



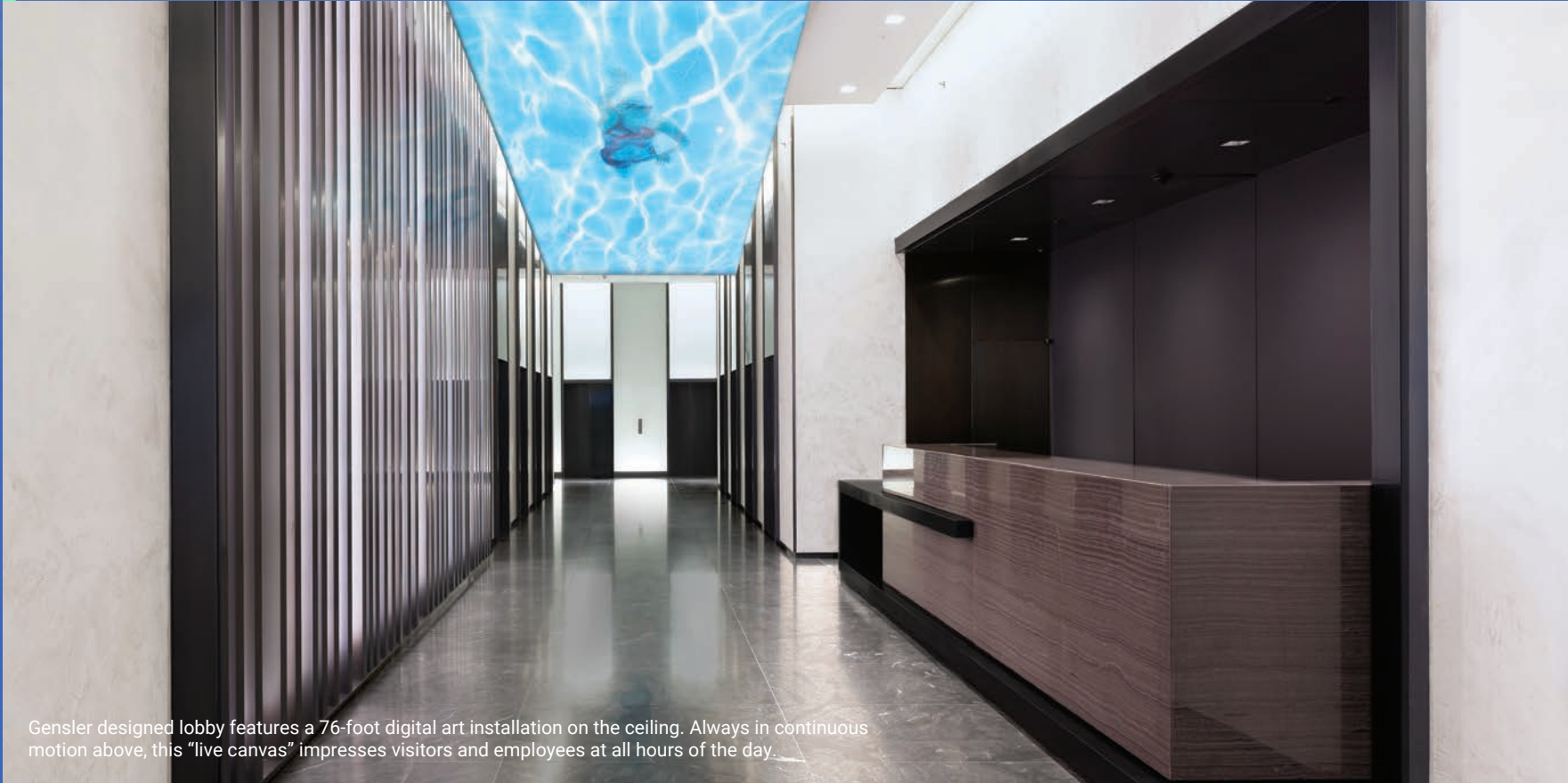
EVER EVOLVING

250 W 57TH

EMPIRE STATE × CBRE
REALTY TRUST



**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.**



Gensler designed lobby features a 76-foot digital art installation on the ceiling. Always in continuous motion above, this “live canvas” impresses visitors and employees at all hours of the day.



