

40 W
FIFTY SEVENTH

As It Should Be

40 W

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As It Should Be

A unique headquarters opportunity for quality tenants. Thoughtfully reimaged through a comprehensive renovation where arrival is refined, the air is elevated, productivity is seamless, and every shared space reflects a higher standard for work.



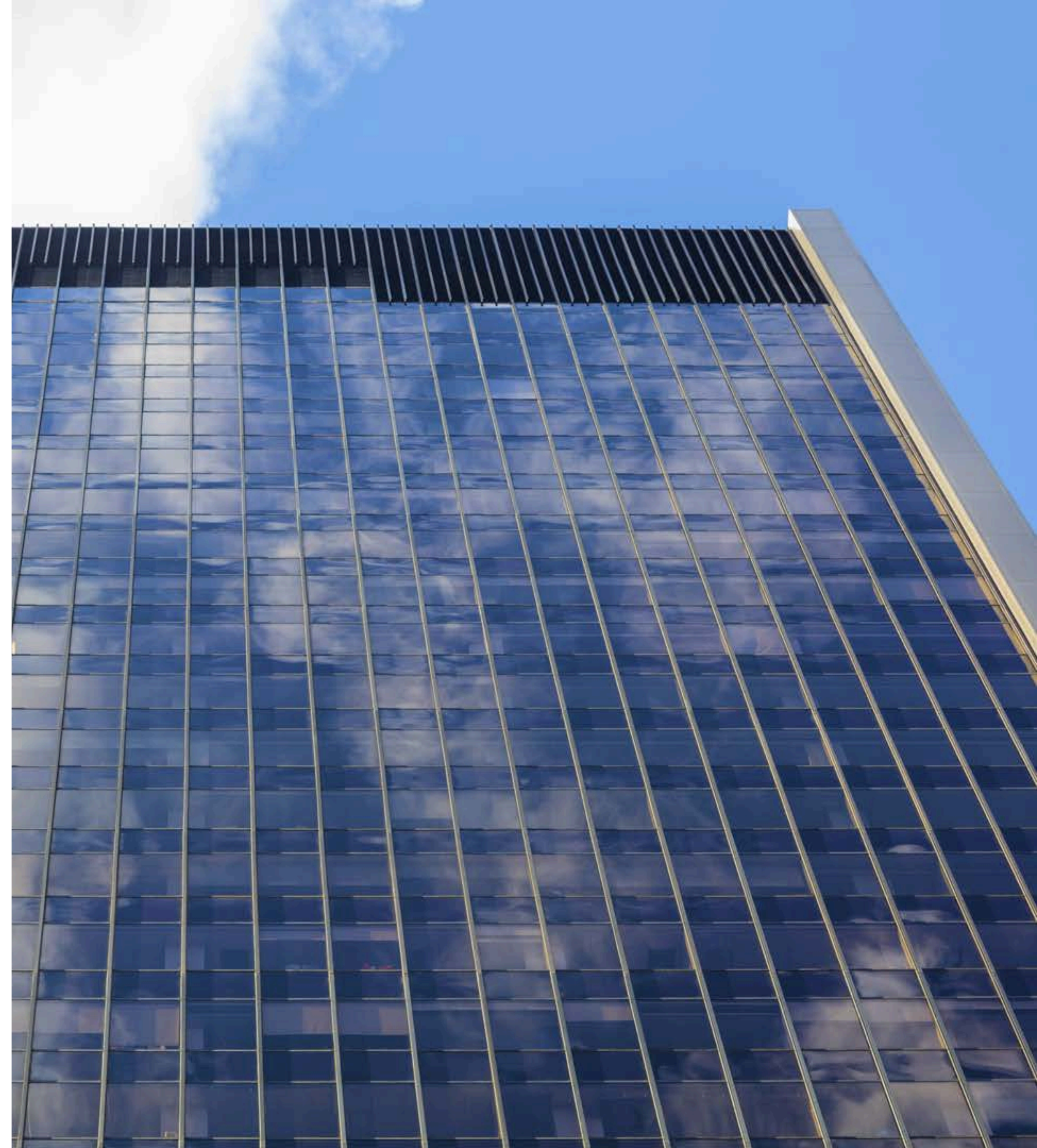
AVAILABLE SPACE

160,000 RSF

- **Powerfully situated on 57th Street**, minutes from Central Park and Sixth Avenue's Corporate Row
- **The 40W Amenity Club:** An exclusive full-floor tenant space with a lounge, café, conferencing, outdoor terrace, wellness center and gym (coming 2027), designed to invigorate and refresh from indoor to outdoor space
- **Right upstairs from Nobu** where premium lunches transition seamlessly into catered meetings and terrace events
- **A community of industry leaders** who value detail, discretion, well-being, and flexibility
- **Efficient floor plates** enhancing focus and collaboration, with flexible design and striking views
- **Private parking** at the base of the building
- **Ownership** within the building

Hospitality at the highest level. Standards that match yours.
This is what it looks like when work and life are both done right.

