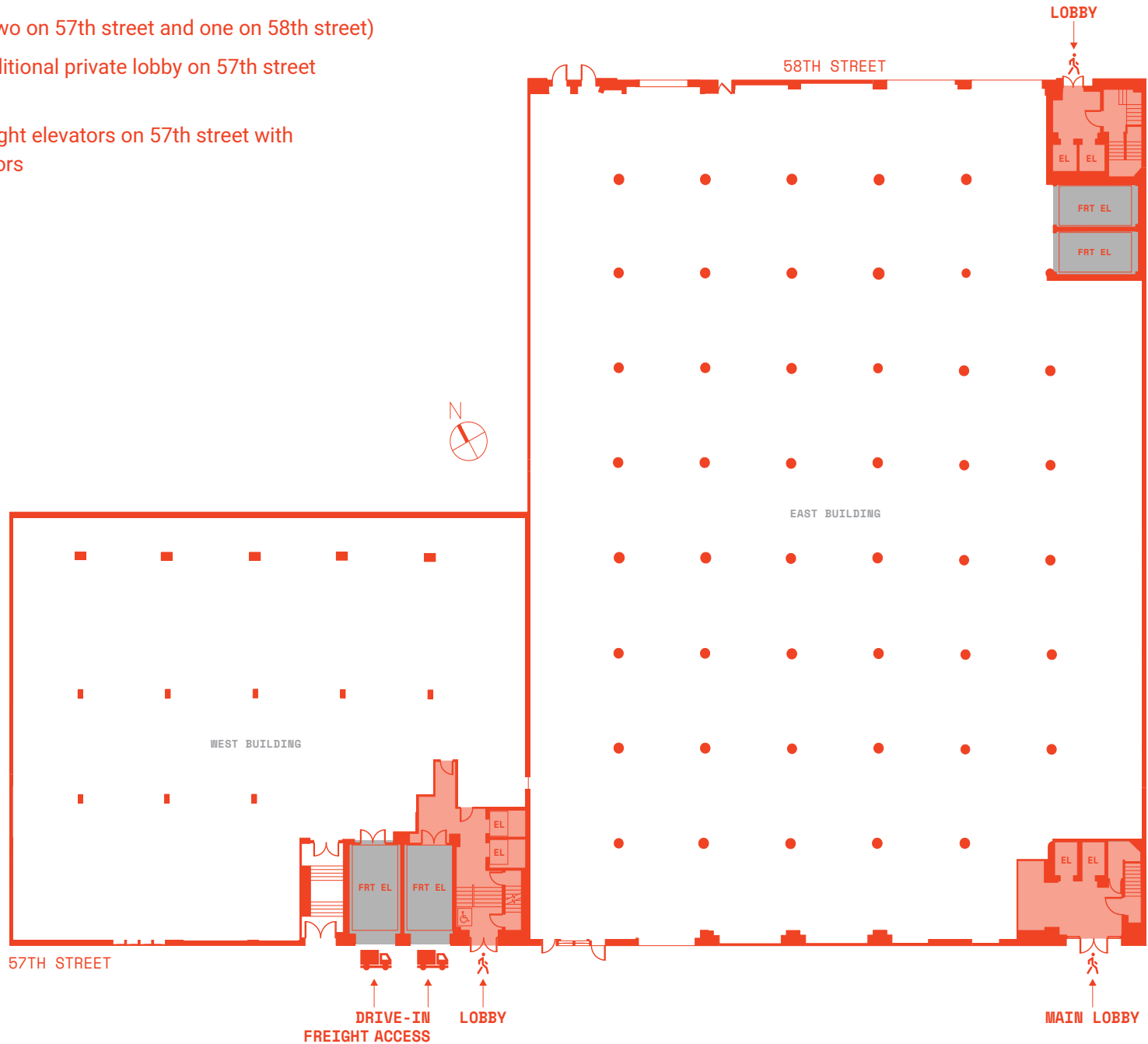
East Building

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

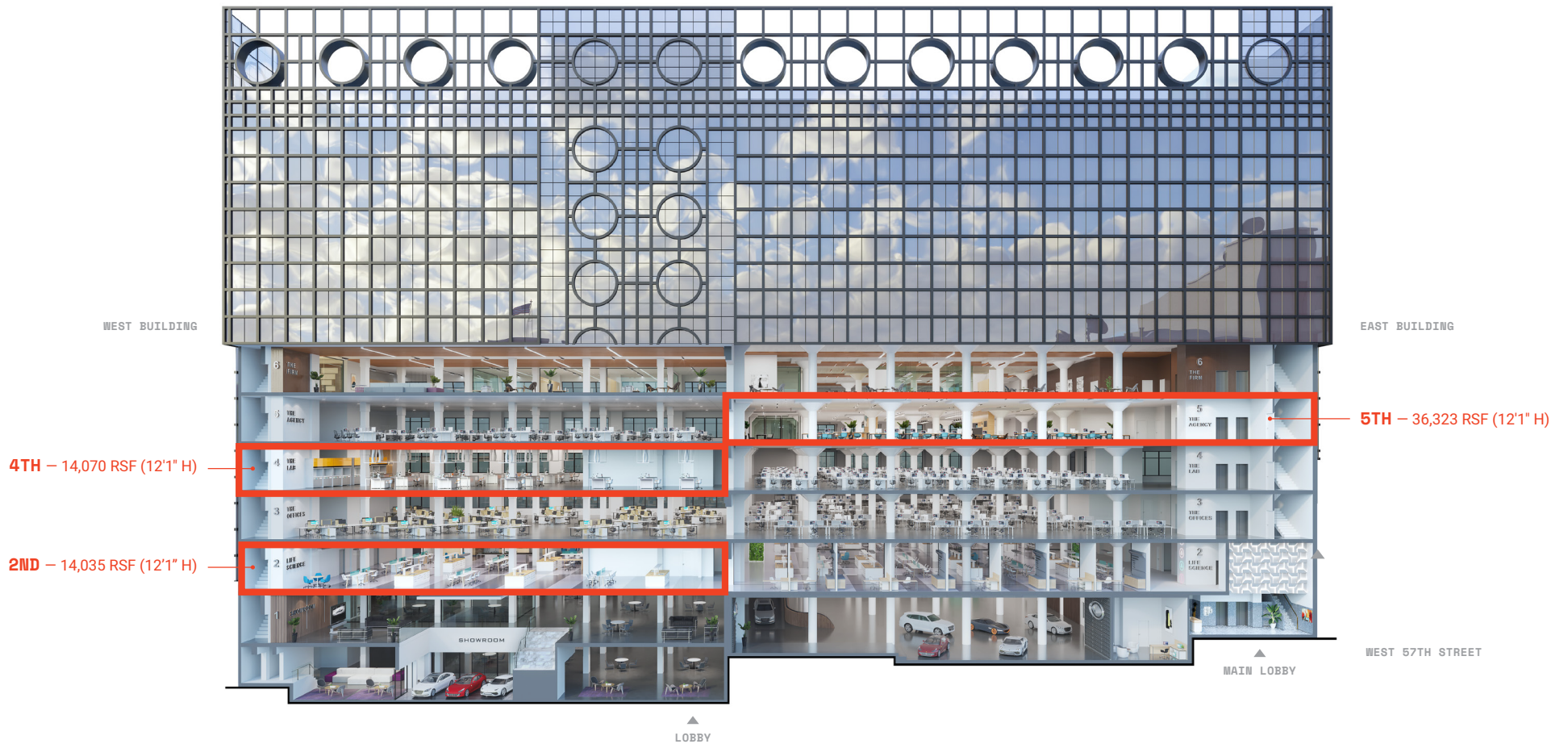