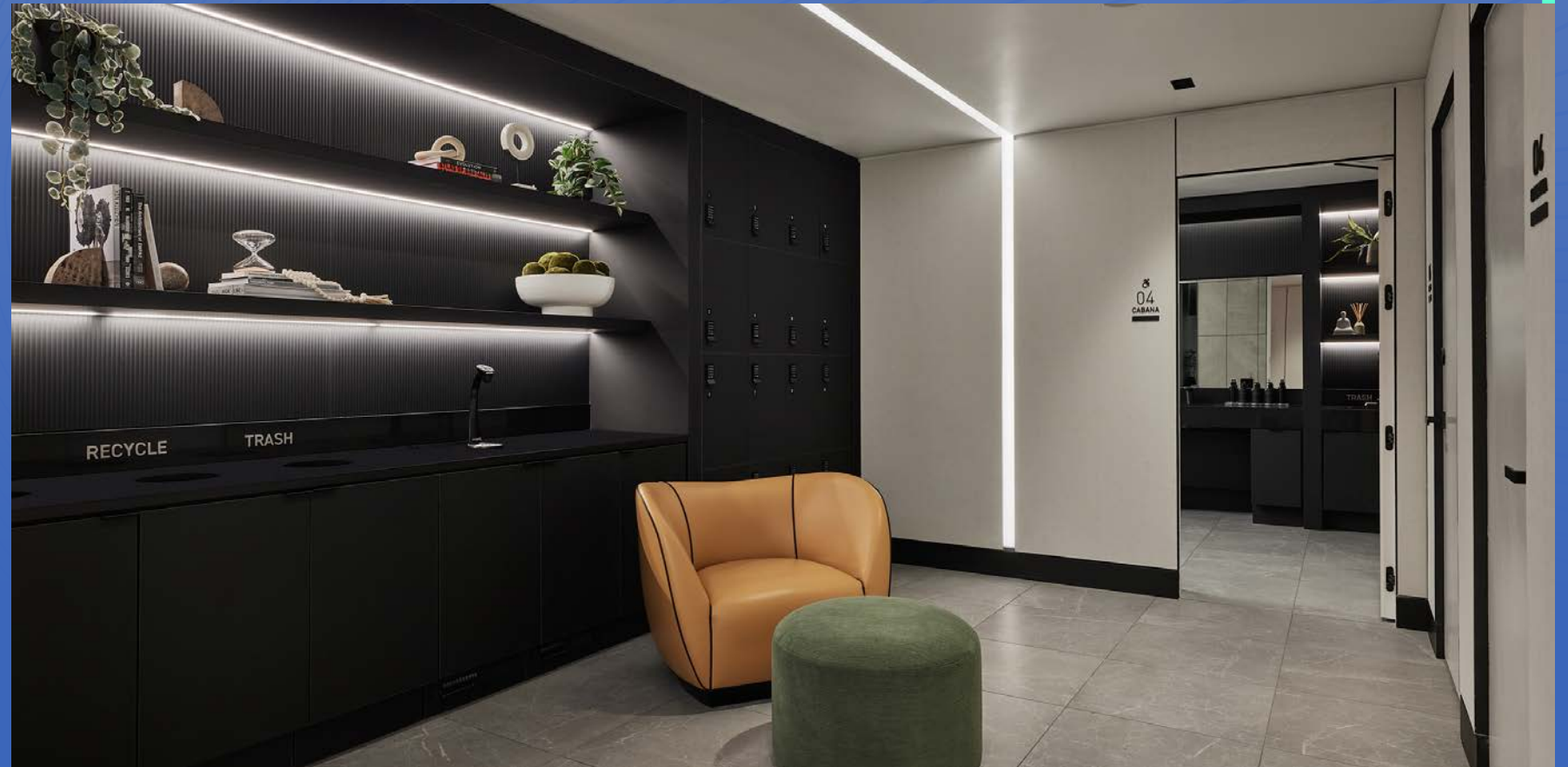
“**250 WEST 57TH STREET** has great infrastructure and good architecture. It’s not just an old building; it’s a pre-war trophy. Buildings of this era were built to bring daylight into the working environment and have good, natural ventilation. They make remarkable workplaces for the future.”



