





#### CENTRAL PARK'S ELEVATED OFFICE EXPERIENCE

125 West 57th rises to an unprecedented level of quality and craftsmanship within Manhattan's distinctive Plaza District. The building's open, light-filled offices are as stunning as they are serene, featuring soaring ceiling heights and sweeping Central Park views. Alchemy-ABR Investment Partners and Cain International carry decades of commercial, hospitality, and residential expertise blending the best of each to create a true urban sanctuary.



# GLASS BOX TOWER FLOORS

Highly efficient 10K RSF floorplates, entire 14th-30th floors.

# EXCLUSIVE AMENITY CLUB

4,300 SF outdoor terrace, curated lounge, private meeting rooms, state-of-the-art conference center, event space with catering kitchen.

# PRIVATE TENANT TERRACES

Double-height outdoor space on every other floor.

Advanced air & water filtration, targeting LEED Gold.

# SOARING CEILING HEIGHTS

13'-5" ceiling height with floor-to-ceiling glass.

# HEALTHY & SUSTAINABLE DESIGN

# UNRIVALED CENTRAL PARK VIEWS

Office floors starting at 175' (floor 14).













AMENITY TERRACE



DOUBLE HEIGHT DUPLEX (FLOORS 15 & 16)



OPEN, LIGHT-FILLED FLOORS



FLOOR-TO-CEILING GLASS



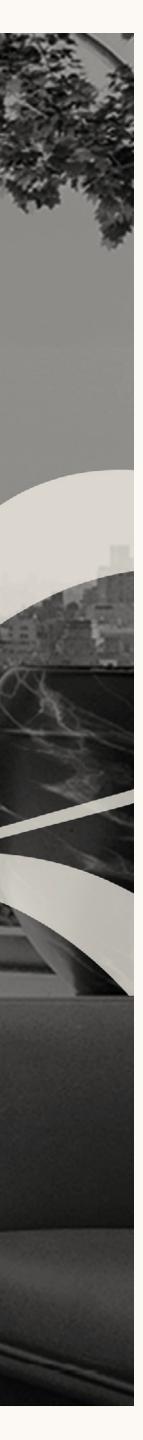
UNRIVALED CENTRAL PARK VIEWS







# SURPASSING EVERY STANDARD



# EXCLUSIVE AMENITY CLUB

Outdoor terrace, curated lounge with grab & go market and coffee bar, private meeting rooms, state-of-the-art conference center, event space with catering kitchen.



