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# *An Iconic Property, An Extraordinary Address*

A premier example of world-class modernist architecture, 9 West 57 is among the most recognizable and highly regarded commercial office properties on the global stage. Its iconic ski-slope façade, broad travertine plazas, and distinctive red “9” sculpture set it apart as a defining presence in the most prestigious section of Manhattan’s exclusive Plaza District. Inside its 50-story glass tower, corporate tenants – including some of the most influential names in finance and fashion – enjoy breathtaking river-to-river and skyline views, state-of-the-art infrastructure, and an unparalleled level of service and amenities. Now, for the first time in almost a decade, The Solow Organization is pleased to offer prime floors and significant blocks of contiguous space in this extraordinary property.





# *Transformative Architecture*

Developed in 1974 by The Solow Organization, 9 West 57 has been credited with spurring the transformation of Manhattan's Plaza District into the city's most prestigious location for corporate offices. Its sleek modernist design – an elegantly curved 50-story glass façade, exposed sculptural cross-supports, and striking travertine plazas – injected thoroughly contemporary glamour into a neighborhood long-defined by 19th century elegance.







## *The Plaza District, The Epicenter of Power and Prestige*



Midtown Manhattan is the busiest single commercial district in the United States, and the Plaza District, where 9 West 57 is located, is its most prestigious neighborhood for luxury office space. Consistently the first choice of elite financial services and wealth management firms as well as premier law firms and corporate leaders in a variety of industries, the Plaza District features an unparalleled array of elegant conveniences. Equally accessible to all regional airports, this neighborhood also offers the city's finest hotels and restaurants, making it the ideal location for corporate tenants who frequently accommodate and entertain clients and business partners.











## *The Art of An Elegant Reception*

Original works of art by 20th century masters on its public plazas and in its contemporary travertine lobby distinguish 9 West 57 as a uniquely elegant commercial office property that caters to a sophisticated clientele. Sculptures by Picasso, Giacometti and Fernand Léger as well as works by Henri Matisse convey the level of excellence that The Solow Organization consistently brings to every aspect of the tenant experience.

Corporate tenants and their guests are greeted by uniformed staff who are on duty 24/7 as part of the property's robust security and service protocols. In addition to entrances on both 57th and 58th Streets, the lobby is accessible from an onsite parking garage and offers direct access to Brasserie 8½, a chic modern French restaurant ideal for professional entertaining.







## *The Mezzanine*

The double-height mezzanine level fully captures the most unique element of 9 West 57's iconic architecture. This dramatic space is distinguished by 25-foot ceilings and interior travertine columns that follow the distinctive curve of the building's full-height window walls. Setbacks on both 57th and 58th Streets in combination with the slope of the exterior wall result in exceptional natural light from dawn until dusk. The north and south facing portions of the mezzanine level each offer balconies with private offices and conference rooms overlooking a total of 74,800 square feet of predominantly open floor area below, seating 450+ traders.

## *Sophisticated Design, Custom Options*

Pre-built corporate office suites at 9 West 57 have been designed to meet or exceed the aesthetic expectations of highly discriminating tenants. Elevator lobbies and reception areas are finished with rich marble or travertine floors and polished cherry veneer walls. Private offices and conference rooms feature full-height exterior windows with concealed blinds and full-height interior glass wall partitions that bring natural light throughout the suites.

Suites also offer an array of well-designed amenities to support daily office operations. In addition to ample storage closets and mailrooms, dedicated IT rooms are equipped with appropriate connections for electrical, telephone and internet service. Kitchenettes are outfitted with a full-size refrigerator, microwave oven and dishwasher. Restrooms with full-height stone and opaque glass toilet partitions also feature decorative stone floors, walls and countertops as well as architectural hardware.

A number of full floors on prime levels, several of which are contiguous, are available for custom build-outs. These largely column-free floor plates, ranging from 30,800 square feet to 48,400 square feet, offer tenants an exceptional opportunity to design unique office space with extraordinary views. Partial floors on prime levels are also available for custom build-outs.





