



111 West 57th Street

Retail Component



Development overview

By combining a modern tower with an existing landmark conversion, 111 West 57th Street offers a unique residential opportunity complimented by a 50,000 net square foot retail component. With rare frontage on both 57th and 58th Streets, the Project will create a dramatic street presence and benefit from its prime Midtown location at the epicenter of Manhattan's premier international shopping, tourist, and commercial districts.

Upon completion, 111 West 57th Street will rise over 1,400 feet, totaling approximately 446,000 gross square feet. The tower will have 45 full-floor residences, with 14 foot floor-to-ceiling windows offering sweeping views of Central Park. Most tower units will offer unobstructed 360-degree views of the world's most iconic architectural achievements, from the Empire State Building to the Brooklyn Bridge to the south, Central Park to the north, both the East and Hudson Rivers and beyond. Interiors by world renowned Studio Sofield will provide an unparalleled level of sophistication and elegance throughout.

Central to the Project's design is its preservation of the landmarked Steinway Hall, a 17-story Beaux-Arts building designed by Warren & Wetmore. The Project will include the preservation and integration of the existing Steinway Hall façade as well as the restoration and renovation of its interior. The tower will be set back behind a transparent glass and bronze retail atrium built adjacent to Steinway Hall to showcase the Building's original character, and provide a unique and historically sensitive juxtaposition of old and new design.

Unparalleled design integration will be a hallmark inside and out as SHoP Architects designed a building that feels unique yet familiar to the New York City skyline. The façade is designed to read at multiple scales and vantage points; the shaping of the terra cotta that clads the east and west facades creates a sweeping play on shadow and light from the city scale, as the texture provides richness up close. A glass curtain wall along the north and south façade will take full advantage of the tower's sweeping views across the City and Central Park. The Building will rise straight up on its northern face, but will gently set back in a series of steps to the south so that the north-south dimension of the tower gradually feathers to the Building's crown. It is a subtle and graceful reinterpretation in modern form of the stepped-back, "wedding cake" towers of New York's past, seasoned by a classic New York material – terra cotta – assembled in a way that makes clever use of today's technology.

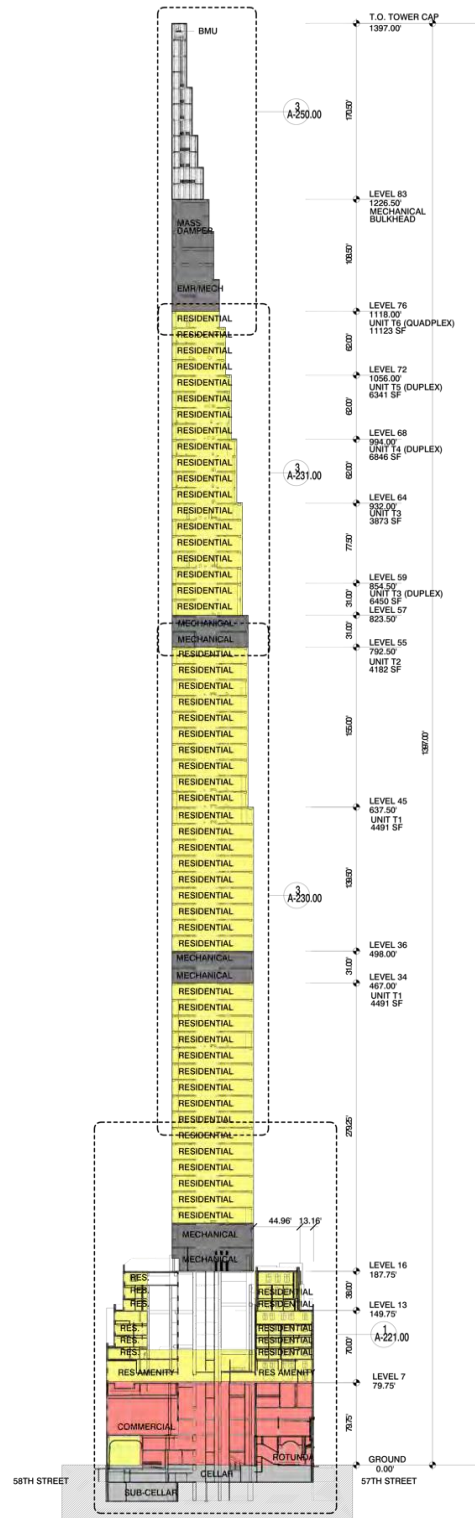
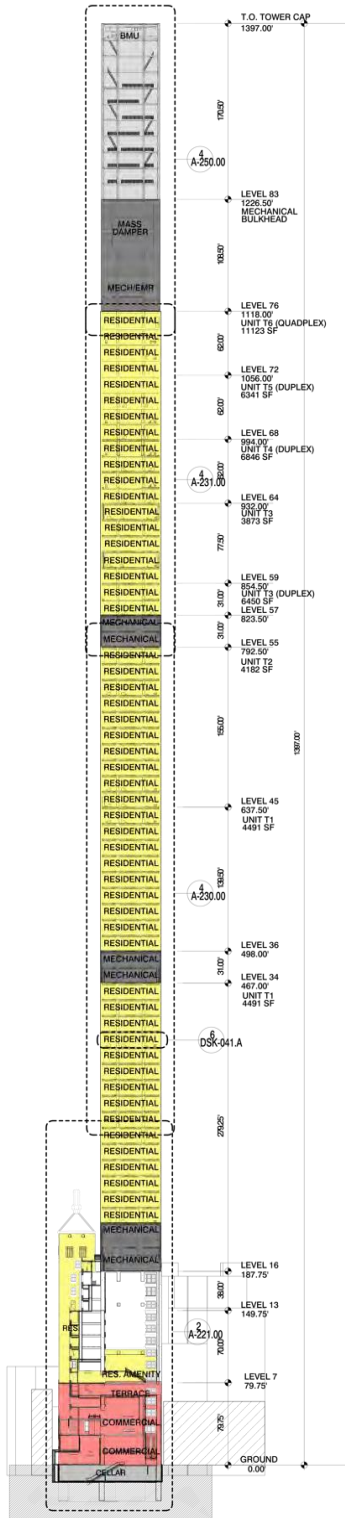
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BUILDING SECTION	1" = 50'-0"	4	A-100.00	A-201.00
BUILDING SECTION	1" = 50'-0"	3	A-100.00	A-201.00