As It Should Be



The Opportunity

Tower Availabilities

E31 25,000 RSF

E30 25,000 RSF

E27 25,000 RSF

E26 25,000 RSF

P24 10,769 RSF

Base Availabilities

E5 25,000 RSF

E4 25,000 RSF

160,000 RSF





LOCATION

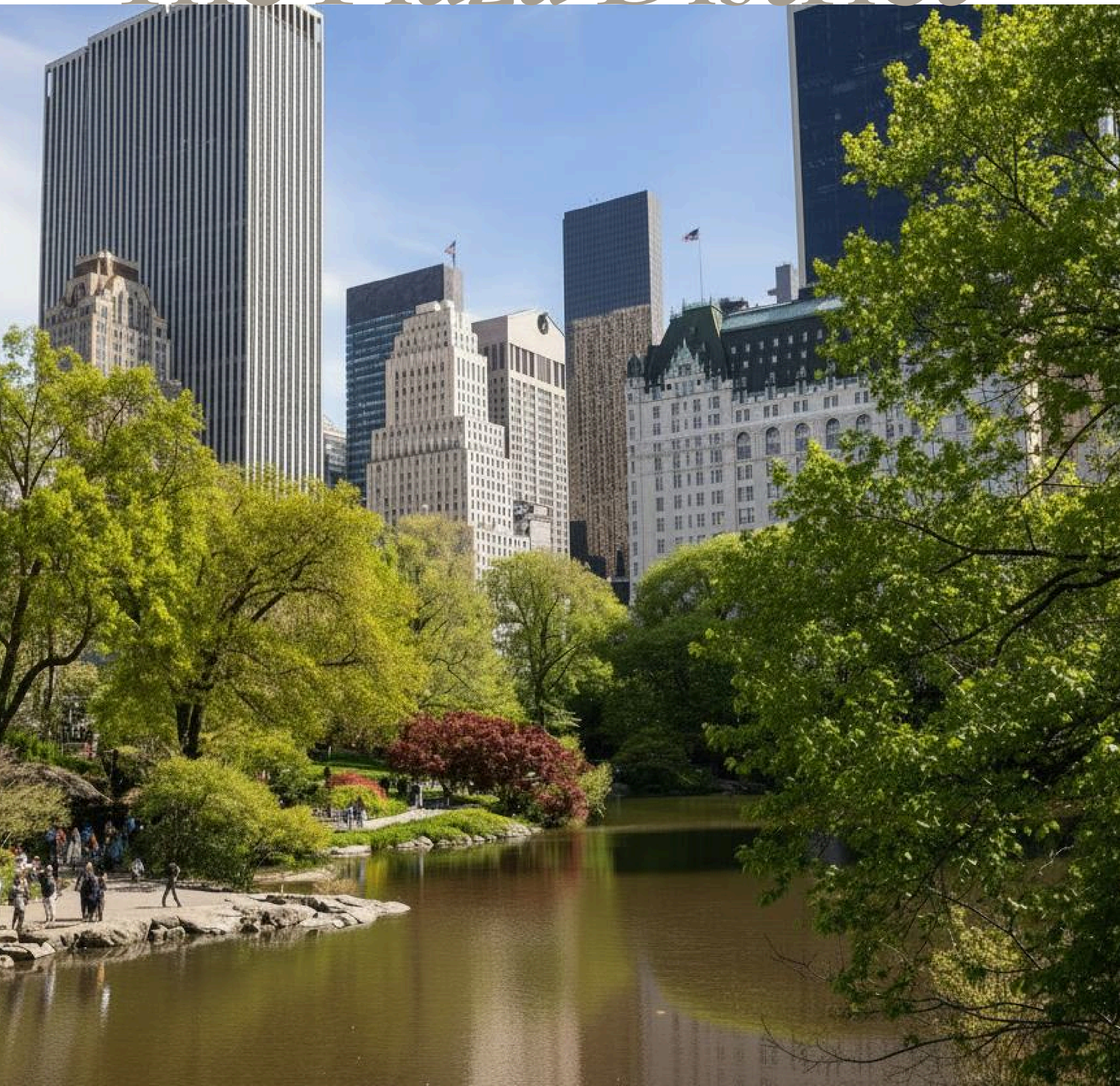
New York's Finest

As It Should Be



The Plaza District

Among the landmarks and institutions that define this city.



THE RITZ



AMAN



CARNEGIE HALL



MOMA

In Elevated Company

Fifth Avenue luxury. Sixth Avenue tradition.