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

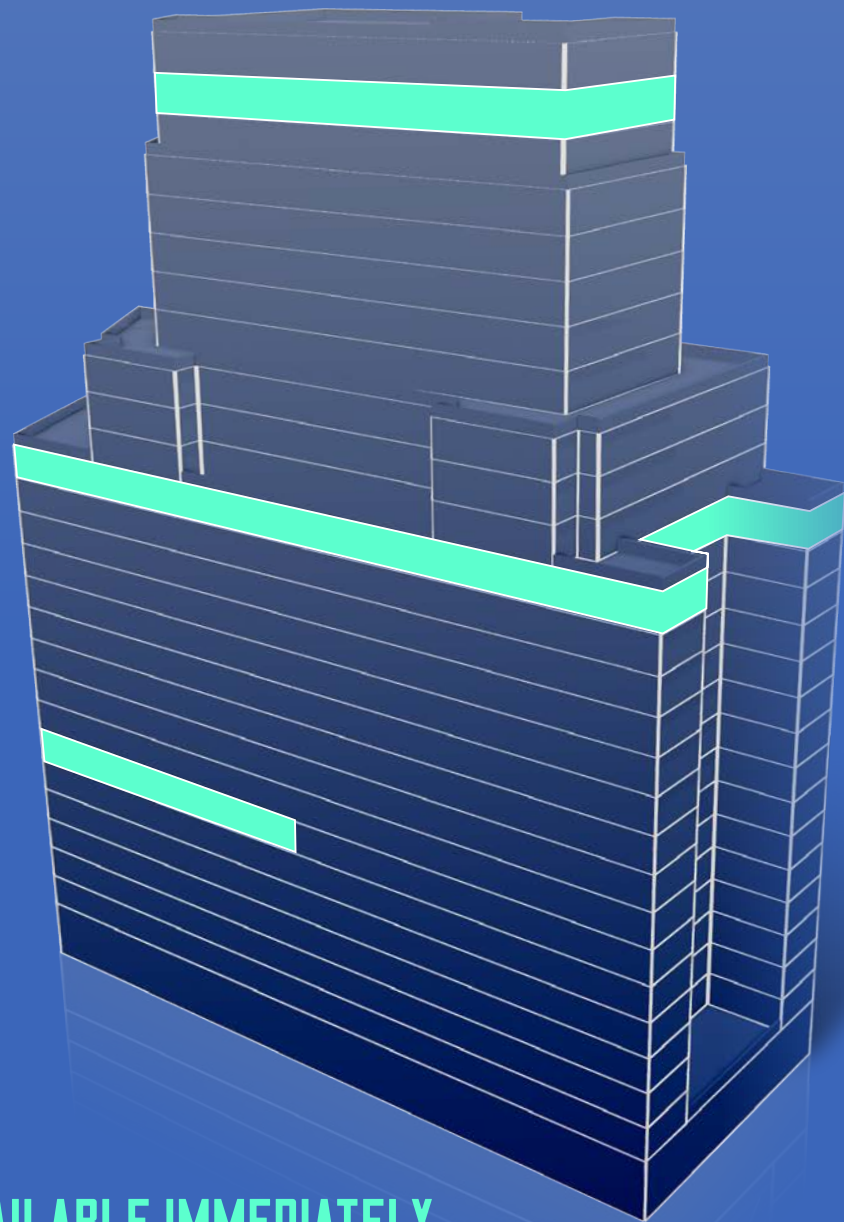





REFRESH57



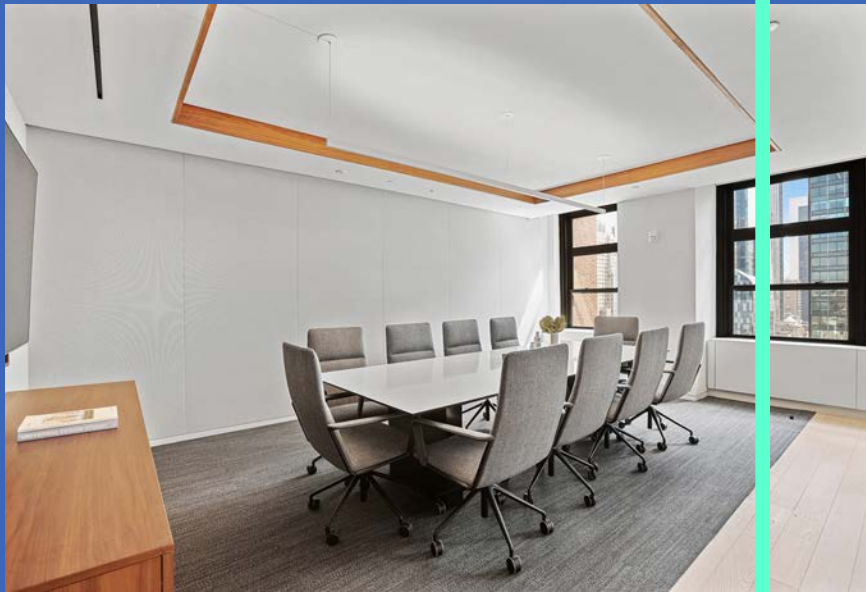
Located on the Concourse Level, the new Tenant Health and Wellness Center features luxury spa quality finishes. Tenants can utilize modern cabana lounges which are complete with restrooms and showers.

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	
<p>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.</p>			
E16 1600	26,106	Whitebox	
<p>Whitebox full floor opportunity with an abundance of natural light. The space features exposed columns, brick accent walls, and polished concrete floors.</p>			
P7 710	5,984	Prebuilt	
<p>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.</p>			