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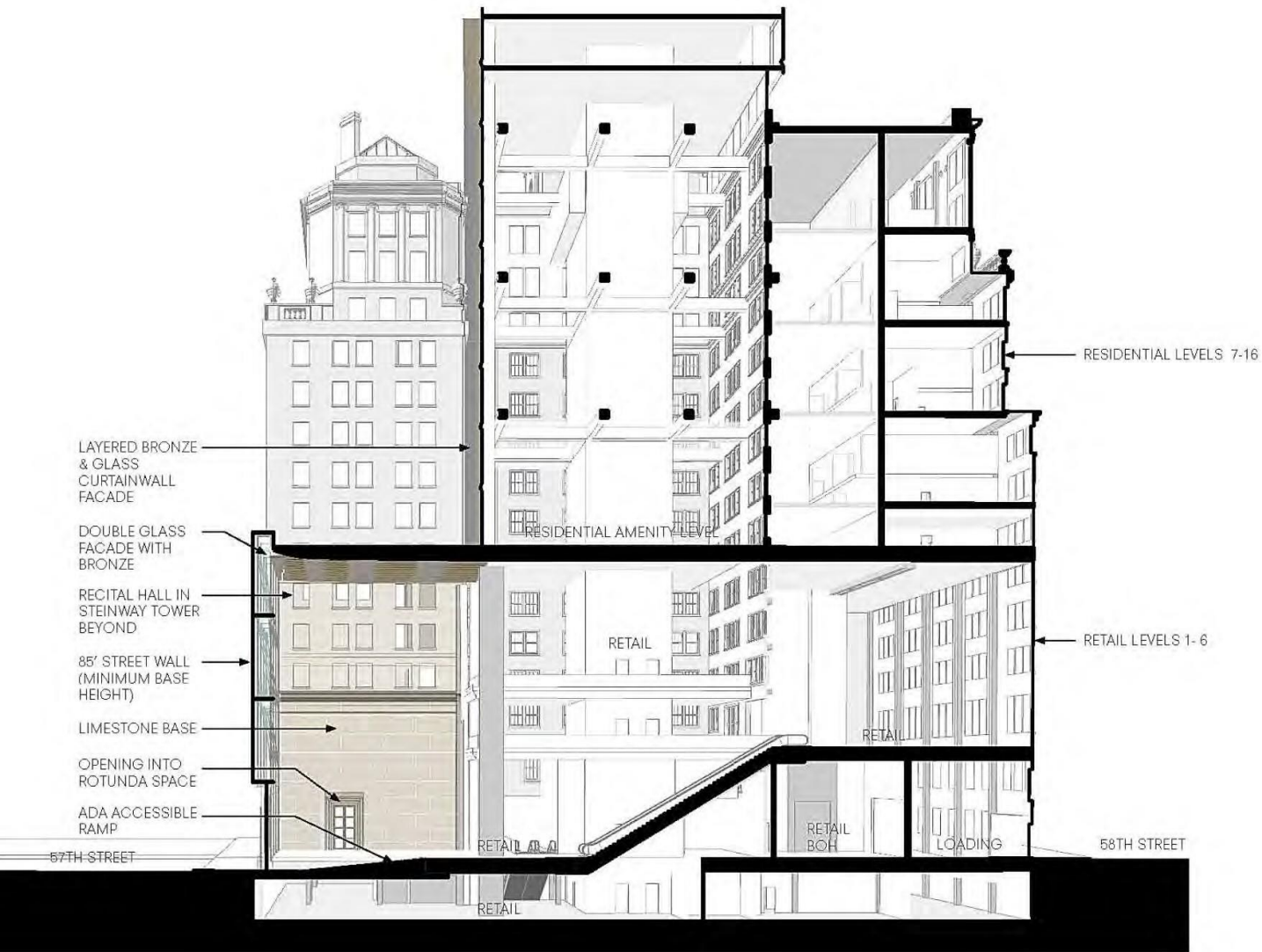
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Retail 3D