7TH AVENUE

#### AMENITY FLOOR

CENTRAL PARK

# 6TH AVENUE



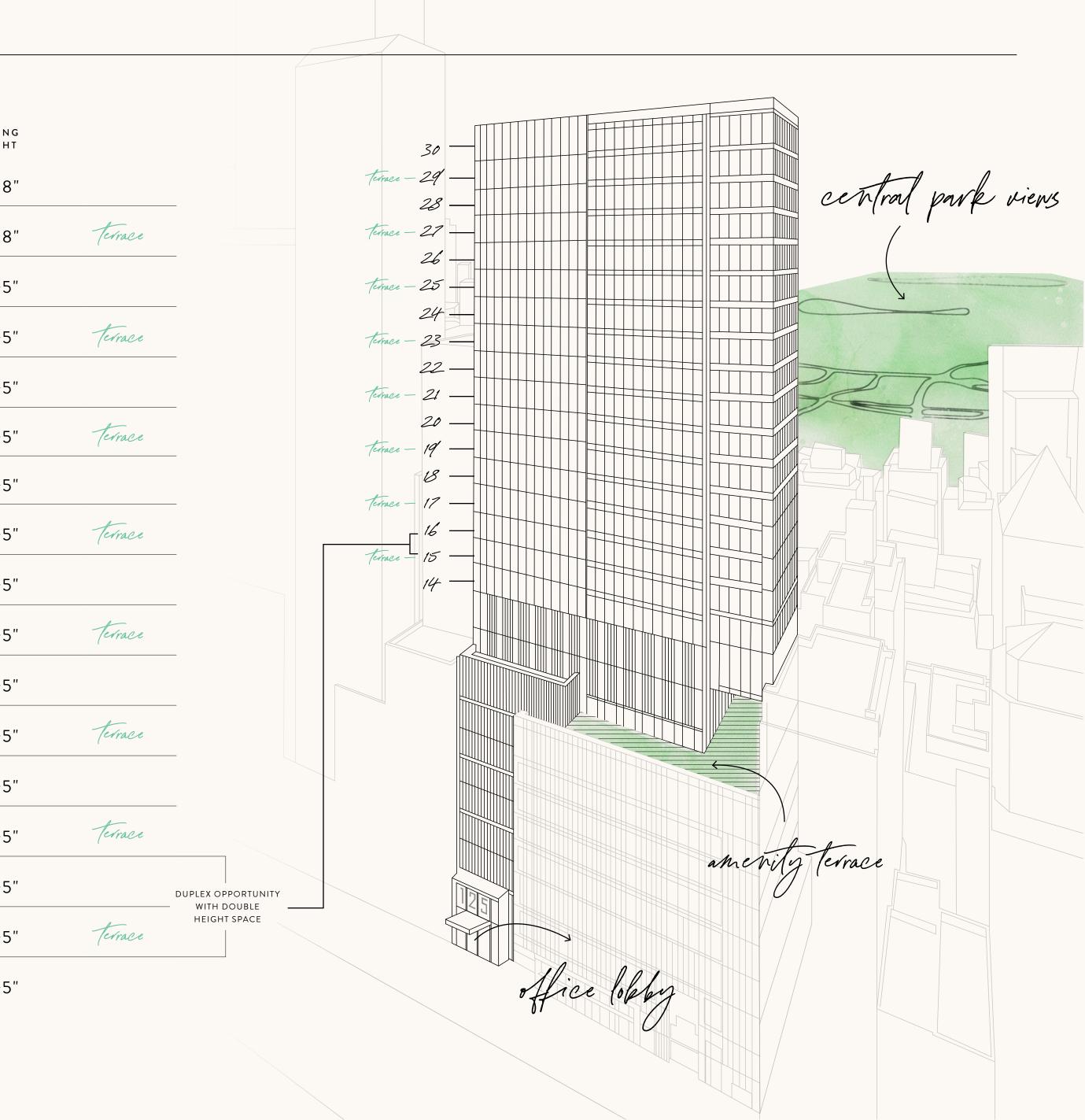


AVAILABILITY

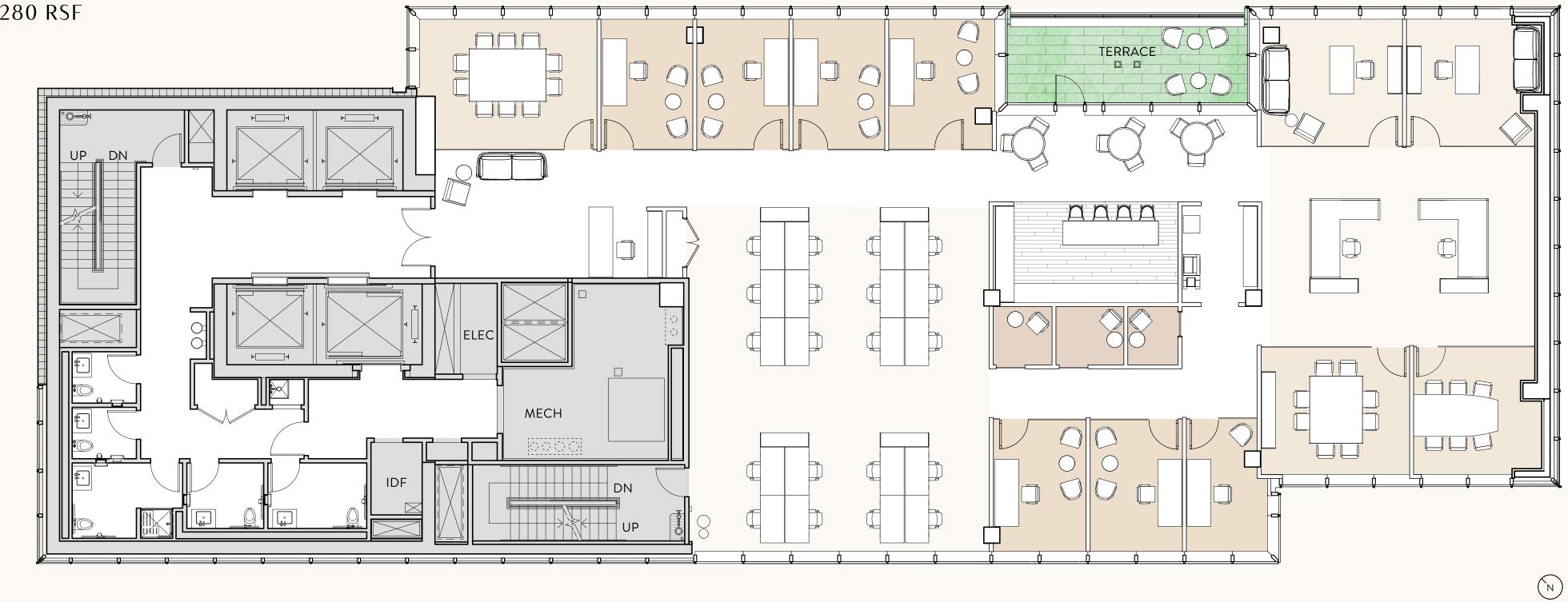
# CLAIM YOUR PLACE AT THE PARK



FLOOR	R S F	C EILIN H EIG H
30	10,290 RSF	13'-8
29	9,940 RSF	13'-8
28	10,290 RSF	13'-5
27	10,290 RSF	13'-5
26	10,290 RSF	13'-5
25	10,290 RSF	13'-5
24	10,290 RSF	13'-5
23	10,290 RSF	13'-5
22	10,290 RSF	13'-5
21	10,290 RSF	13'-5
20	10,280 RSF	13'-5
19	10,280 RSF	13'-5
18	10,280 RSF	13'-5
17	10,280 RSF	13'-5
16	8,460 RSF	13'-5
15	10,280 RSF	13'-5
14	10,275 RSF	13'-5



## OFFICE INTENSIVE **TEST FIT** FLOOR 17 – 10,280 RSF



13'-5" CEILING HEIGHT

7TH AVENUE

- STANDAR
- PARTNER LARGE W
- WORKST

#### 250 SF TERRACE OVERLOOKING CENTRAL PARK

TOTAL SE

TEST FIT

#### CENTRAL PARK

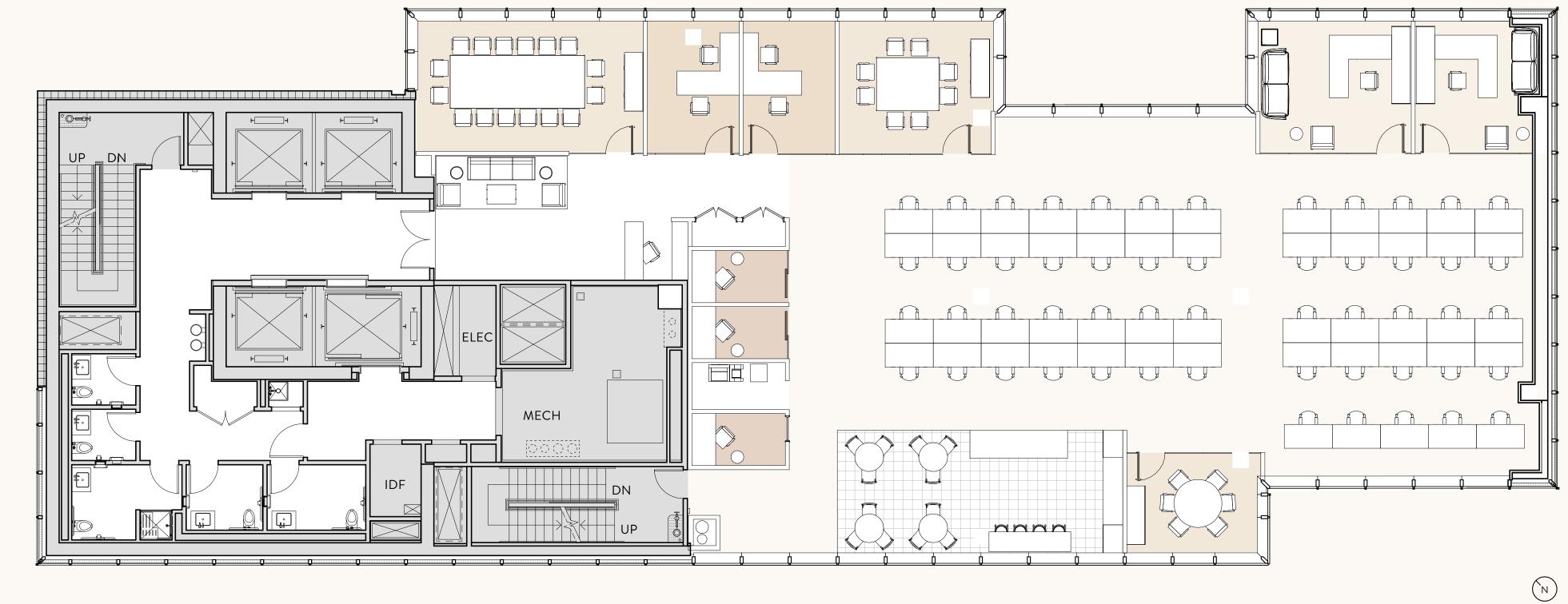
EATS	31
ATION	20
VORKSTATION	02
ROFFICE	02
RD OFFICE	07

10 PERSON CONFERENCE	01
6-8 PERSON CONFERENCE	02
PHONE ROOM	03
TERRACE	01





### **OPEN TEST FIT** FLOOR 18 – 10,280 RSF



7TH AVENUE

STANDAF PARTNE WORKSTA

TOTAL S

13'-5" CEILING HEIGHT

TEST FIT

#### CENTRAL PARK

EATS	57
ATION	53
ROFFICE	02
RD OFFICE	02

16 PERSON BOARDROOM	01
8 PERSON CONFERENCE	01
6 PERSON CONFERENCE	01
PHONE ROOM	03
	8 PERSON CONFERENCE 6 PERSON CONFERENCE