AVAILABLE IMMEDIATELY



FULLY MODERNIZED OFFICE SPACES



ABUNDANCE OF NATURAL LIGHT

26TH FL

PRE-BUILT
9,476 RSF

VIRTUAL TOUR 



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



DOWNLOAD FLOOR PLAN

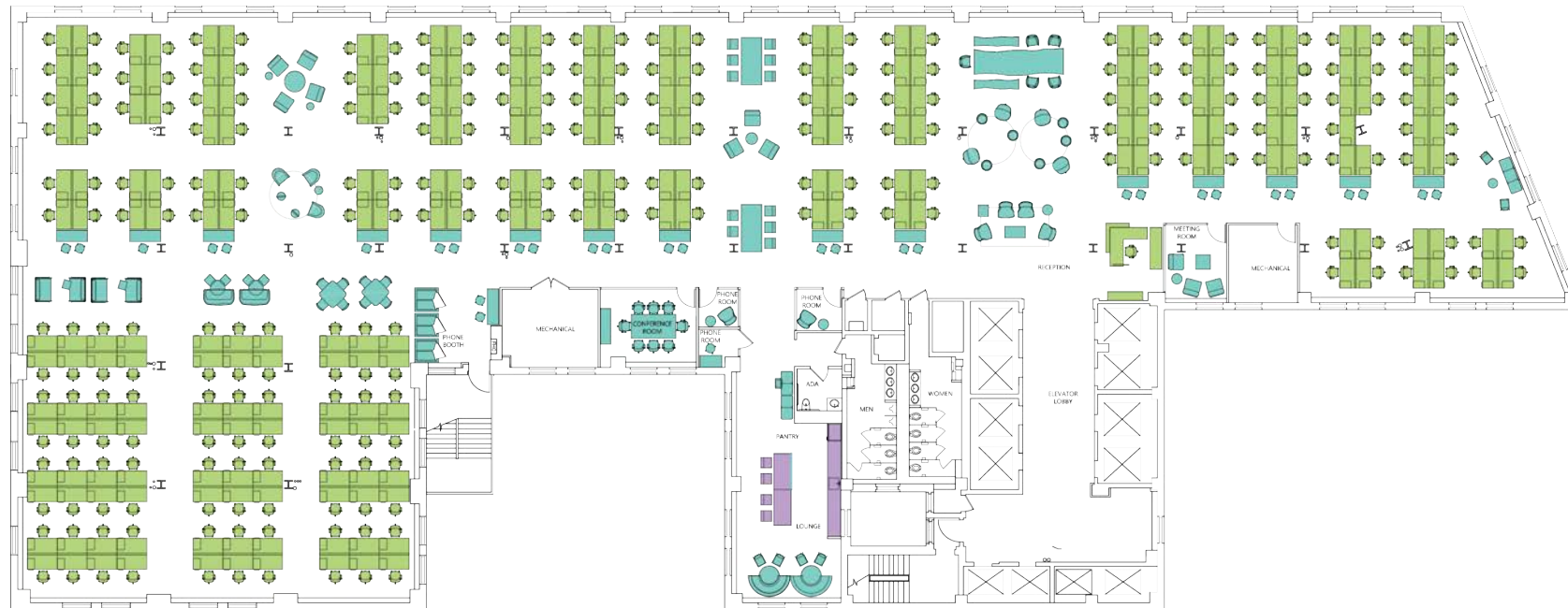


16TH FL

OPEN PLAN TEST FIT
26,106 RSF

VIRTUAL TOUR 

Category	Qty
Workstation (Incl. Reception)	252
TOTAL	252
Reception	1
Conference Room	1
Meeting Room	1
Phone Room/Booth	6
Pantry	1



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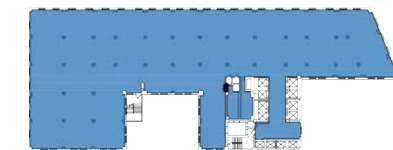
16TH FL

OFFICE INTENSIVE TEST FIT
26,106 RSF

VIRTUAL TOUR 



Category	Qty