## *State-Of-The-Art Infrastructure, Excellence In Service*

The Solow Organization is a proactive owner and manager focused on delivering comprehensive excellence in service to elite corporate tenants. All property management services are provided directly by The Solow Organization, which maintains security and engineering personnel on-site 24 hours a day, 7 days a week.

State-of-the-art power and telecommunications networks, robust safety and security systems, and 24/7 individualized climate control are among many infrastructural features that enhance the functionality and comfort of corporate suites. To ensure efficient access for employees and guests, corporate suites are serviced by 35 passenger elevators in four separate banks. Deliveries are accommodated by a multiple berth, drive-in loading dock serviced by a large high-speed elevator. All tenant services are scheduled via a computer-based system and are coordinated by the on-site property management office.

Complete information about all infrastructure and technical systems is detailed in the “Technical Specifications” section.







## Curated Amenities

A select collection of on-site amenities caters to the needs of corporate tenants and their guests.



## Brasserie 8½

Brasserie 8½ serves nouvelle French cuisine in a stylish setting distinguished by a sweeping circular staircase and original works of art by Henri Matisse and Fernand Léger. The restaurant is available to the public via 57th Street and has been a popular midtown choice for over a decade. It is also accessible directly from the lobby of 9 West 57.

## Marche 8½

Discreetly located in the lobby, and accessible only to corporate tenants and their guests, Marche 8½ offers a selection of healthy, freshly prepared take-away food, gourmet snacks, and a wide array of soft drinks, juices and bottled water. All prepared foods, which include breakfast and lunch choices, are created in the kitchen of Brasserie 8½. Marche 8½ also carries leading daily newspapers.



## Parking Garage

A 200-space on-site parking garage, which offers a secure entrance directly into the lobby of 9 West 57, is available for use by corporate tenants and their guests. Spaces can be reserved by tenants and their employees on a monthly basis.





Views from the prime floors of 9 West 57 capture Manhattan at its most breathtaking and awe-inspiring. The iconic crowns of the skyline appear to be at arm's length in every direction: the rich tapestry of Central Park unfolds to the north, and the Hudson and East Rivers carve sparkling lines southward to the Atlantic Ocean.

Lower floors overlook Manhattan's most elegant commercial street as well as the beautifully restored Plaza Hotel. Unique among the Plaza District's finest commercial properties, corporate suites on these floors enjoy abundant natural light due to the combination of generous setbacks on 57th and 58th Streets as well as the property's curved glass façade.

As a part of its commitment to preserving and enhancing the long-term value of 9 West 57 and its immediate neighborhood, The Solow Organization has purchased many of the buildings that 9 West 57 overlooks as well as the air rights to buildings that exist within its view corridors.