#### 250 SF TERRACE OVERLOOKING CENTRAL PARK

13'-5" CEILING HEIGHT



PARTNER WORKST



7TH AVENUE

**OPEN TEST FIT** FLOOR 19 – 10,280 RSF FLOOR 23, 27 – 10,290 RSF

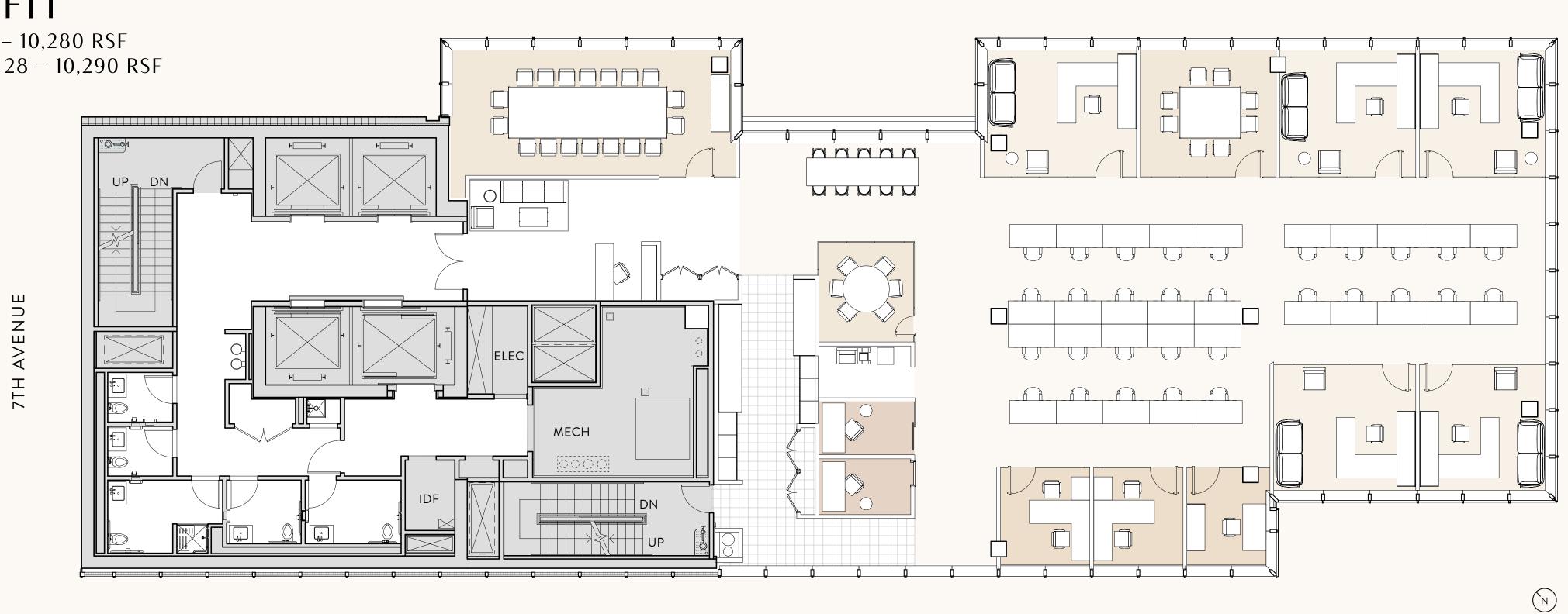
TEST FIT

#### CENTRAL PARK

SEATS	50
ΓΑΤΙΟΝ	48
ROFFICE	02

	12 PERSON CONFERENCE	02
	6-8 PERSON CONFERENCE	01
	PHONE ROOM	03
1/3	TERRACE	01





## **OFFICE INTENSIVE TEST FIT**

FLOOR 20 – 10,280 RSF FLOOR 24, 28 – 10,290 RSF

STANDAF PARTNE WORKST

TOTAL S

13'-5" CEILING HEIGHT

TEST FIT

#### CENTRAL PARK

EATS	38
ATION	30
ROFFICE	05
RD OFFICE	03

18 PERSON BOARDROOM	01
8 PERSON CONFERENCE	01
6 PERSON CONFERENCE	01
PHONE ROOM	02





# **OFFICE INTENSIVE** TEST FIT

FLOOR 21, 25 – 10,290 RSF



7TH AVENUE

STANDAR

- PARTNER
- LARGE W
- WORKST

13'-5" CEILING HEIGHT

#### 250 SF TERRACE OVERLOOKING CENTRAL PARK

TOTAL SE

TEST FIT

#### CENTRAL PARK

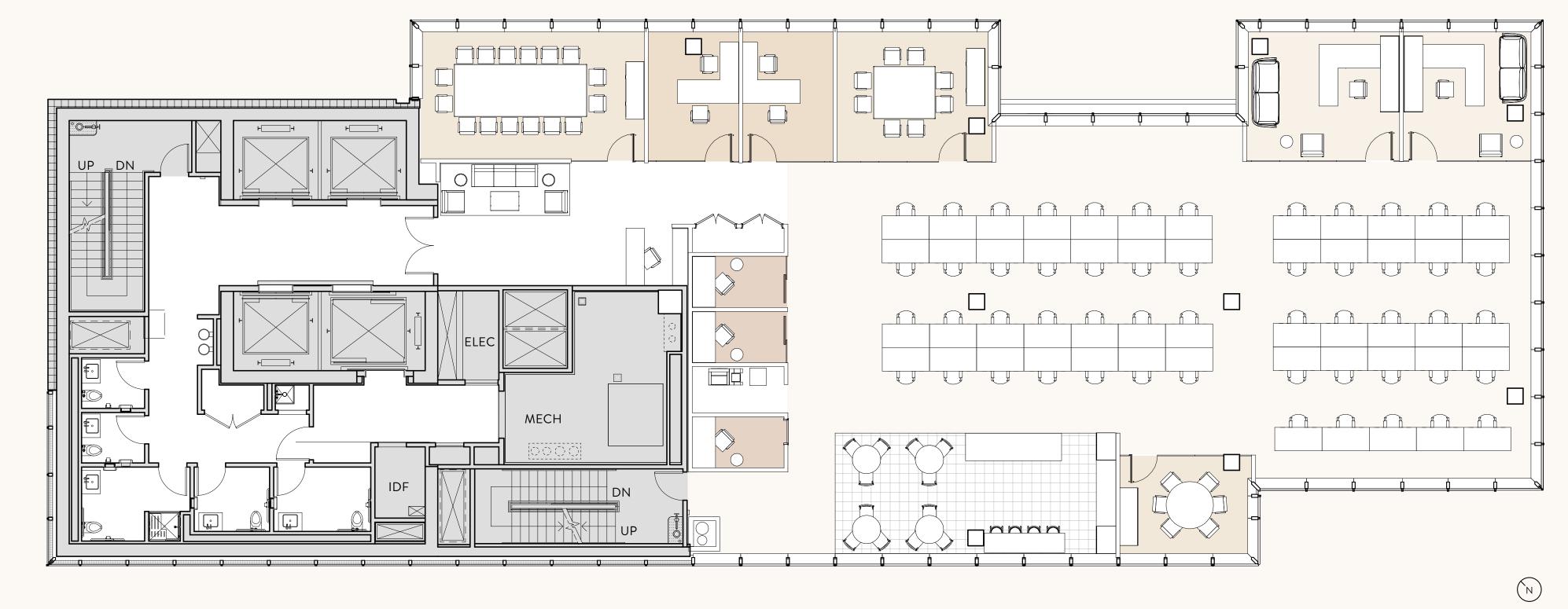
EATS	31
ATION	20
VORKSTATION	02
ROFFICE	02
RD OFFICE	07

10 PERSON CONFERENCE	01
6-8 PERSON CONFERENCE	02
PHONE ROOM	03
TERRACE	01





### **OPEN TEST FIT** FLOOR 22, 26, 30 – 10,290 RSF



7TH AVENUE

13'-5" CEILING HEIGHT (22, 26) 13'-8" CEILING HEIGHT (30)