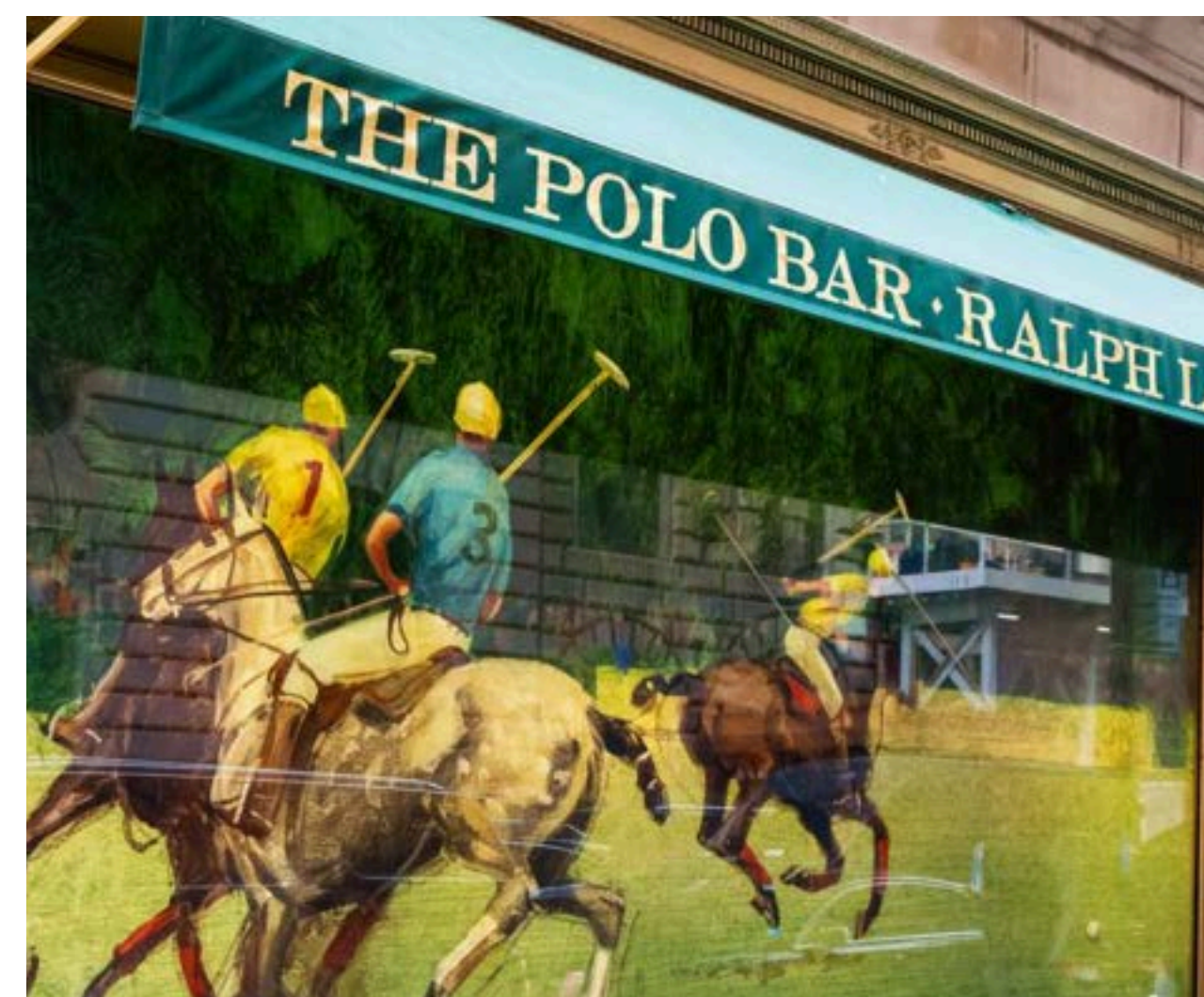


LOUIS VUITTON

PRADA

MONCLER

DIOR + CHANEL



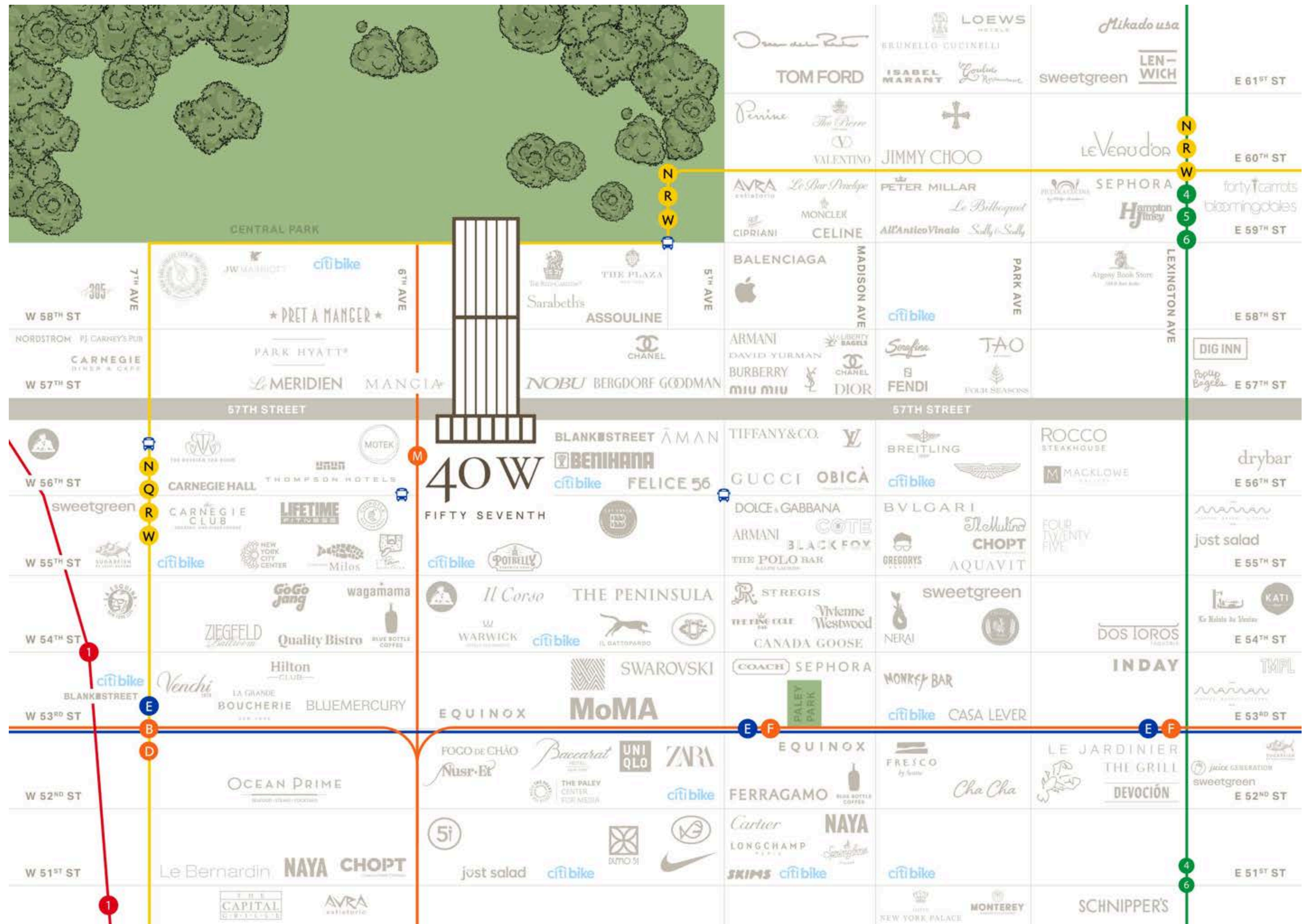
MOTEK

MONKEY BAR

LE BILBOQUET

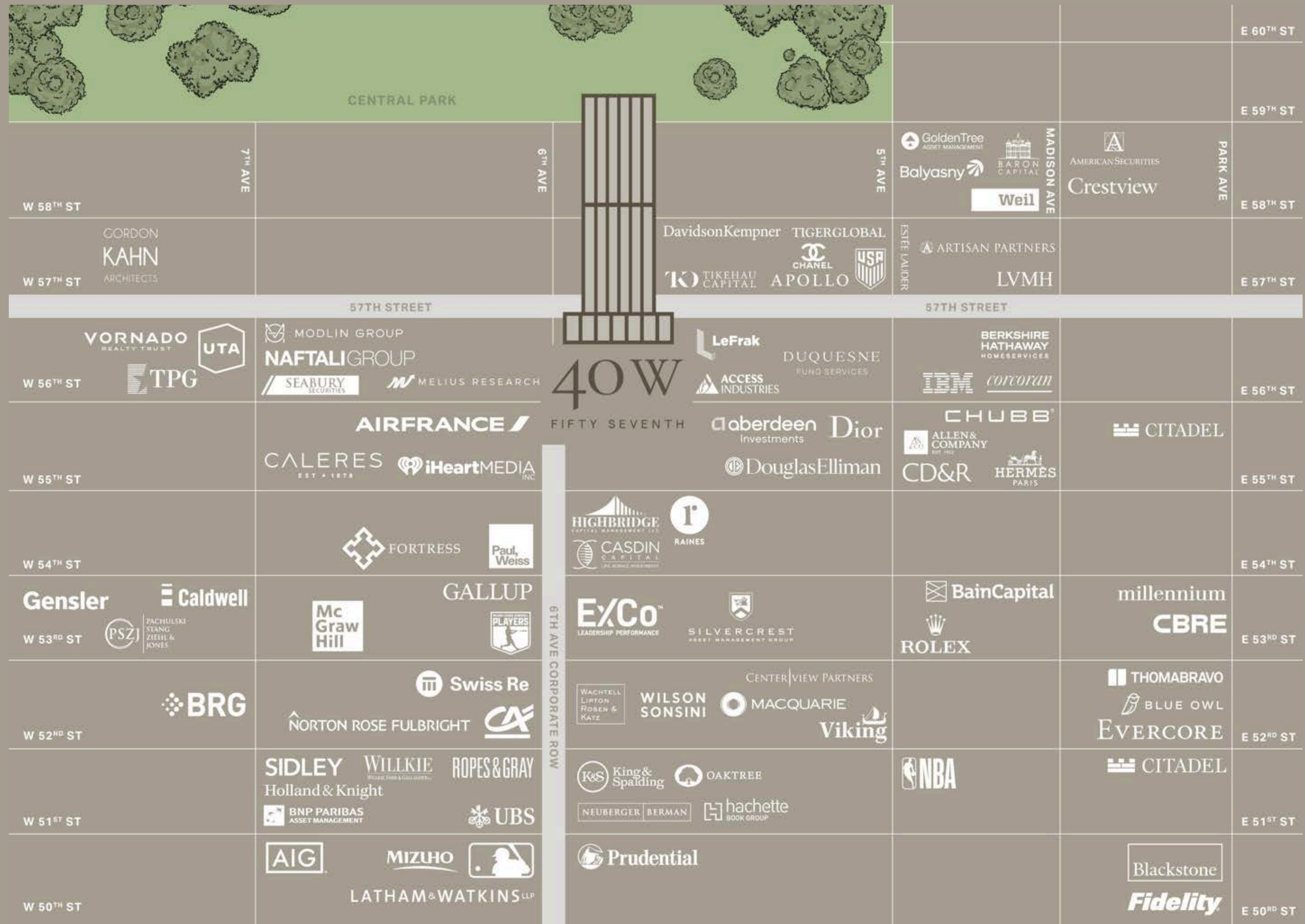
THE POLO BAR

Within Reach
 Five-Star Dining
 Premium Hotels
 Steps from Central Park
 Retail Excellence



Significant Neighbors

At the intersection of the world's leading companies.