Exterior View

- 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

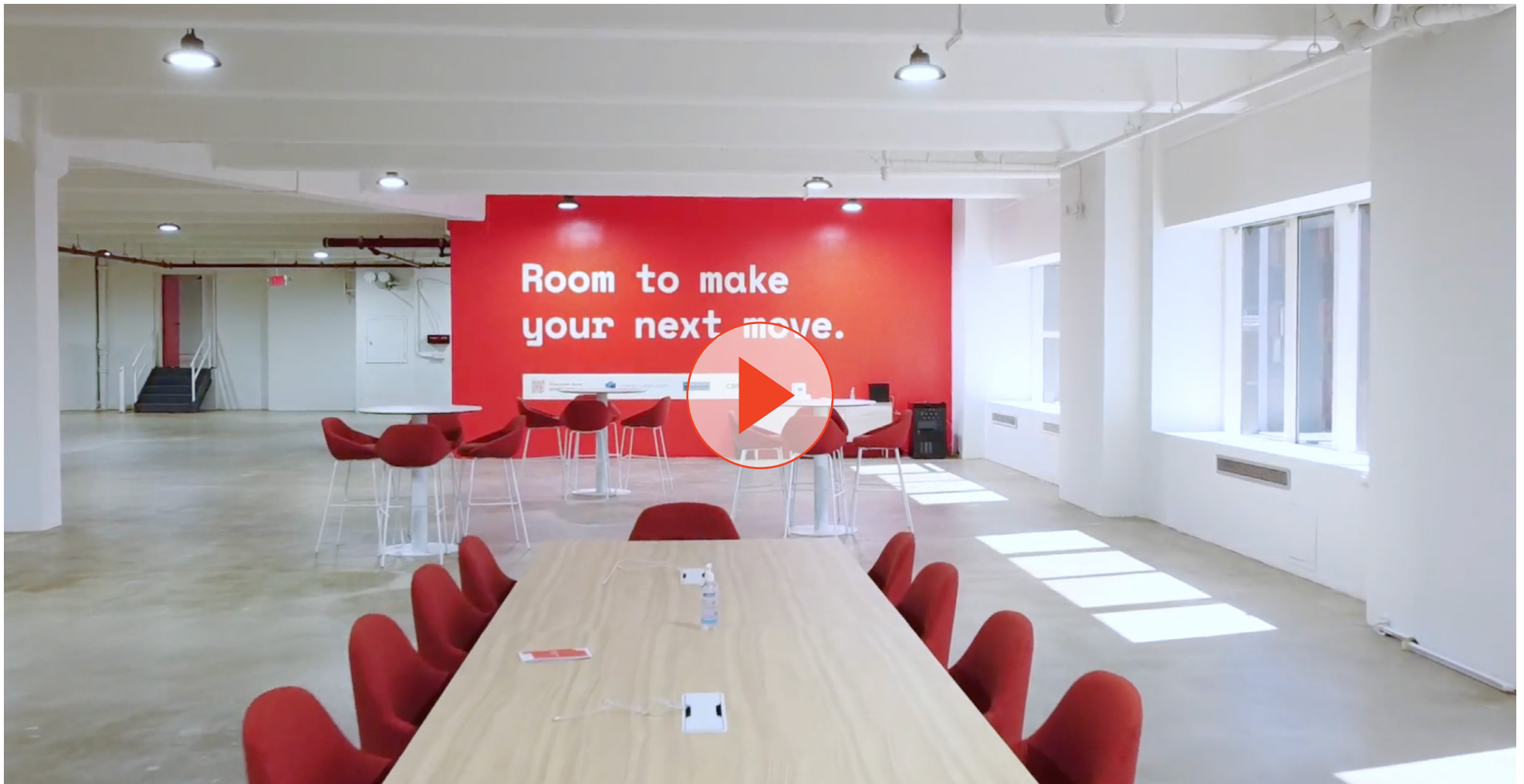


# Your space to expand.



# Explore up close.