STANDAF PARTNE WORKST

TOTAL S

TEST FIT

#### CENTRAL PARK

EATS	57
TATION	53
ROFFICE	02
RD OFFICE	02

16 PERSON BOARDROOM	01
8 PERSON CONFERENCE	01
6 PERSON CONFERENCE	01
PHONE ROOM	03





#### 250 SF TERRACE OVERLOOKING CENTRAL PARK

13'-8" CEILING HEIGHT



TOTAL S

STANDAF PARTNE

WORKST



# OFFICE INTENSIVE **TEST FIT**

FLOOR 29 – 9,940 RSF

7TH AVENUE

TEST FIT

#### CENTRAL PARK

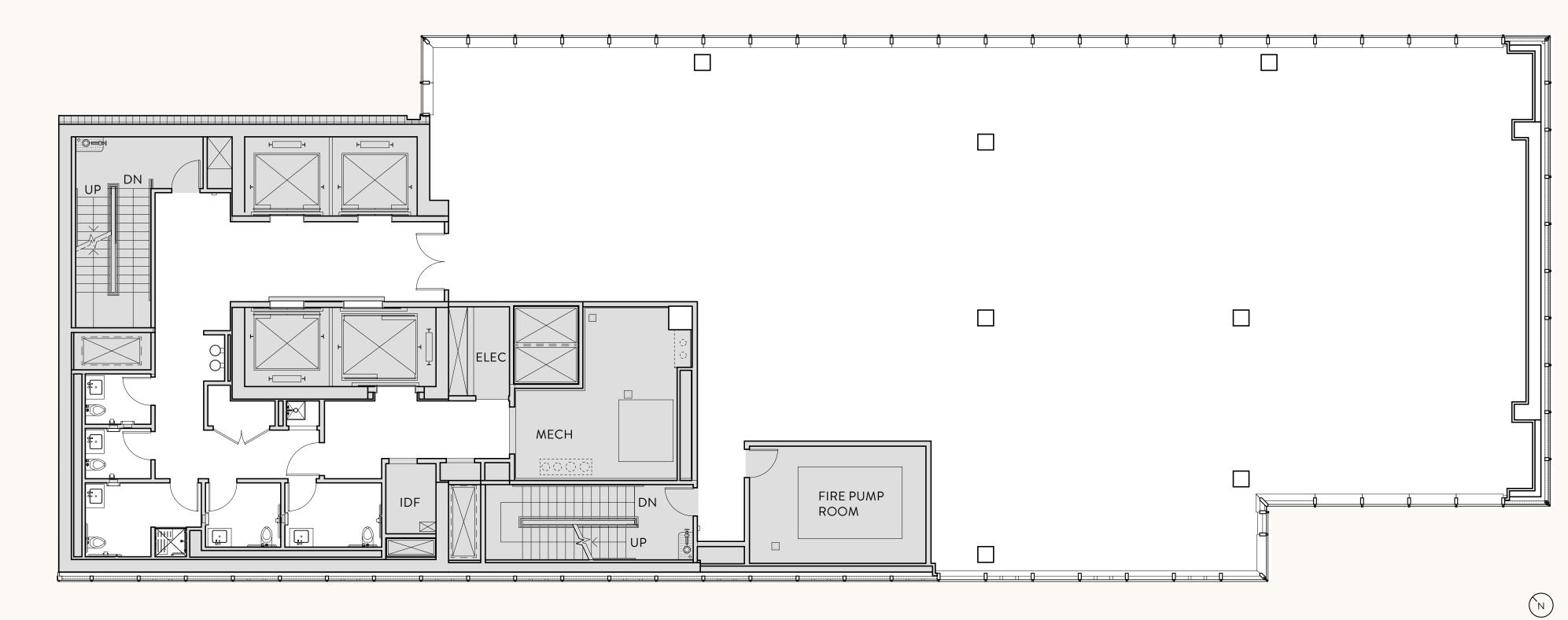
57TH STREET

EATS	41
ATION	34
ROFFICE	03
RD OFFICE	04

10 PERSON CONFERENCE	01
8 PERSON CONFERENCE	01
PHONE ROOM	04
TERRACE	01







# 7TH AVENUE

FLOOR 14

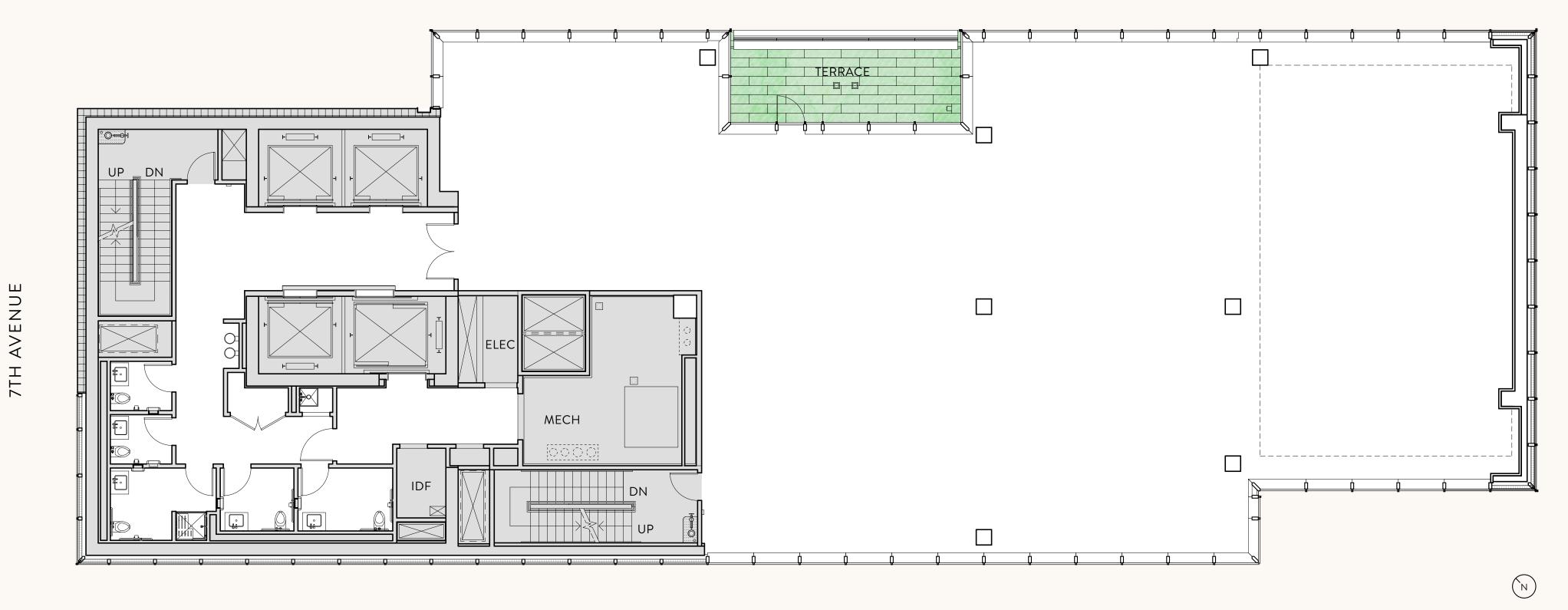
10,275 RSF

#### 13'-5" CEILING HEIGHT

CORE & SHELL

CENTRAL PARK





### FLOOR 15 10,280 RSF

13'-5" / 27'-8" CEILING HEIGHT