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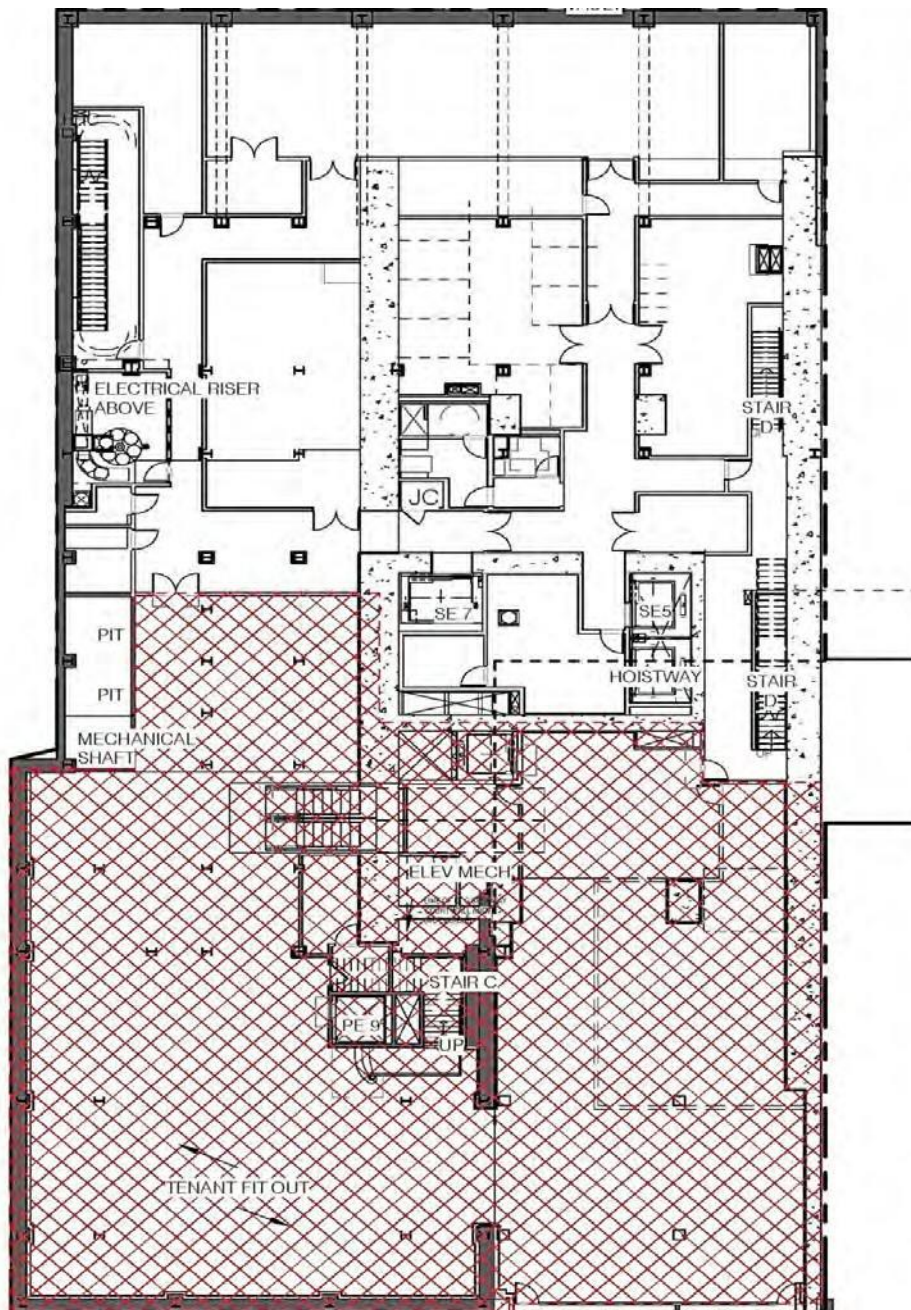
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Retail Cellar