EXPERIENCE

A Boundless Experience

As It Should Be



F&B — LEASE PENDING

NOBU

LOBBY



Culinary Artistry

"You can tell how much fun a city is going to be if Nobu is in it."

- Madonna

Nobu's Marquee Location







rendering only

Your Passage to 56th

A direct arcade connects 57th and 56th Streets, linking the building to Midtown's Corporate Row.

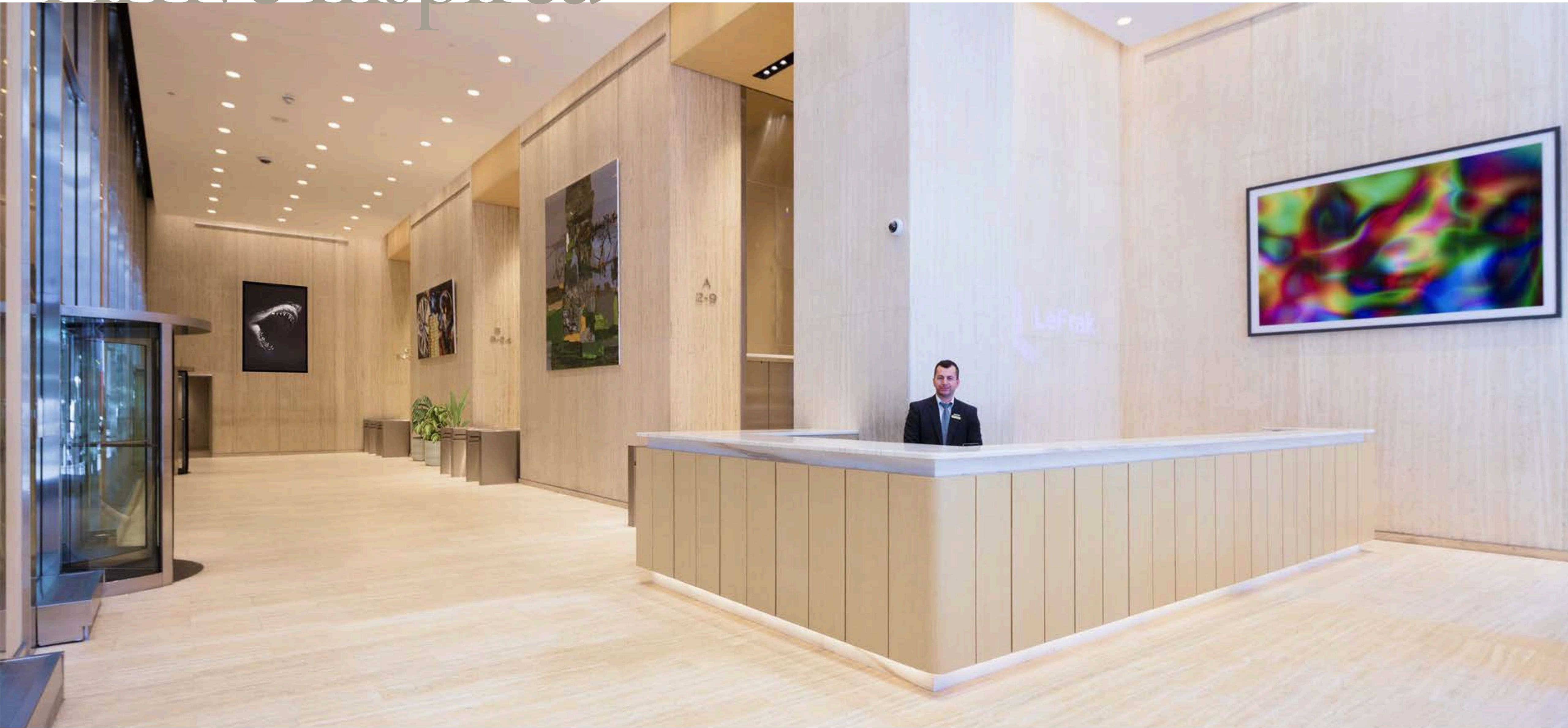
Positioned among the city's most established institutions, dining destinations, and corporate addresses.

An extension of the workplace, supporting the natural flow of the day, from lunch outside to movement through the neighborhood.

Access

Arrive Inspired

Elevated lighting design and premium finishes create a refined arrival experience. Designed by KPF.