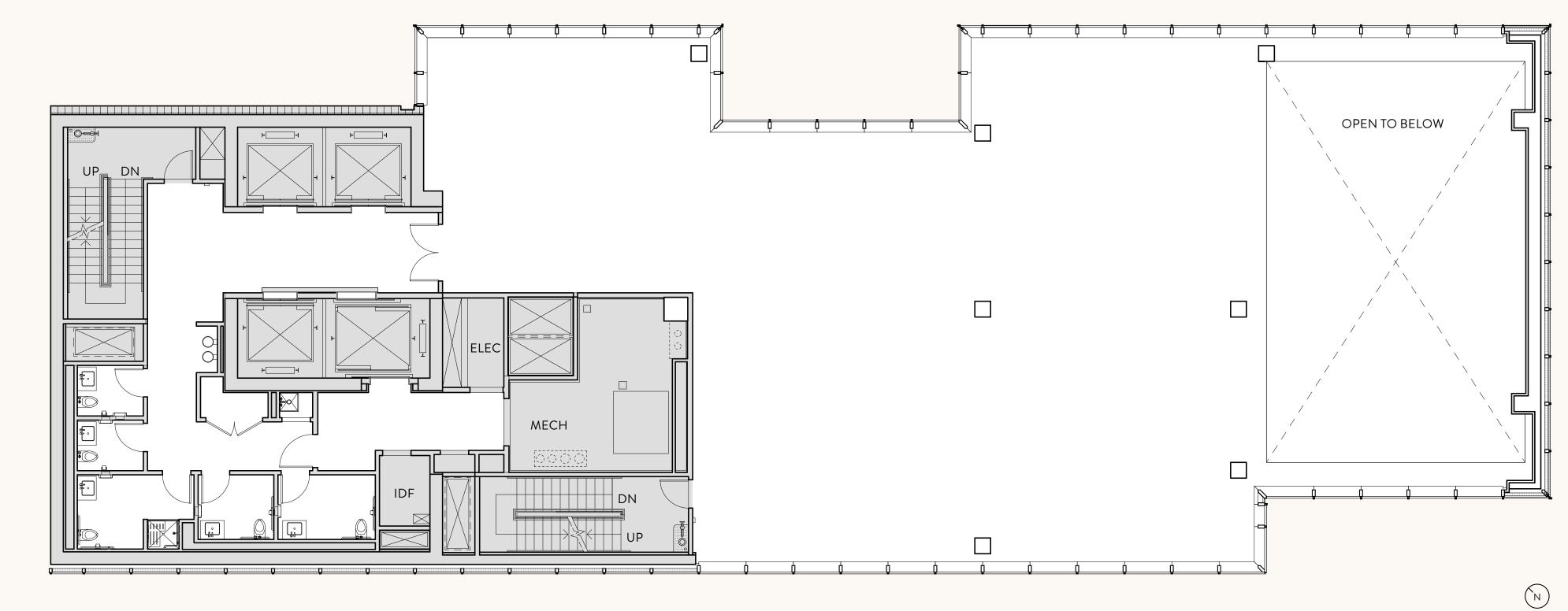
250 SF TERRACE OVERLOOKING CENTRAL PARK



CENTRAL PARK







### FLOOR 16 8,460 RSF

7TH AVENUE

13'-5" CEILING HEIGHT

CENTRAL PARK

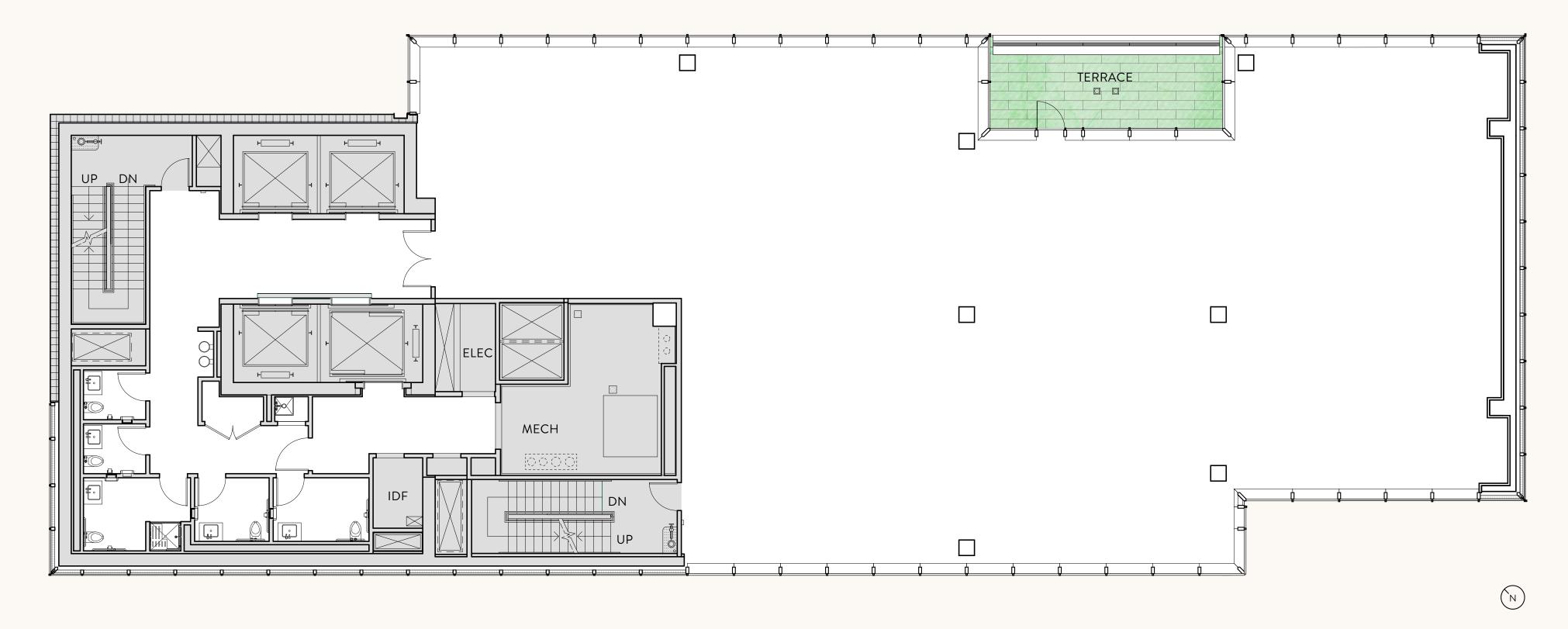
57TH STREET





#### 250 SF TERRACE OVERLOOKING CENTRAL PARK

#### 13'-5" CEILING HEIGHT



7TH AVENUE

FLOOR 17

10,280 RSF

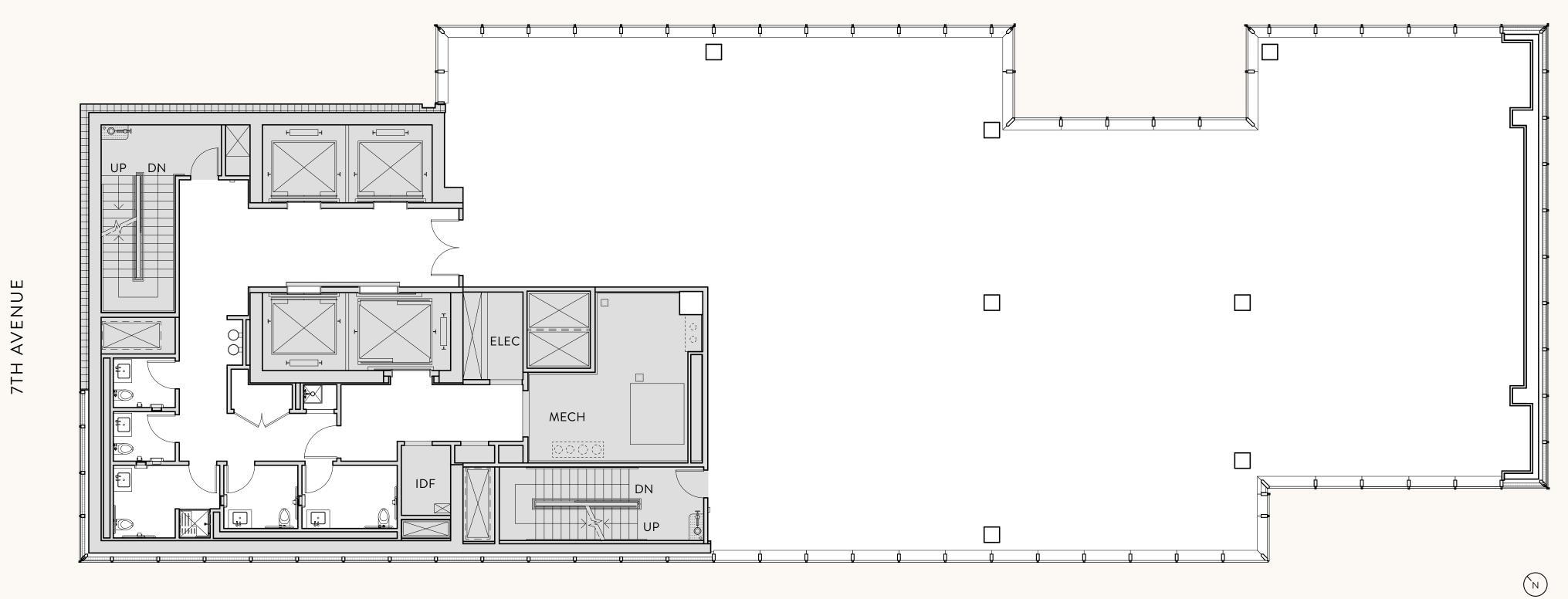
CORE & SHELL

#### CENTRAL PARK

57TH STREET







### FLOOR 18 10,280 RSF

13'-5" CEILING HEIGHT

CORE & SHELL

CENTRAL PARK

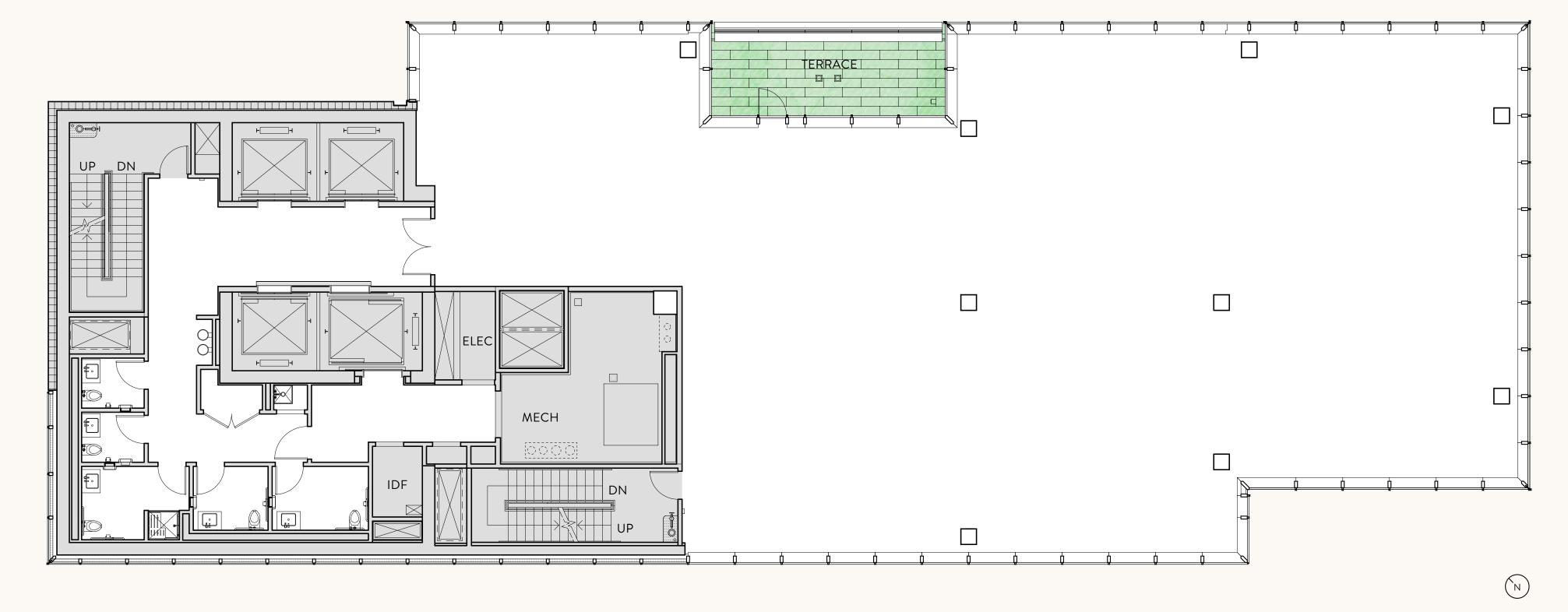
57TH STREET





#### 250 SF TERRACE OVERLOOKING CENTRAL PARK

#### 13'-5" CEILING HEIGHT



7TH AVENUE

FLOOR 19,23,27

10,280 RSF (19) / 10,290 RSF (23,27)