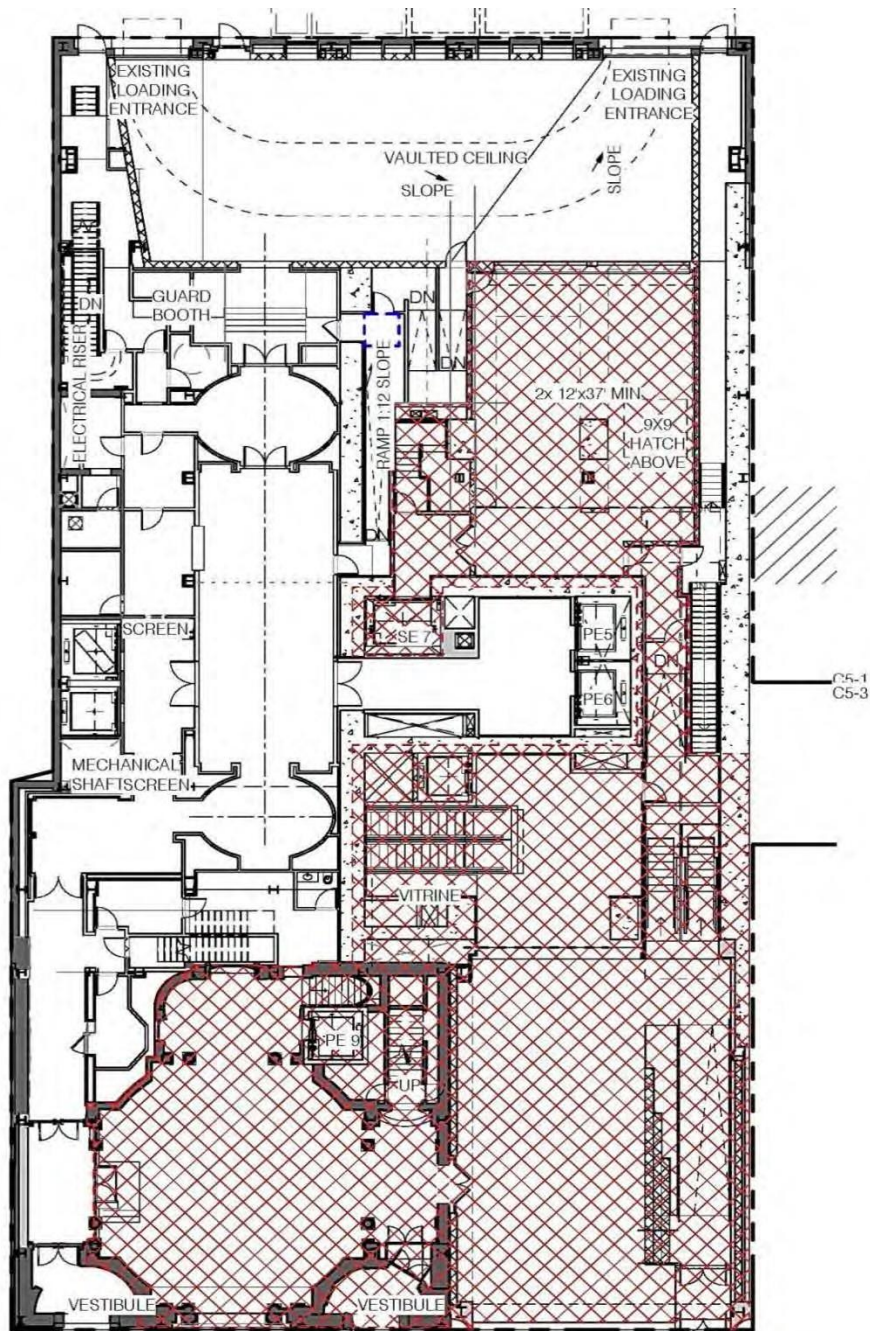
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Retail Ground