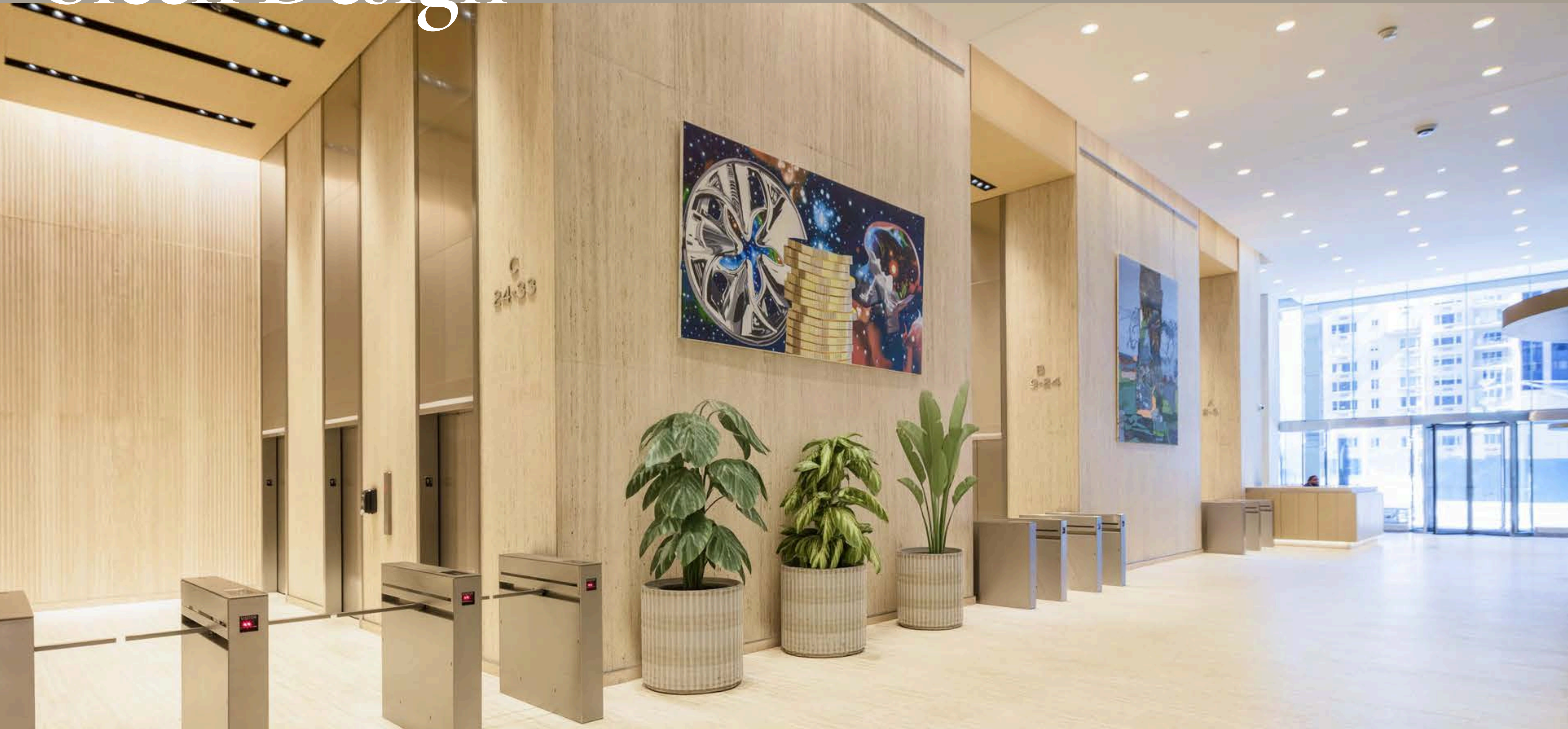
TOUCHLESS TURNSTILES

RENOWNED ARTWORK

24-HOUR SECURITY

Sleek Design

Efficiency taken seriously.



40W

The 40W Amenity Club supports the rhythm of the workday, from thoughtfully designed conference rooms and outdoor space to fitness and wellness spaces that allow you to recharge inside or out. An environment designed to elevate everyday experience.

25K SF

The Lounge at
40W



RELAX

COLLABORATE

UNWIND



Concierge Conferencing

Easily reserve meeting and breakout spaces designed for collaboration. A collection of conference rooms supports teams of every size, offering a seamless environment for presentations, strategy sessions, and shared ideas.



The Café at
40 W

COFFEE + ESPRESSO

FRESH PASTRIES

CATERING





Café

SIP

EAT

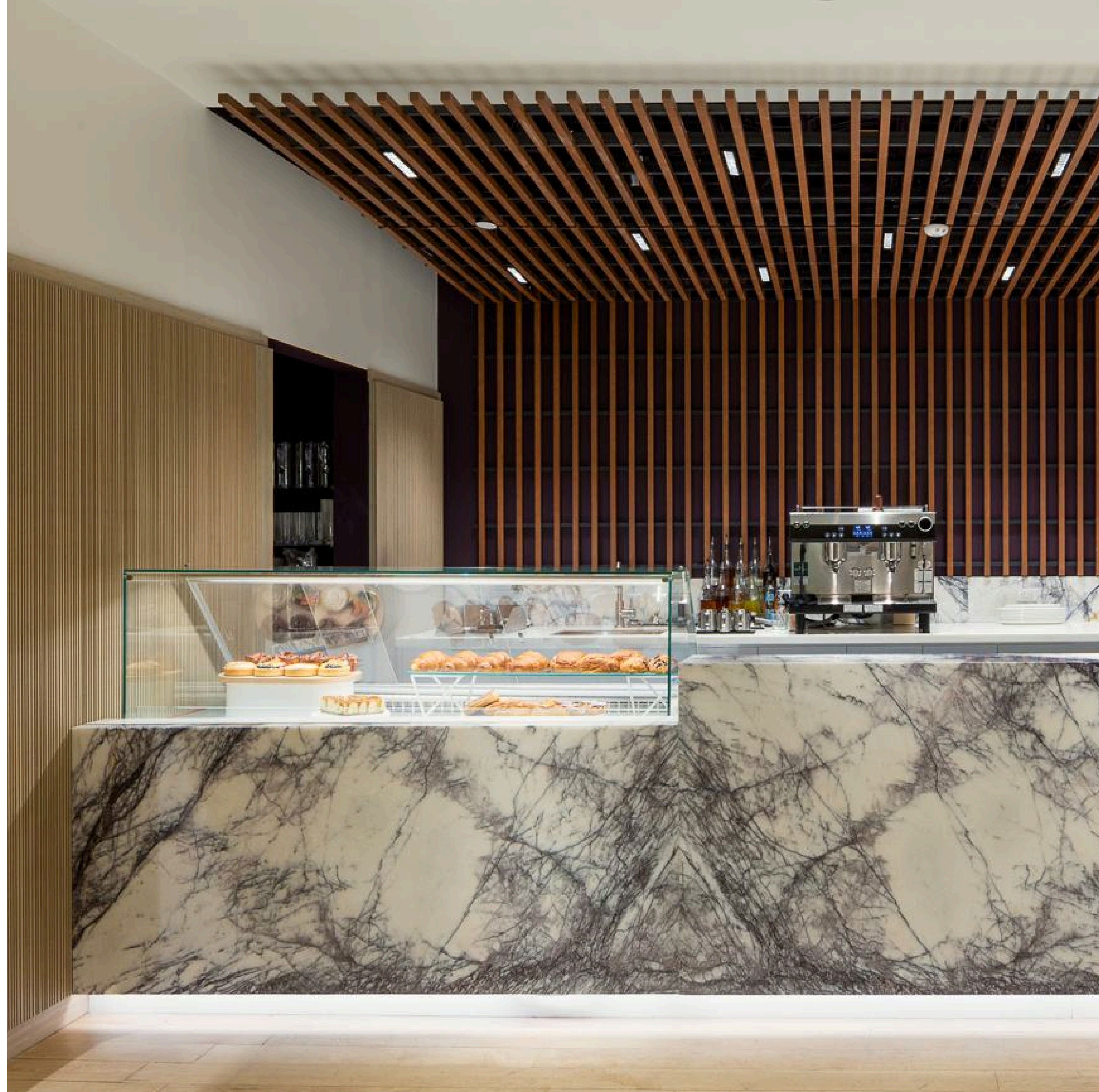
REFUEL

40W



The Café at 40W

A full-service, barista-led café serving fresh morning pastries to the afternoon espresso.



40 W
X
NOBU

NOBU IN-HOUSE, AS IT SHOULD BE

For larger gatherings, Nobu extends the experience beyond the restaurant, catering events in the building's amenity spaces and private terrace with the same level of precision and care.





Step Out

INDOORS

TO

OUTDOORS

The Terrace at
40 W



BREAK AWAY

REFRESH

BREATHE

The Terrace at 40W

The terrace overlooks 57th Street, accommodating up to 150 guests and available for private use. Designed for lunch outdoors, evening gatherings, or fresh air between meetings. Open by day and illuminated at night.

Nobu event catering available upon request.



Wellness at
40W

Coming 2027





rendering only



rendering only

FULL-SERVICE FITNESS CENTER



rendering only

Wellness at 40W

Here, wellness isn't an afterthought—it's the standard. Our full-service fitness center includes a wellness studio, strength training, and a cardio studio, offering everything you need to recharge, refocus, and restore strength throughout the workday.