Office	36
Workstation (6' x 6') (Incl. Reception)	59
TOTAL	95
Reception	1
Conference Room	3
Meeting Room	2
Phone Room/Booth	5
Pantry	1
Copy	1
IT	1
Wellness	1
Mail Room	1
Storage	1
Coat	2

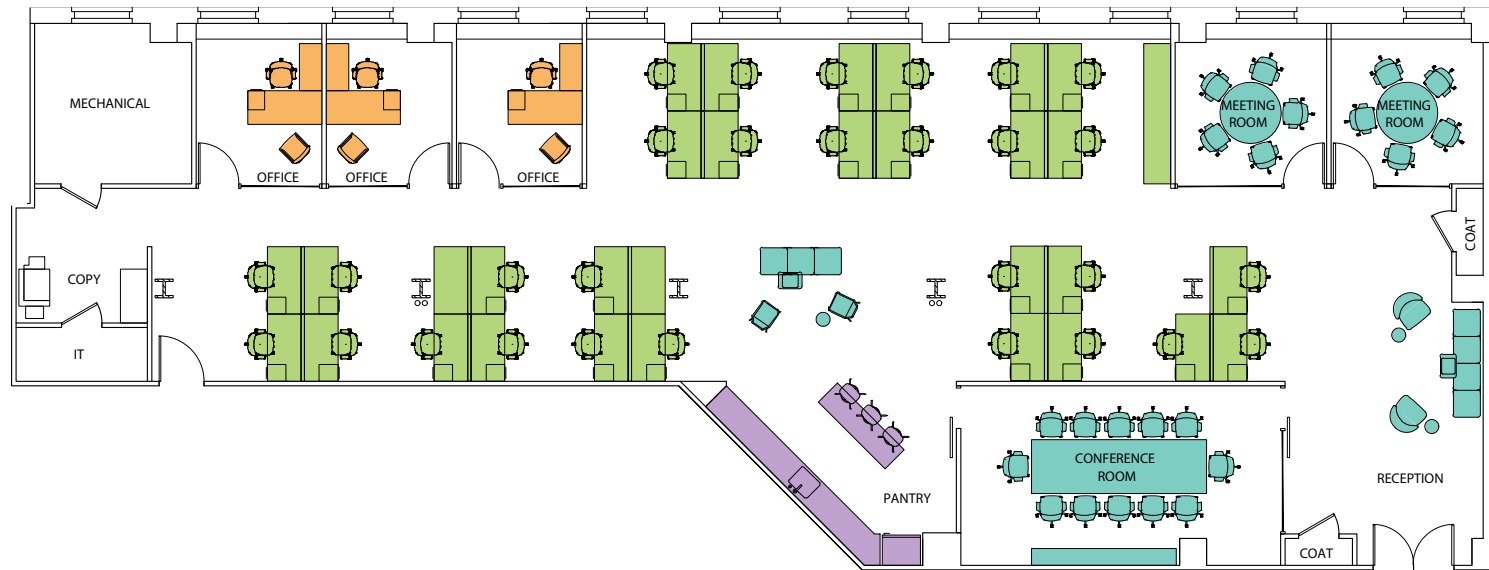


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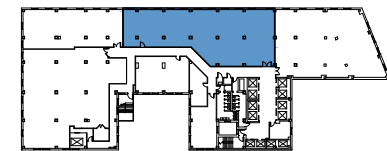
7TH FL SUITE 710

PRE-BUILT
5,984 RSF



VIRTUAL TOUR 

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



DOWNLOAD FLOOR PLAN



BREATHTAKING VIEWS

WELCOME TO ESRT IEQ SUITES

LEADING THE WAY IN INDOOR ENVIRONMENTAL QUALITY



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.