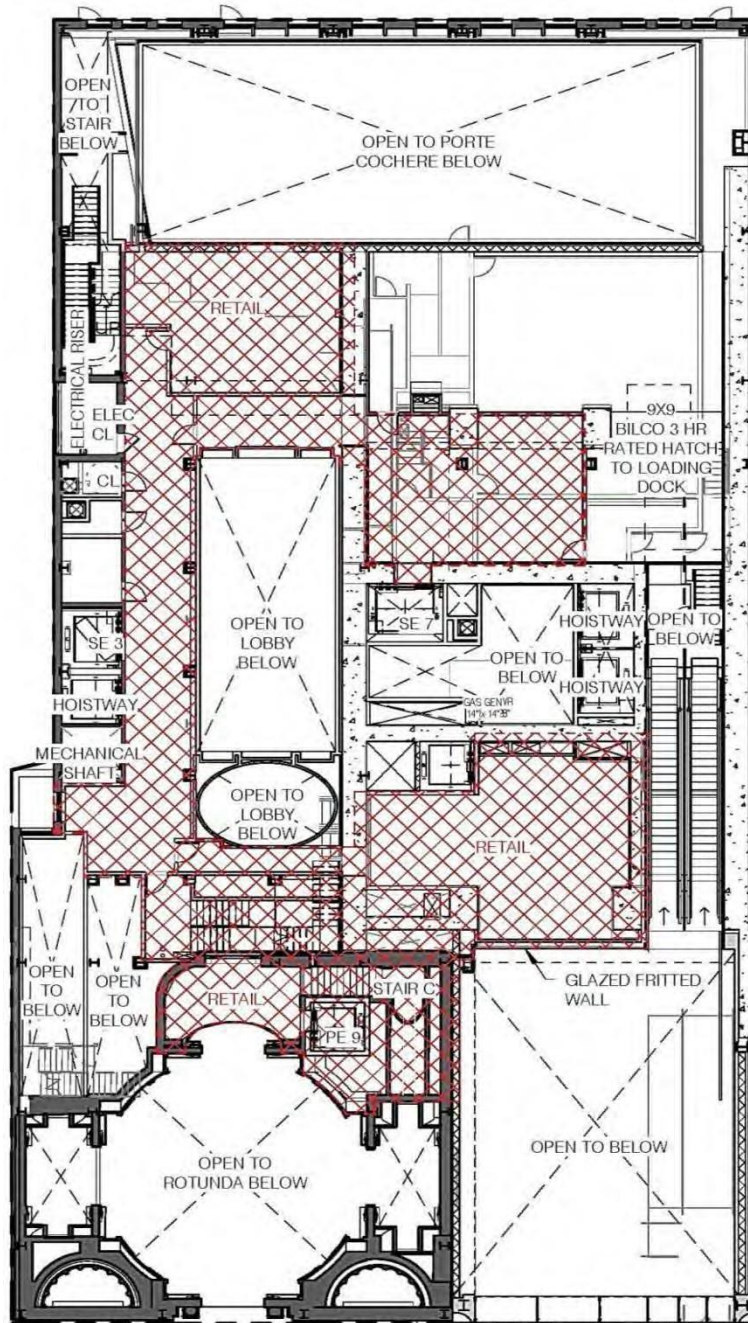
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Retail – Level 2