EAST AND WEST BUILDINGS: 14,000 RSF + 36,000 RSF

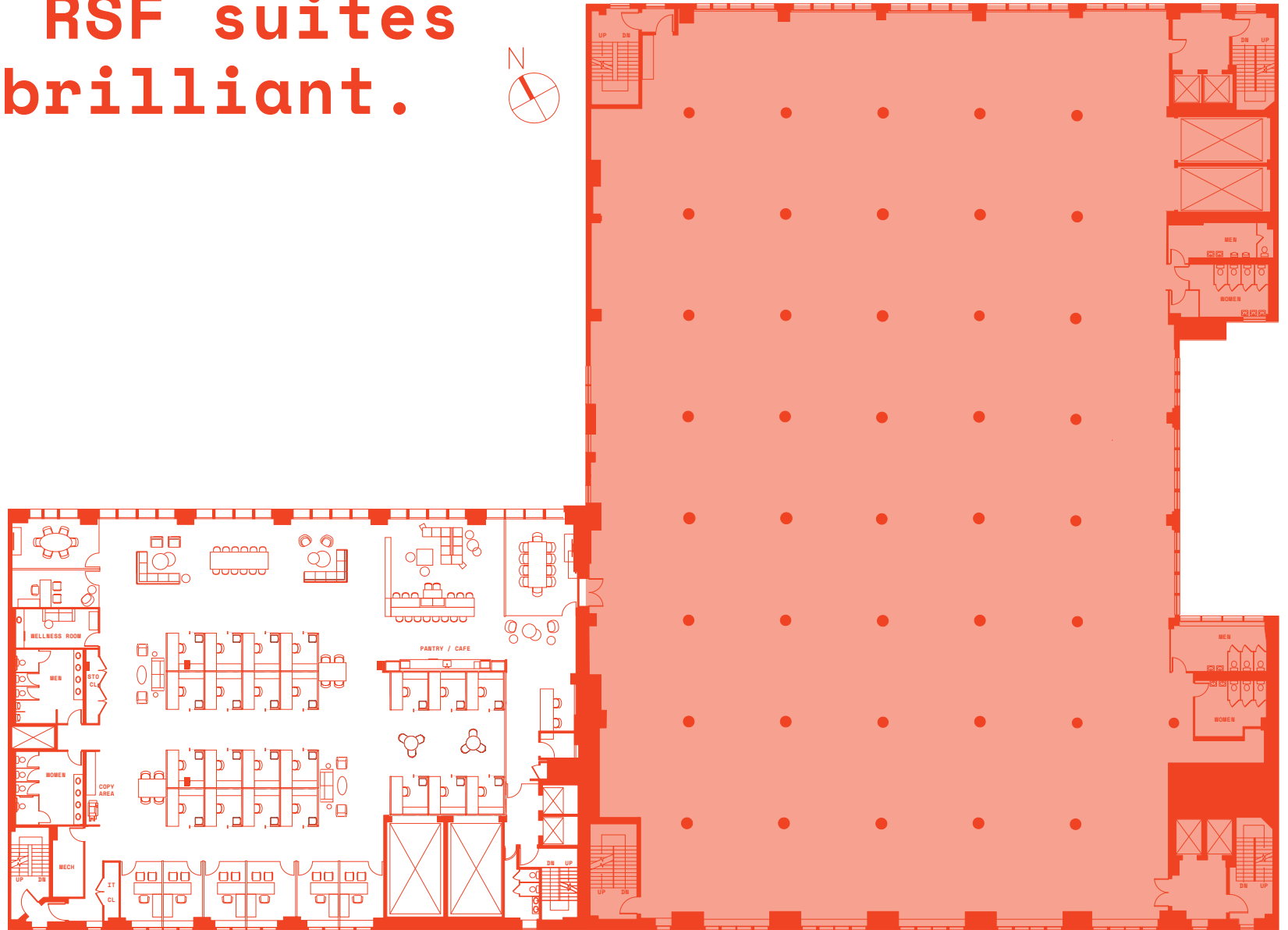


# 14,000 RSF suites to be brilliant.



58TH STREET

<b>WORKSPACE</b>	
BENCHING	24
PRIVATE OFFICE	7
RECEPTION	2
TOTAL HEADCOUNT	45
<b>COLLABORATIVE SPACE</b>	
CONFERENCE ROOM	2



57TH STREET

It's everyone's business to be here.