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 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 Business Review, World Health Organization.

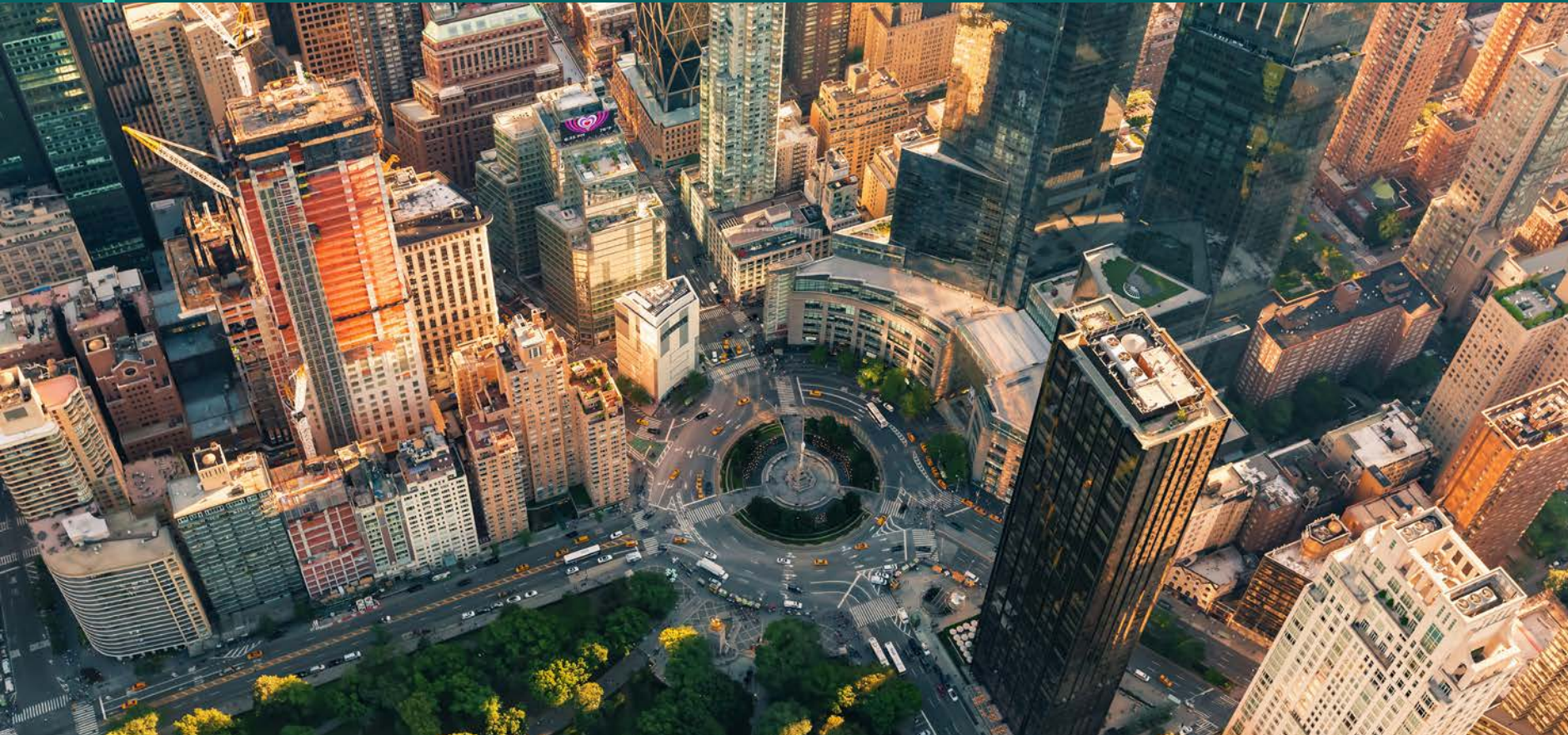
ESRT's IEQ Suites have received numerous awards from leading environmentally conscious organizations.