Coming 2027

CARDIO

WEIGHT ROOMS

YOGA STUDIO

LOCKER ROOMS



THE OPPORTUNITY

Your Headquarters

As It Should Be







DESIGNED FOR PAUSE

REFUEL AND RESET

BETWEEN MEETINGS

Work Above
Central Park

Expansive windows
frame iconic views
of the park and skyline.



Central Park,
in View

Light, openness, and calm
throughout the workspace.



Above the Park

An elevated perspective
across Manhattan.



Distinguished Architecture

40 West 57th was designed around a distinctive S-shaped plan that maximizes daylight, perimeter offices, and efficient layouts.

Strengthened by a comprehensive renovation, the building introduces new infrastructure and enhanced performance throughout.

The result is a workplace defined by natural light, flexibility, and balance, supporting focus, collaboration, and the rhythm of the workday. As it should be.

- Efficient ~25,000 RSF floor plates
- S-shaped configuration maximizing light and perimeter offices
- Architectural waffle ceiling
- Strong window line and build-out flexibility





40W
FIFTY SEVENTH

Generations of Excellence

TENANT WELL-BEING & SERVICE

Thoughtful materials, elevated air quality, and attentive daily operations support focus, comfort, and overall well-being.

PROFESSIONAL SECURITY

24/7 security and controlled access provide a consistent sense of discretion and confidence.

STABLE OWNERSHIP

Long-term ownership by LeFrak with a consistent approach to investment, operations, and financial stewardship.



40W

Among Quality Tenants



NOBU



In Good Hands

Headquartered at 40W 57th

Founded in 1901, LeFrak owns an extensive 40-million square-foot portfolio of real estate concentrated in the New York/New Jersey metropolitan area, as well as South Florida and Los Angeles. The company focuses primarily on the residential and office sectors, but its affiliates also own significant hotel and retail assets.

Recognized as one of the world's leading building firms, LeFrak and its affiliates have developed and built a commanding majority of their own portfolio. A vertically integrated firm, LeFrak is known for its excellence in design, construction, engineering, and urban planning, and it has been acclaimed internationally for responsible community development and sensitivity to environmental sustainability.

LeFrak's conservative financial strategies have made it one of the strongest companies in the real estate industry. Its stable balance sheets, ample capital resources, and robust cash flow have resulted in an unparalleled ability to swiftly execute on desirable projects without having to rely upon the markets.

Over the past 100 years, LeFrak has consistently demonstrated its capacity to build world-class real estate portfolios through multiple market cycles.



Building Specifications

Building

Year Built

1972

Year Renovated

2026

Ownership

LeFrak

Architect

Kohn Pedersen Fox (KPF)
Carlton Architecture
Jack Brown

Base Building Engineer

Cosentini Associates

Structural Engineer

Severud Associates

Total Building Area

780,000 RSF

Total Floors

34

Structural System

Glass curtain wall (solar bronze-tinted single-pane glazing with insulated aluminum frame) over poured-in-place concrete

Floor Loads

50 lbs. / RSF live load

Ceiling Height

12' slab-to-slab

Systems & Infrastructure

HVAC Operation

Base building HVAC services are provided from 8:00 AM to 6:00 PM, Monday through Friday. HVAC service outside of these standard operating hours is available upon request and will be billed at the building's prevailing overtime rates. We have 24/7 engineer support and response.

The building's HVAC system is a centralized system with Air-handling units providing conditioned supply air throughout the building via central supply air risers, which serve the interior as well as primary air risers that serve perimeter induction units. All air-handling units are equipped with MERV 8 pre-filters/ MERV 14 filters and capable of providing 100% outside air for economizer operation. Fans have variable speed drives to enhance building operating efficiency and reduce energy usage.

Ventilation

The building ventilation system is designed to deliver approximately 0.3 CFM of outside air per person, based on an occupancy assumption of one (1) person per 100 USF.

Tenant Supplemental HVAC

Condenser water is available for tenant supplemental cooling at the building's standard rates, as required. The system is designed to support approximately 1 ton of cooling per 1,000 square feet, or roughly 25 tons per floor, providing an estimated total supplemental cooling capacity of approximately 750 tons across the building.

Electrical

Con Edison service via four (4) 4,000-amp take-offs 460/265V, 3-phase, 4-wire

Generators

1,250 kW base building/ life safety generator
750 kW chiller plant generator
2,000 kW tenant generator for critical loads
10,000-gallon fuel oil storage tank

Elevators

The building is served by fourteen (14) high-speed passenger elevator cabs, configured across three zones: five (5) high-rise units serving Floors 24–33, six (6) mid-rise units serving Floors 9–24, and three (3) low-rise units serving Floors 2–9. The elevator modernization includes equipment by Imperial Elevators, incorporating MCE control systems and GAL door equipment, along with upgraded cab interiors designed by KPF.

In addition, the building is equipped with one (1) freight elevator featuring cab dimensions of approximately 6'1" (depth), 6'4" (width), and 9'4" (height), with a Class A load capacity rated at 4,000 pounds.

Building Automation System

The building is equipped with central building management system provided by TMBA providing a unified platform to monitor and control the central plant and HVAC system. The BMS enables real-time monitoring and management of the central plant and HVAC systems to optimize energy usage and maintain interior space conditions for occupant comfort.

TELECOM Infrastructure

The building is supported by two (2) dedicated fiber optic telecommunications entry points, providing both operational flexibility and system redundancy. Each floor is equipped with one (1) telecommunications closet to support efficient distribution and connectivity. Roof access is available via designated riser pathways to accommodate antenna and supplemental infrastructure installations.

The property is currently served by a diverse roster of major carriers, including AT&T, Verizon, Crown Castle (Lighttower), Zayo/AboveNet, Spectrum (Time Warner), Cogent, Level 3 (TW Telecom), and Lightpath, ensuring robust connectivity options and competitive service availability.

Life Safety & Security

Life Safety

Class E central fire system

Security

The building is staffed 24/7 in the lobby with concierge personnel. Security coverage includes armed support Monday through Friday from 7:00 AM to 7:00 PM, exterior patrol officers seven days a week from 6:00 PM to 2:00 AM and loading dock coverage Monday through Saturday from 6:00 AM to 6:00 PM.

The property is further supported by an enhanced CCTV system throughout the building, including the arcade, elevators, multi-tenant floors, and back-of-house areas.

As part of the elevator modernization program, a two-factor physical access control system has been implemented, incorporating dual authentication. Tenants are required to swipe their access badge at the destination dispatch kiosk for elevator assignment and again upon entry into the assigned elevator cab.

Additional life safety measures include panic and duress alarms strategically located throughout the asset. The building is also in the process of implementing advanced shooter detection technology.