CENTRAL PARK

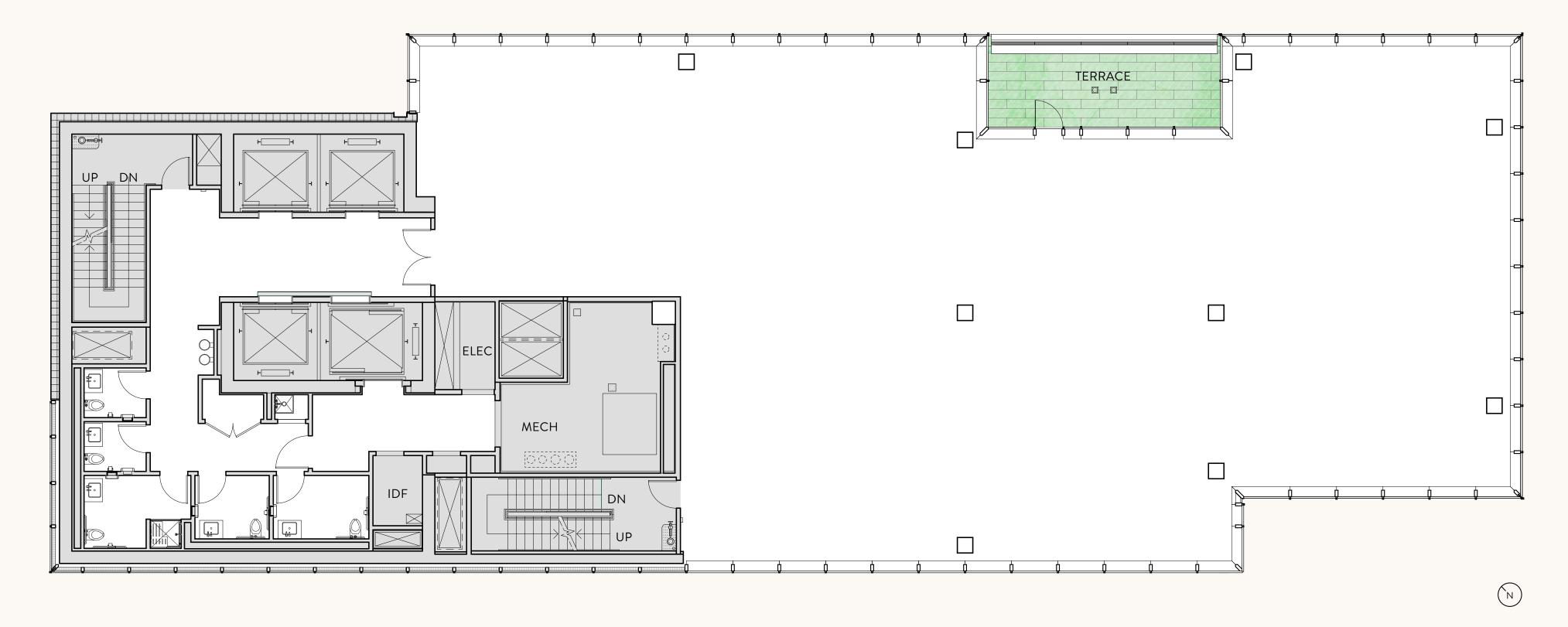






#### 250 SF TERRACE OVERLOOKING CENTRAL PARK

#### 13'-5" CEILING HEIGHT



7TH AVENUE

FLOOR 21,25

10,290 RSF

CORE & SHELL

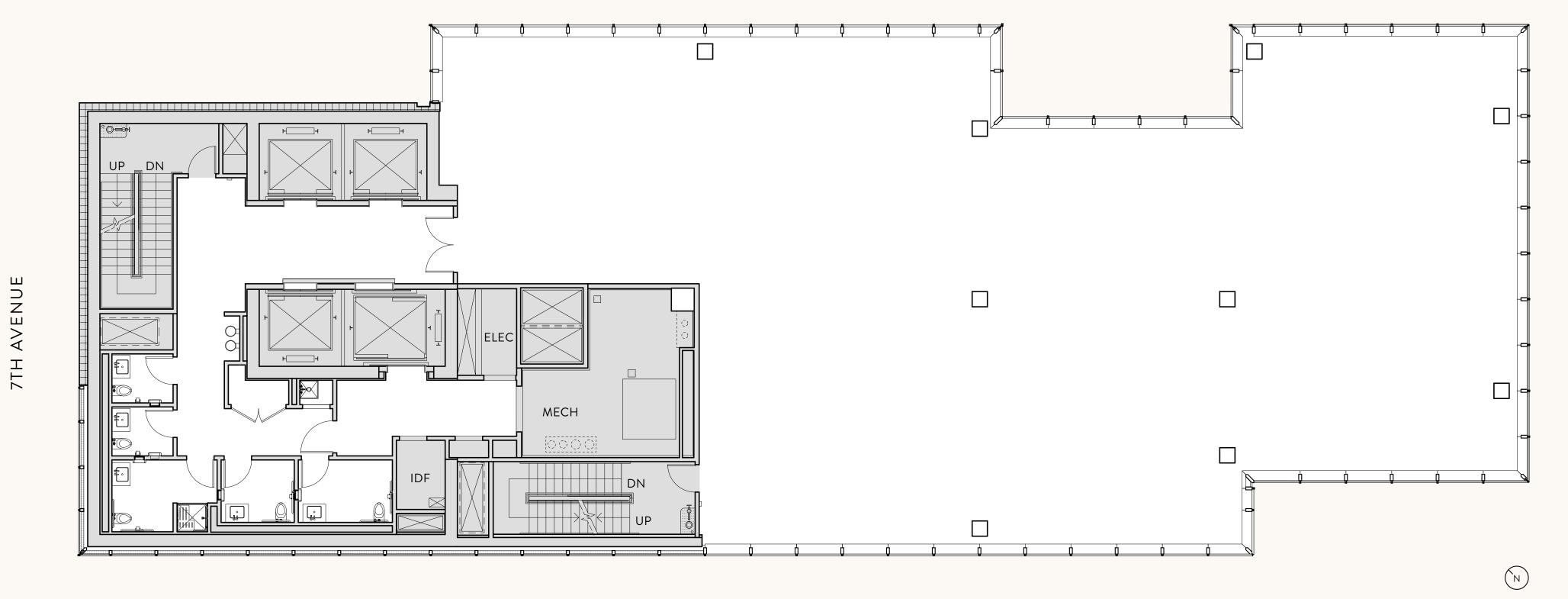
#### CENTRAL PARK

57TH STREET





# FLOOR 22,26,30



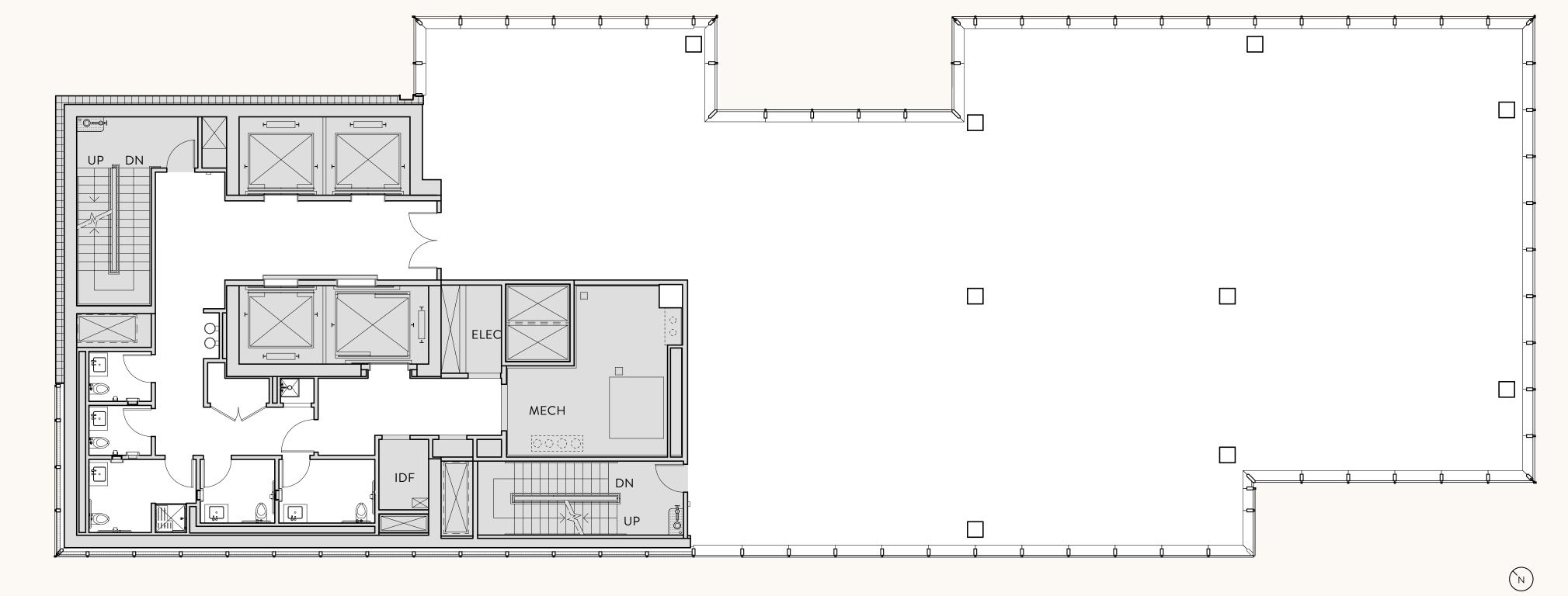
13'-5" CEILING HEIGHT (22,26) 13'-8" CEILING HEIGHT (30) CORE & SHELL