Learn more in the links below.

EMPIRE STATE
REALTY TRUST

esrtreit.com/contact-us-ieq

   @Empire State Realty Trust
   @ESRTsocial



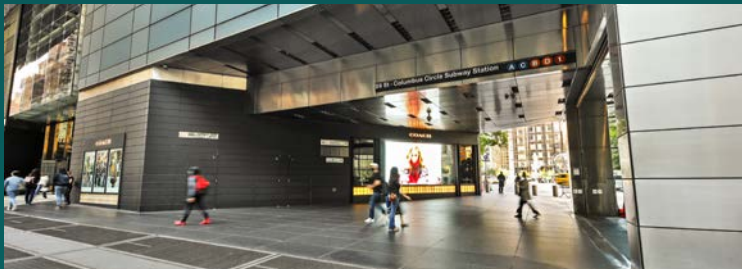
UNRIVALED LOCATION

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.



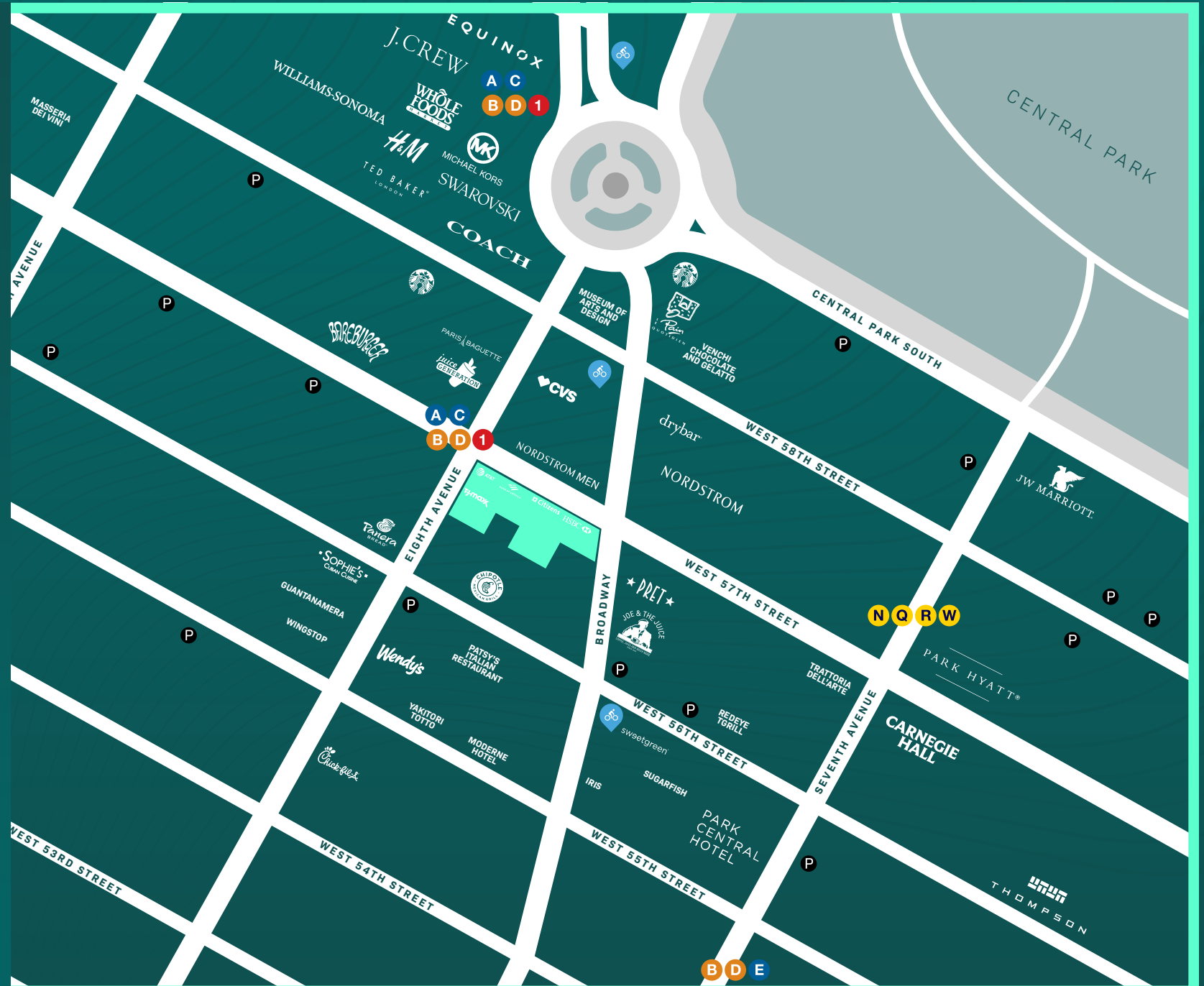
ENVIABLE COMMUTES



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
Completed	1921
Architect	Carrere & Hastings
Building Size	472,707 rentable square feet, 26 floors
Floor Sizes	9,200 – 27,000 rentable square feet
Amenities	<ul style="list-style-type: none"> ▪ Refresh57 wellness amenity includes showers, locker rooms and changing areas ▪ Bike room ▪ Two blocks from Central Park and The Shops at Columbus Circle ▪ In-building retail: AT&T, Citizens Bank, T.J. Maxx and Bank of America ▪ Turnstyle subway retail concourse, dining, lodging and specialty retail in immediate vicinity
Electrical Service	Sub-metered electric in all new spaces over 2,500 square feet
Telecommunications	WiredScore Certified Platinum. Providers include: AT&T, Century Link, Cogent, Crown Castle Fiber, Natural Wireless, Spectrum Business, Towerstream, Verizon
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

Security	24/7 security, visitor reception desk in the building
Elevators	10 passenger, 3 freight
Floor Load	60 lbs. per square foot
Ceiling Height	10'6" slab-to-slab; 9'6" slab-to-beam
Operating Hours	8:00 A.M. to 6:00 P.M. Monday - Friday, building access 24/7
Loading Facilities	Freight entrance on Eighth Avenue
Transportation	Direct in-building access to the Time Warner Center/Columbus Circle subway and 5 subway lines, with street access to 6 additional lines 
Parking	Numerous parking garages located in the immediate vicinity