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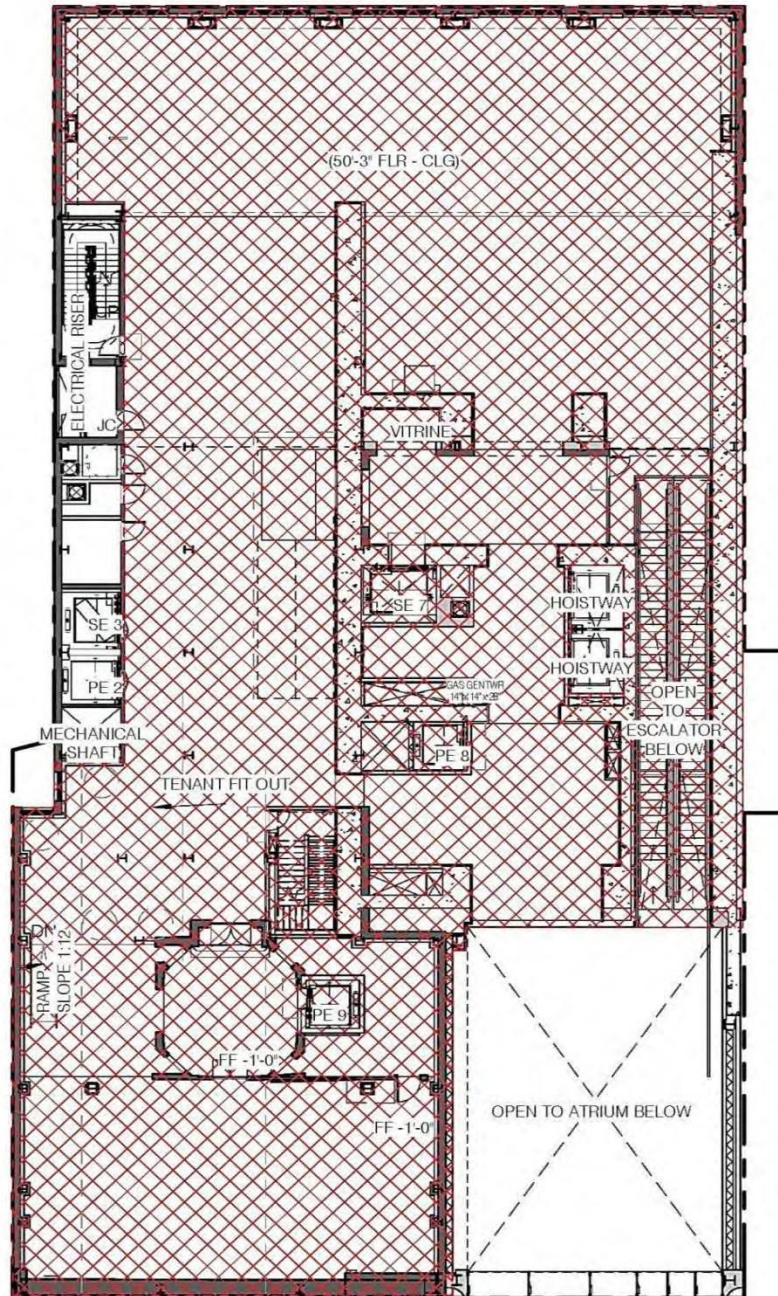
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Retail – Level 3