Office & Amenities

Typical Floor Plate

25,000 RSF

Amenities

Lounge
Café
Conferencing
Fitness
On-site parking

Outdoor Areas

Second-floor outdoor terrace
Ground-floor breezeway connecting 57th and 56th Streets

Windows

Solar bronze-tinted single-pane glazing with insulated aluminum frame

Certifications

WELL and LEED Certified

As It Should Be



The Team

OWNERSHIP



ARCHITECTS

KPF

CARLTON

LEASING

CBRE

BASE BUILDING ENGINEER

Cosentini

MARKETING

STAR
FISH



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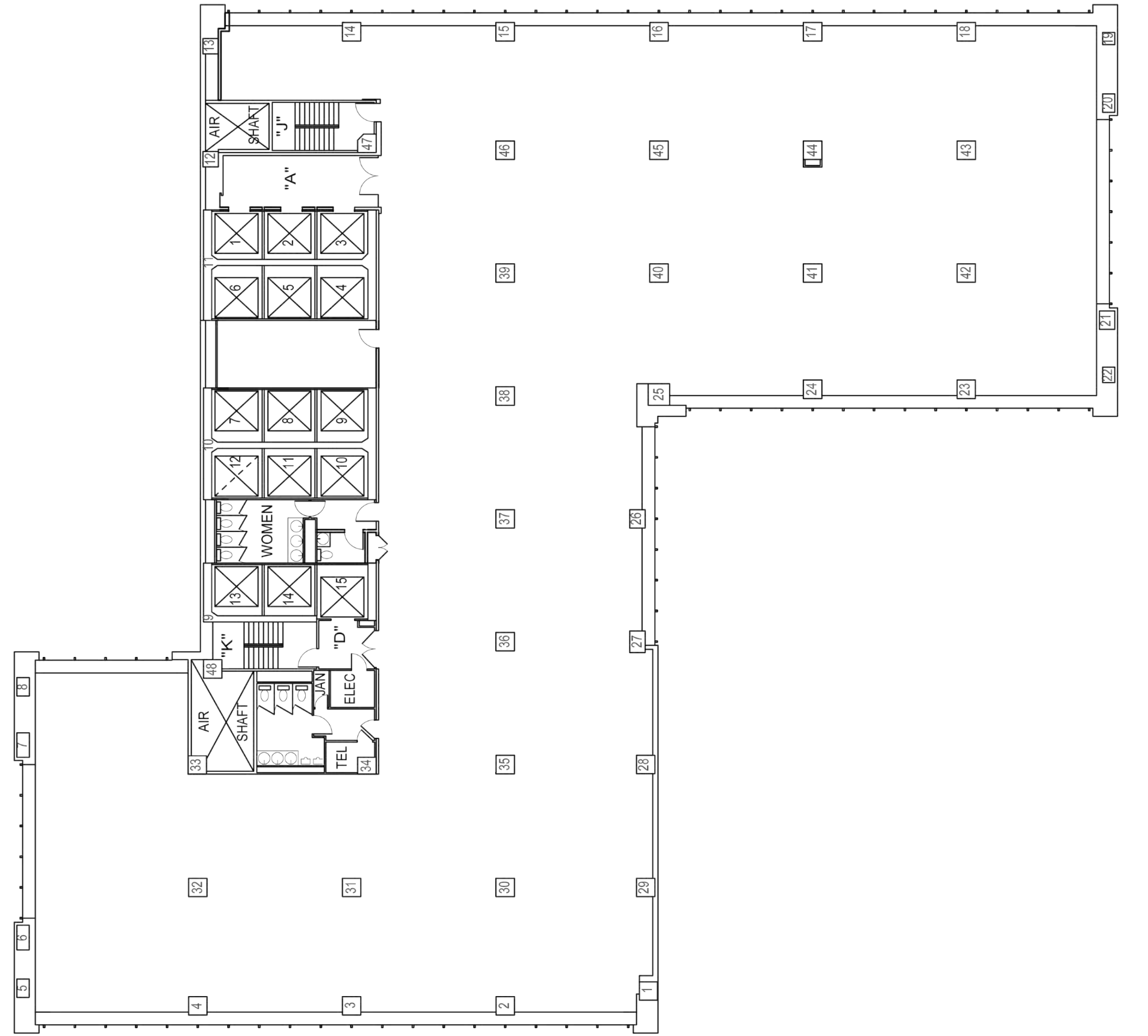
This brochure is for marketing purposes only.
While ownership has included only statements it believes
to be accurate, no representation is made hereby.
A prospective tenant should perform its own due diligence.