Leasing Agent	CBRE
Ownership	Empire State Realty Trust, Inc. (NYSE: ESRT) is a NYC-focused REIT that owns and manages a well-positioned property portfolio of office, retail and multifamily assets in Manhattan and the greater New York metropolitan area.

WIREScore FACT SHEET



AVAILABLE ISPs

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

DIFFERENTIATORS

- ✓ **LEADER IN SUSTAINABILITY & ENERGY EFFICIENCY**
Carbon neutral
- ✓ **FULLY AMENITIZED**
Increase employee recruitment, retention & productivity
- ✓ **LOCATIONS NEAR MASS TRANSIT**
- ✓ **FULLY MODERNIZED ASSETS**
Over **\$1B** spent
- ✓ **ESRT IEQ**
Bi-polar ionization neutralizes **99.92%** of viruses
CO² sensors increase employee cognitive function by **50%**
- ✓ **ESRT TURNKEY SUITES**
Furnished, wired & move-in ready
- ✓ **SERVICE ORIENTED FIRM**
Over **280** tenant expansions totaling **2.7MM RSF** since we went public
- ✓ **FINANCIAL STABILITY**
Publicly traded on the NYSE with a **best-in-class** balance sheet
Significant balance sheet liquidity (nearly \$1B)

FOR MORE DETAILS, VISIT: [ESRT.NYC/PORTFOLIO](https://www.esrt.nyc/PORTFOLIO)



BUILDING SPOTLIGHT

HEALTH AND WELLNESS FEATURES

WELL Health-Safety Rated
Walk Score: 99
Transit Score: 100
Bike Score: 87
Fitwel Certified

OPERATING FEATURES

Operable Windows
Natural Light & Views
Recycling
Green Cleaning and Pest Control Products
WiredScore Certified Platinum

EMISSIONS REDUCTION

32% emissions reduction over the last 10 years
GHG Emissions Avoided = 269 Vehicles Driven for 1 Year
CO₂ Emissions Avoided = 149 Homes' Energy Use for 1 Year

SAVE UP TO \$1 PSF ON YOUR ENERGY BILL



250 W 57TH

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