CENTRAL PARK





### FLOOR 20,24,28 10,280 RSF (20) / 10,290 RSF (24, 28)



7TH AVENUE

#### 13'-5" CEILING HEIGHT

CORE & SHELL

CENTRAL PARK

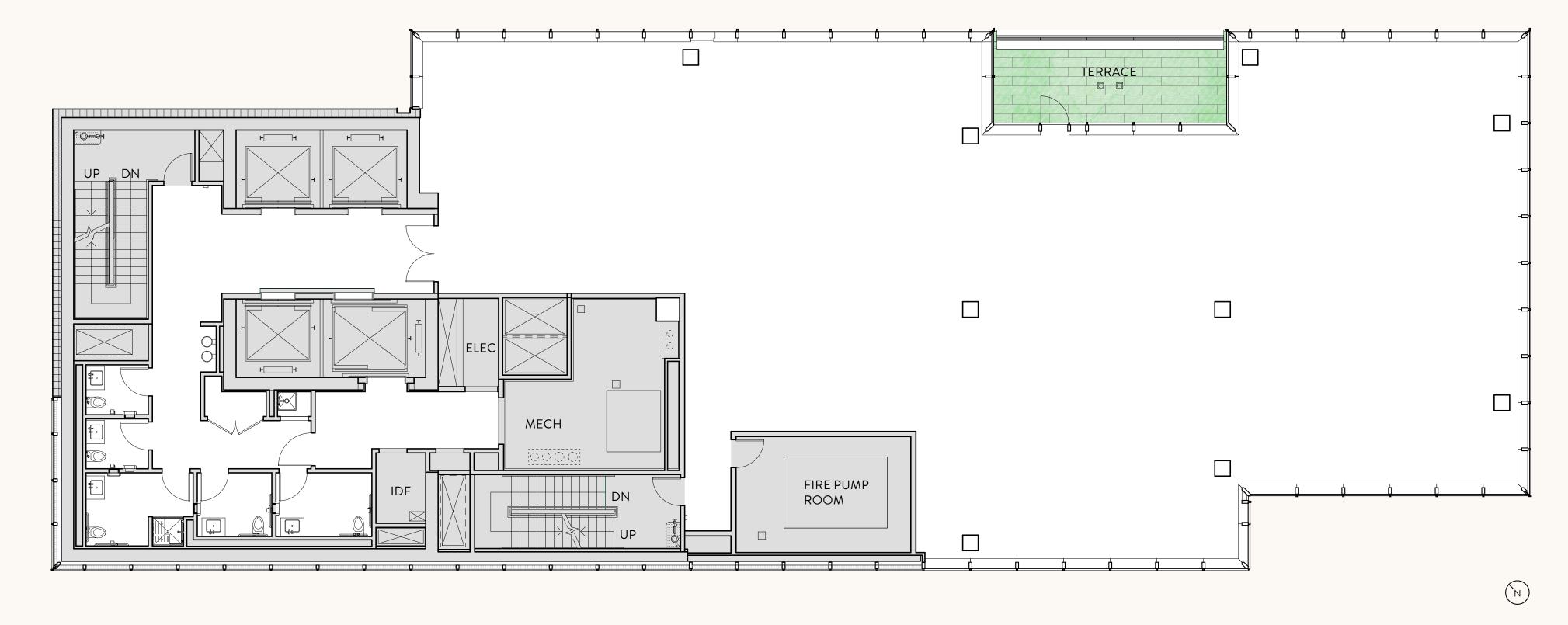
57TH STREET





#### 250 SF TERRACE OVERLOOKING CENTRAL PARK

13'-8" CEILING HEIGHT



7TH AVENUE

FLOOR 29

9,940 RSF

CORE & SHELL

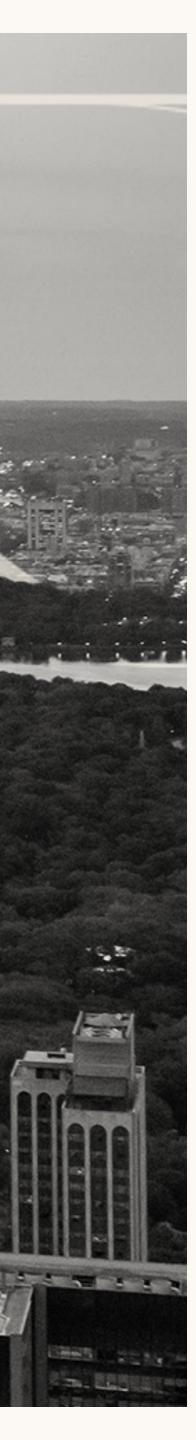
#### CENTRAL PARK







# THE CROWN JEWEL OF THE PLAZA DISTRICT



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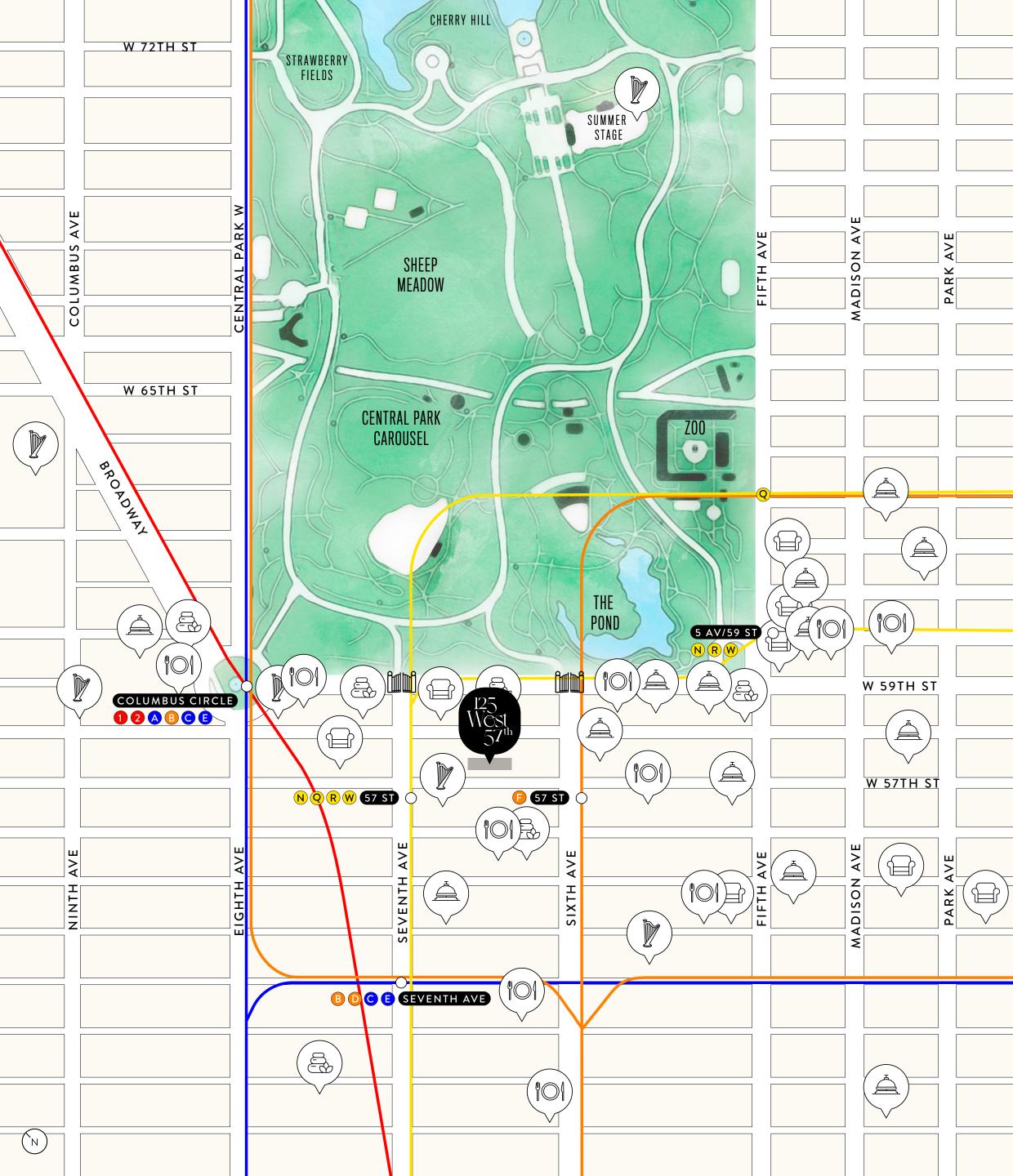
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Located on iconic "Billionaires' Row," just steps from Central Park, 125 West 57th redefines trophy office in what has always been Manhattan's most-coveted neighborhood. Stroll through the park on your way to work, delve into the finest shops and restaurants with impeccable ease, and retreat high above the stir of the city.







#### NEIGHBORHOOD

### 101 DINING

AVRA

IL GATTOPARDO

LE BILBOQUET

MAREA

NOBU

OCEAN PRIME

PER SE

QUALITY MEATS

# CULTURE

CARNEGIE HALL

LINCOLN CENTER

MUSEUM OF ARTS AND DESIGN

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SUMMERSTAGE at Central Park

THE MUSEUM OF MODERN ART

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CENTRAL PARK CLUB

CORE:

DOUBLES CLUB

METROPOLITAN CLUB

NEW YORK ATHLETIC CLUB

THE KNICKERBOCKER

THE LINKS CLUB

THE UNIVERSITY CLUB OF NEW YORK

# A HOTELS

1 HOTEL

AMAN

CONRAD

FOUR SEASONS

LOTTE NEW YORK PALACE

MANDARIN ORIENTAL

THE PIERRE

THE PLAZA

THE RITZ-CARLTON

THE SHERRY-NETHERLAND

THE ST. REGIS

& WELLNESS

EQUINOX

EXHALE

GUERLAIN SPA

LIFE TIME FITNESS

LA PRAIRIE SPA at The Ritz-Carlton

PURE BARRE

THE SPA at Mandarin Oriental

LEXINGTON AVE

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# UNMATCHED ATTENTION TO DETAIL



# AIR & WATER FILTRATION

Floor by floor water-cooled DX Cooling units with MERV 14 filters. Domestic water filtered at building point of entry.



Fully ADA compliant. Ground floor bicycle storage. Destination dispatch technology.

# NATURAL LIGHT

Full-height triple-glazed vision glass on all office floors. Minimum 13'-5" clear ceiling heights.

Targeting LEED Gold.

# ACCESS & ACCESSIBILITY

# SAFETY SYSTEMS

24/7 security guards and camera coverage. All life safety systems are on a 1000 kW diesel generator.

# LEED

# OUTDOOR SPACE

4,300 SF amenity terrace. 250 SF private terrace on floors 15, 17, 19, 21, 23, 25, 27, 29.



### **BUILDING SIZE**

172,685 RSF Amenity floor: 7,150 SF interior, 4,300 SF amenity terrace

### OUTDOOR SPACE

4,300 SF amenity terrace 250 SF private terrace on floors 15, 17, 19, 21, 23, 25, 27, 29

### **CEILING HEIGHT**

Typical floor: 14'-3"-14'-6" slab to slab, 13'-5"-13'-8" floor to underside of slab Finish ceiling: 11'-0" - 11'-3" Double height area: 27'-8" floor to underside of slab (floor 15-16)

### HVAC

Cooling is provided through cooling towers and water cooled DX Cooling units per floor for tenant connection with MERV 14 filters; Outside Air incoming stream with both MERV 8 and MERV 14 filters; Heat is provided by gas fired hot water condensing boilers with hot water pumps and plate and frame heat exchangers. Capped hot water piping for tenant connection.