# 16,000 and 20,000 life science tenants.

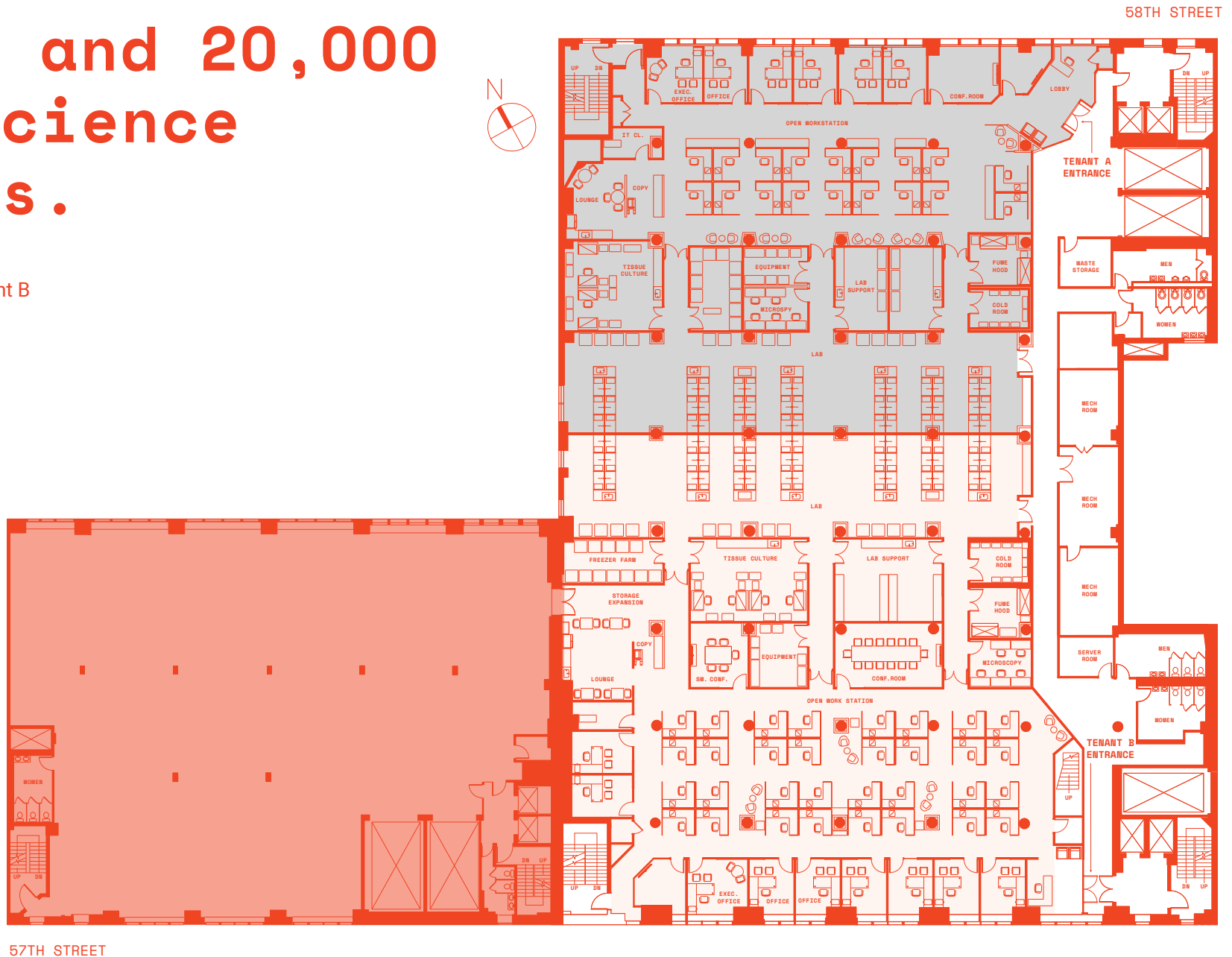
■ Tenant A ■ Tenant B

**TENANT A 15,973 RSF**

OFFICE/EXEC OFFICE	6
WORKSTATION	18

**TENANT B 20,220 RSF**

OFFICE/EXEC OFFICE	9
WORKSTATION	32



57TH STREET

58TH STREET

# Space to prove your hypothesis.



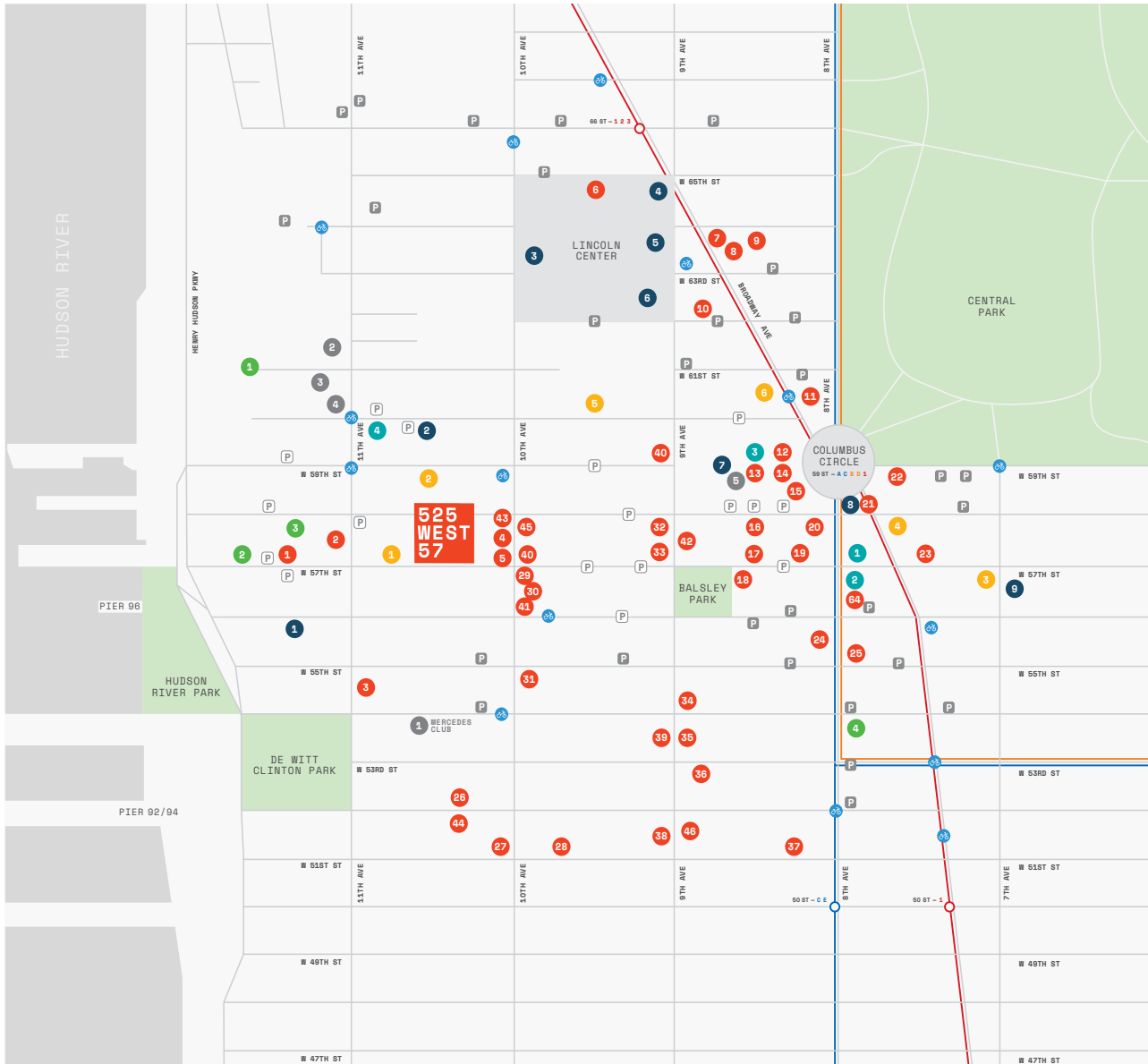


# Keep your business moving.

Reduced membership rate for tenants of 525 W 57th street.

- 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

- Terminal 5
- Manhattan Movement & Art Center
- Metropolitan Opera House
- NY Philharmonic
- Lincoln Center for Performing Arts
- NYC Ballet
- Time Warner Center
- Museum of Arts and Design
- Carnegie Hall

## HOSPITALS AND UNIVERSITIES

- Mount Sinai Health System
- John Jay College of Criminal Justice
- Bethany Medical Clinic
- Columbia University Medical Center
- Fordham University Lincoln Center
- New York Institute of Technology

## FITNESS

- MERCEDES CLUB**  
Reduced membership for tenants of 525 W 57th Street
- CrossFit Spot
- SoulCycle
- Central Rock Gym
- Equinox Sports Club

## RESTAURANTS, BARS, AND CAFES

- Hudson West Kitchen
- Hudson Market
- Il Baretto
- The Greek Kitchen
- Justino's Pizza