Floor 4-5

CORE AND SHELL

WEST 57TH STREET

25,000 RSF



5TH AVENUE

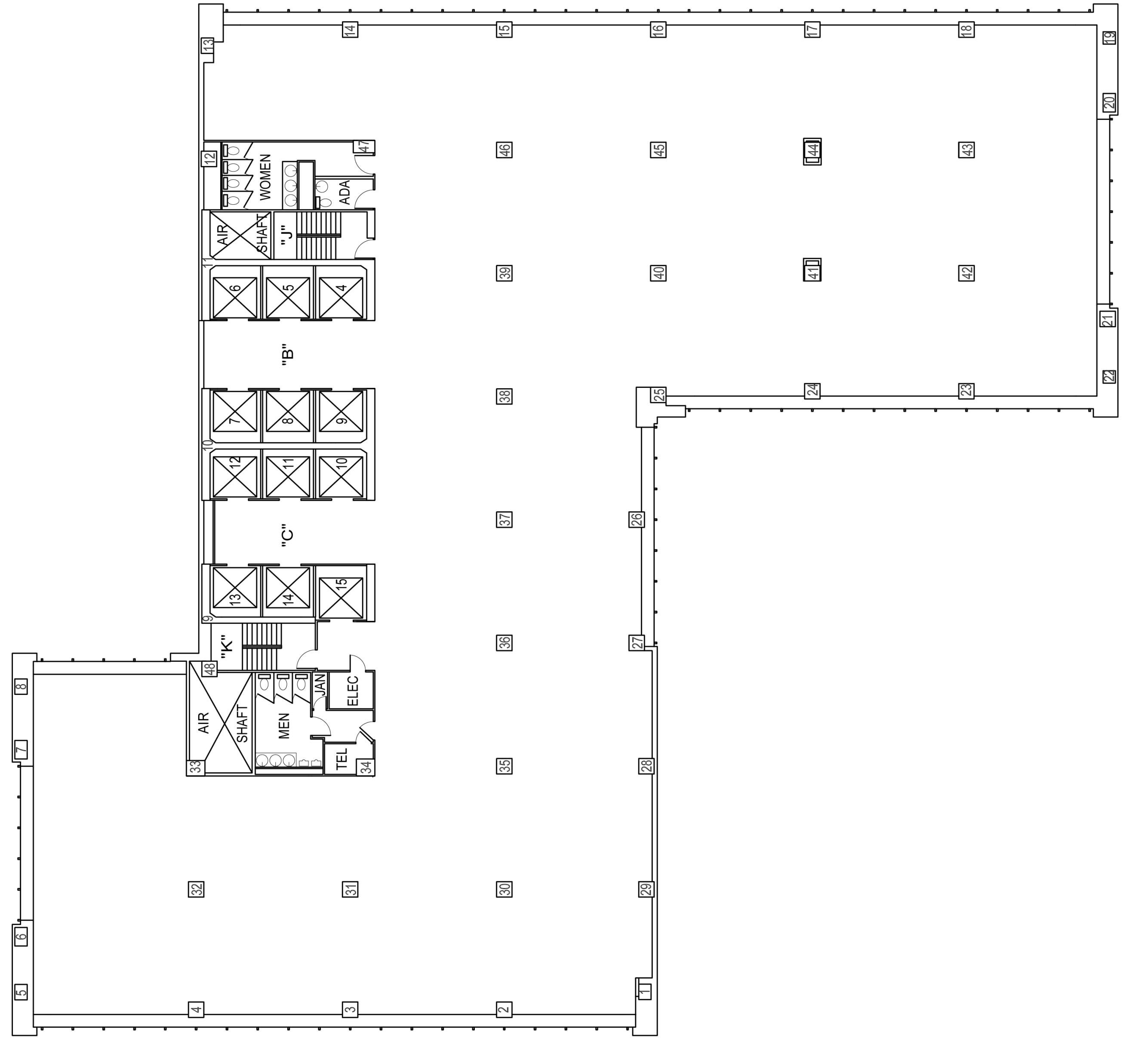


Floor 24

CORE AND SHELL

WEST 57TH STREET

10,769 RSF



5TH AVENUE



Floor 26-27

CORE AND SHELL

WEST 57TH STREET

25,000 RSF



5TH AVENUE

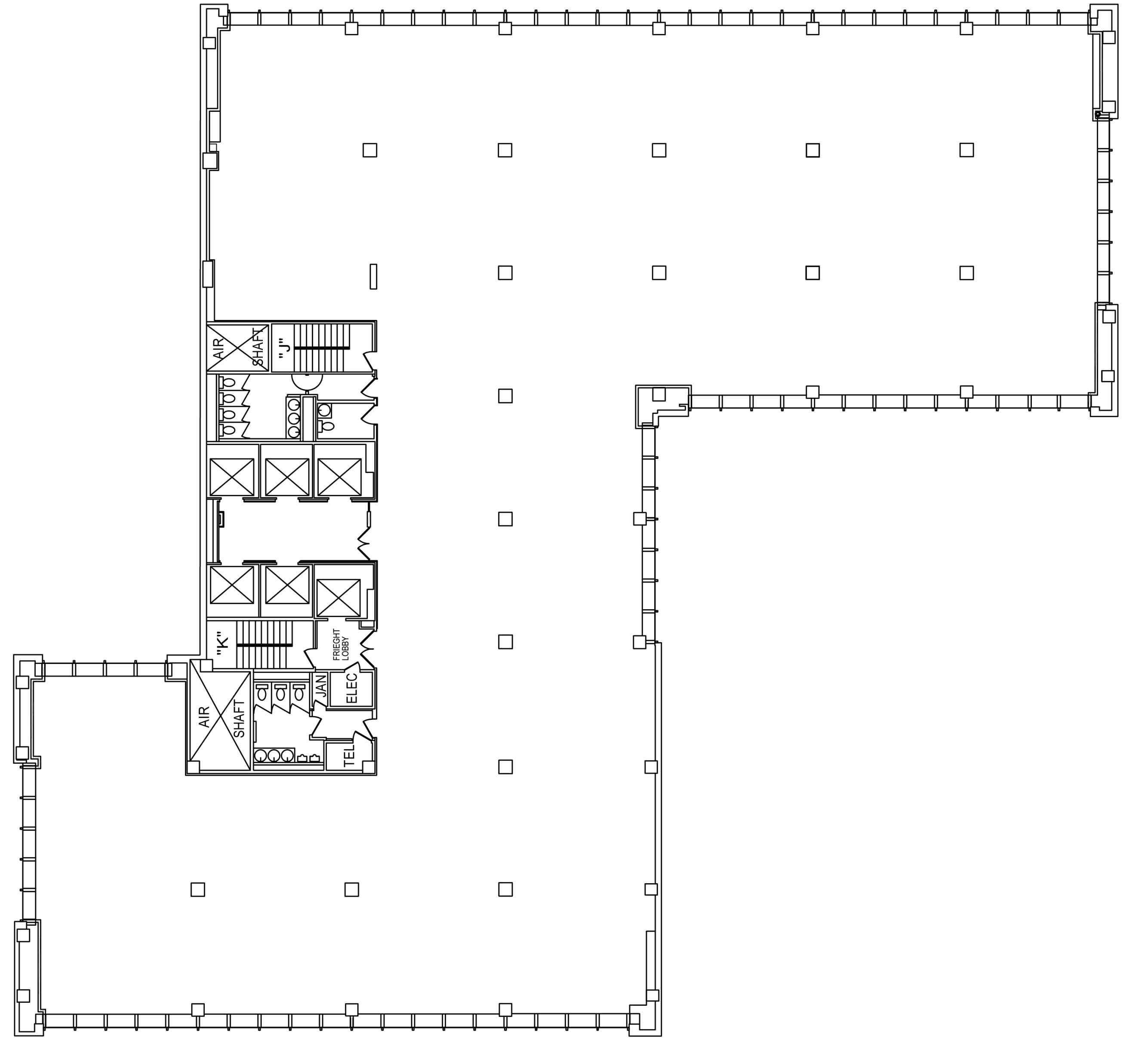


Floor 30-31

CORE AND SHELL

WEST 57TH STREET

25,000 RSF



5TH AVENUE



Floor 30-31

WEST 57TH STREET

25,000 RSF

OFFICE INTENSIVE

Description	Sq Ft _(avg)	Quantity
STANDARD OFFICE (PERIMETER)	114 SF	22
MNGT OFFICE (PERIMETER)	166 SF	6
EXEC OFFICE (PERIMETER)	261 SF	2
TOTAL SEATS		30
WORK STATIONS (INCLUD. RECEPTION)		83
TOTAL CONFERENCE SEATS		64
CONFERENCE SEATS PER PERSON		(1:1.77)
TOTAL OCCUPANTS		113

- WORKSTATION
- OFFICE
- CONFERENCE
- COMMUNAL
- SUPPORT



5TH AVENUE



Floor 30-31

WEST 57TH STREET

25,000 RSF

OPEN LAYOUT

Description	Sq Ft _(avg)	Quantity
STANDARD OFFICE (PERIMETER)	128 SF	6
MNGT OFFICE (PERIMETER)	174 SF	5
EXEC OFFICE (PERIMETER)	261 SF	2
TOTAL SEATS		13
WORK STATIONS (INCLUD. RECEPTION)		146
TOTAL CONFERENCE SEATS		44
CONFERENCE SEATS PER PERSON		(1:3.6)
TOTAL OCCUPANTS		159

- WORKSTATION
- OFFICE
- CONFERENCE
- COMMUNAL
- SUPPORT



5TH AVENUE