### LIFE SAFETY

The building is fully sprinklered with full fire alarm coverage.

### **SUPPLEMENTAL** COOLING

Secondary Condenser Water Supply and Return capped outlets for tenant use.

### CONSTRUCTION

The building is a reinforced concrete structure that has a side core. The building envelope is a curtain wall system with full-height triple-glazed vision glass on all office floors.

### ELECTRIC

Step-up transformers are provided for elevators and mechanical loads. The office levels are provided with electrical power density of 6 W/USF.

### **SECURITY**

24/7 Security Guards with visitor management and camera security coverage.

### EMERGENCY GENERATOR

All life safety systems are on a 1000 KW diesel generator.

### TELECOM

There is an IDF (Intermediate Distribution Frame) room on each floor for tenant connection.

### AMENITIES

7,150 SF amenity floor including a lounge, private meeting rooms, state-of-the-art conference center, event space with catering kitchen, and a 4,300 SF amenity terrace.

Bicycle storage on ground floor.

### **FLOOR LOADS**

50 LBS/RSF live load

### DOMESTIC WATER FILTRATION

Domestic Water is filtered at building point of entry.

### **ELEVATORS**

4 Passenger Elevators with destination dispatch technology. Three elevators with 3,500 lbs capacity and one with 4,500 lbs capacity.

### ACCESSIBILITY

Fully ADA compliant

LEED Targeting LEED Gold



Alchemy-ABR Investment Partners is a fully integrated real estate investment, development, and operating company. Alchemy-ABR's principals, Kenneth S. Horn, Joel Breitkopf, and Brian Ray, have collectively developed, owned, and operated over four million square feet of Commercial and Residential real estate valued at over \$6 billion. The company is currently developing over 1,500,000 SF in NYC, Miami, and Raleigh.



Cain International is a privately held investment firm focused on real estate and business opportunities that shape the fabric of global gateway cities. Founded in 2014, the firm has built a diverse portfolio of investments spanning multiple geographies and markets through its real estate equity, real estate debt, and private equity platforms.

## **fx**collaborative

Founded over 40 years ago, FXCollaborative is an architectural, interior design, planning, and urban design firm committed to design excellence, social responsibility, and sustainability. FXCollaborative's studio structure focuses on a variety of typologies, including Office Buildings; Multi-Family Residential; Mixed-Use; Retail; Cultural Facilities; Public and Private K-12 and Higher Education Institutions; Corporate; Not-for-Profits; International Projects; Planning/Urban Design; and Infrastructure/Transportation.

# Gensler

Gensler is a global architecture, design, and planning firm with 51 locations across Asia, Europe, Australia, the Middle East, and the Americas. Founded in 1965, the firm serves more than 3,500 active clients in virtually every industry.





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ALCHEMY - ABR

ALL DIMENSIONS AND SQUARE FOOTAGES, ARTIST RENDERINGS, AND ILLUSTRATIONS ARE APPROXIMATE AND SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND TOLERANCES.

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