- Lincoln Ristorante
- Epicerie Boulud
- The Smith
- Boulud Sud
- Rosa Mexicano
- Nougatine at Jean-Georges
- Whole Foods Market
- Momofuku Noodle Bar
- Per Se
- Bluebird London NYC
- Sushi Damo
- ABA Turkish Restaurant
- Sfilatino Italian Gourmet
- Bareburger
- Blue Ribbon Sushi Bar & Grill
- Robert

- Marea
- At Nordstrom Men's Store
  - Jeannie's
  - Bistro Verde
  - Milk Bar
  - Wolf
- Guantanamera
- Yakitori Totto
- La Bergamonte
- Il Melograno
- Totto Ramen
- Rex
- Le Soleil
- Gardenia Terrace
- Masseria dei Vini
- Terakawa Ramen
- El Centro
- Tacuba
- Torishin
- Ippudo Westside
- Empanada Mama
- Westville Hells Kitchen
- Starbucks
- The Jin
- Birch Coffee
- Chipotle Mexican Grill
- Ardesia Wine Bar
- Paris Baguette
- K. Rico Steakhouse

## NOTABLE RESIDENTIAL

- Waterline Square
- VIA 57th West
- Helena
- The Marc

## RETAIL

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

525  
WEST  
57



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.



**ADAM D. WEISSLEDER**  
Senior VP + Director of Leasing  
212-337-7763  
[AWeissleder@merprop.com](mailto:AWeissleder@merprop.com)

**AMY FABIAN**  
Vice President Leasing  
212-337-7775  
[AFabian@merprop.com](mailto:AFabian@merprop.com)