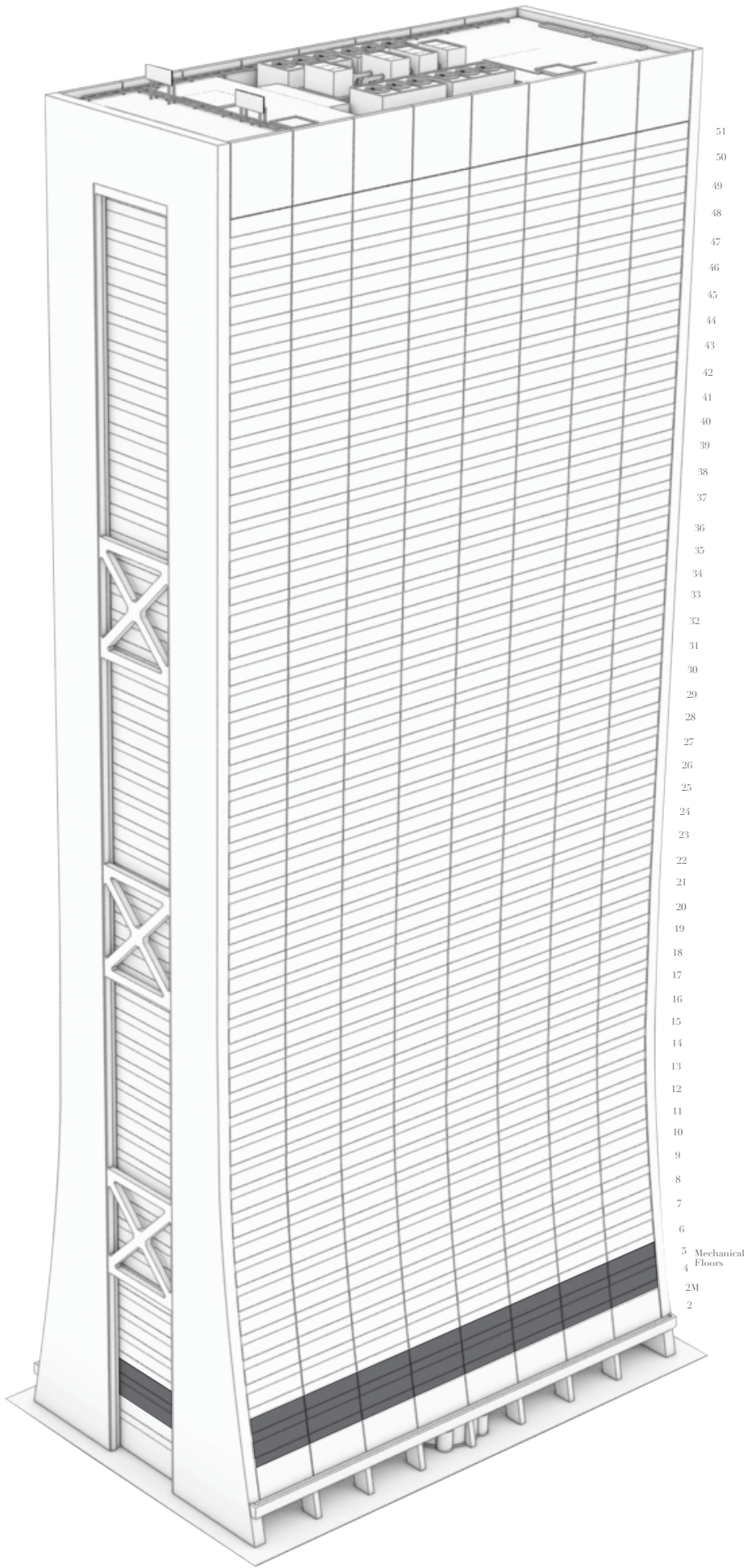
*Panoramic,  
River-to-River,  
Utterly Breathtaking*











BUILDING SPECIFICATION SUMMARY

LOCATION	57th Street between Fifth and Sixth Avenues		
ARCHITECT	Skidmore, Owings & Merrill LLP		
YEAR BUILT	1972		
RSF	1,500,000		
FLOORS	50 Stories		
FLOOR PLATES	2 - 2M :	74,800 RSF total	
	6 - 9 :	37,300 - 41,500 RSF each	
	10 - 15 :	32,000 - 36,300 RSF each	
	16 - 41 :	30,300 - 31,900 RSF each	
	42 - 50 :	32,800 RSF each	
ELEVATORS	35 Passenger Elevators		
	2 Sub grade :	B1-B2	
	8 Low rise :	1-15	
	8 Mid rise :	16-27	
	8 High rise :	27-39	
	9 Tower :	40-50	

**LOADING DOCK**  
Loading dock on 58th Street with 4 bays. Each bay can accommodate delivery vehicles up to 16 feet wide.

**ELECTRICAL SERVICE**  
7 watts per usable square foot of electrical capacity exclusive of base building systems.

**TELECOM**  
Cogent fiber back bone available to tenants. Multiple points of entry, multiple providers: Verizon, Time Warner Cable, and DIRECTV.

**FLOOR LOAD**  
Ranging from 50 lbs RSF per live load to 100 lbs RSF per live load on select floors.

**CEILING HEIGHT**  
Typically 9'0" finished. Typical slab heights are 12'6".  
Floor 2 features 24' ceiling heights.

**BACK-UP GENERATORS**  
500 kVA back-up generator for building life safety, elevators, stairways, and other common areas. Two additional generators, 1,875 kVA each, available for tenant hook-up.

**HVAC**  
Base building HAVC is 8am-6pm Mondays through Fridays excluding holidays.













*Real value in a changing world*

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