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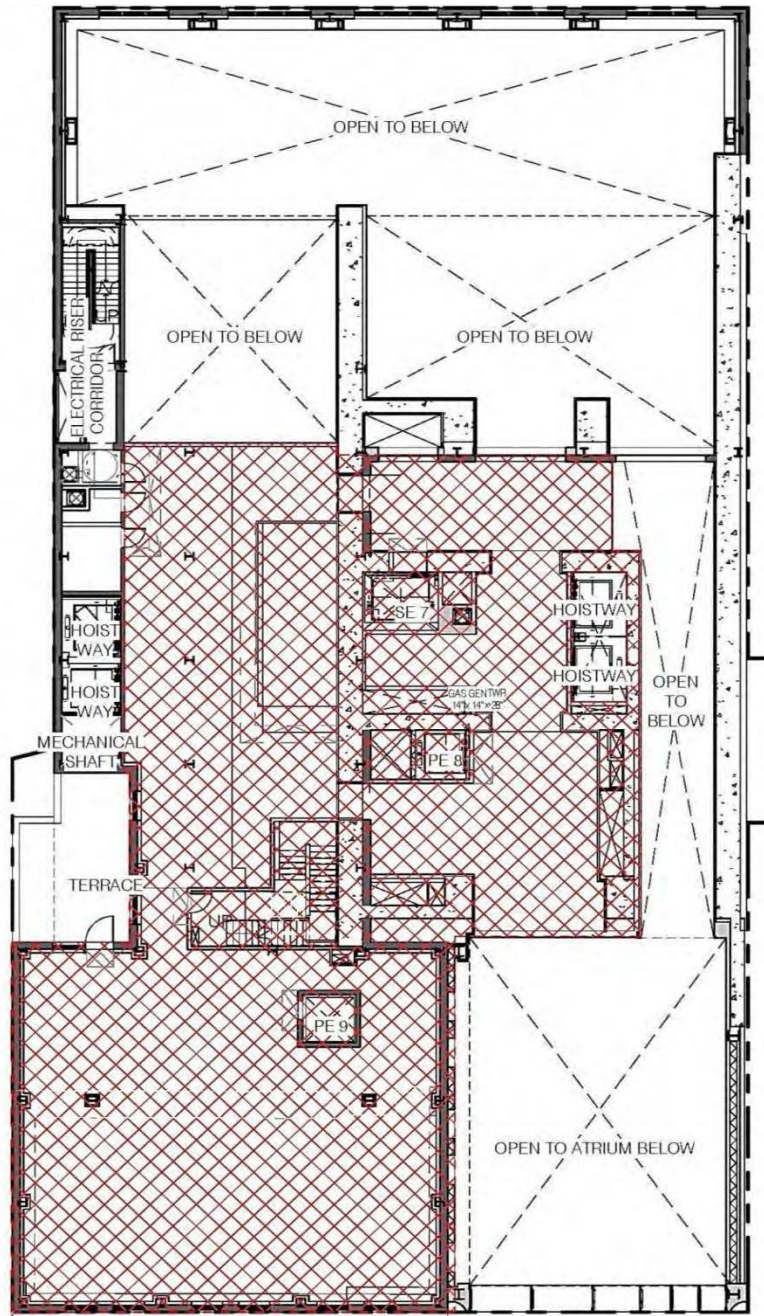
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Retail – Level 4



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<u>PROJECT SUMMARY</u>	
Project Name:	111 West 57th Street
Address:	105 - 111 West 57th Street, New York, NY
Description:	1,350 ft. Tall Ultra-Luxury Residential Tower & Ground Floor Premium Retail Space. Construction of a new tower on a vacant parcel combined with the conversion of Steinway Hall Bldg.
Developers:	Property Markets Group (www.propertymg.com)
	JDS Development Group (www.jdsdevelopmentgroup.com)
Architect:	SHOP Architects

<u>SQUARE FOOTAGE SUMMARY</u>				
<u>COMPONENT:</u>	<u>GSF</u>	<u>NSF</u>	<u>SF Unit</u>	<u>Units</u>
Tower Residential	242,545	214,010	4,756	45
Steinway Residential	45,500	36,888	2,635	14
Retail Component	50,000	50,000	50,000	1
Mechanical & Other	54,000	0	0	0
Lobby, Entrance & Amenity	54,087	0	0	0
TOTAL:	446,132	300,898		

<u>TIMELINE</u>				
<u>PROJECT PHASES:</u>	<u>START</u>	<u>END</u>	<u>MTHS.</u>	<u>CUM. MTHS</u>
Acquisition	Jun-13			
Pre-Development	Jun-13	Jun-14	12	12
Site Work Foundation	Jun-14	Mar-15	9	21
Construction	Mar-15	Mar-18	36	57
Unit Closings (Scheduled)	Mar-18	Jun-18	3	60

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Central Park South



West 58th Street



West 57th Street



West 56th Street



West 55th Street



West 54th Street



Fifth Avenue

Central Park South



West 58th Street



West 57th Street



West 56th Street



West 55th Street



West 54th Street



Sixth Avenue

Central Park South



West 58th Street



West 57th Street



West 56th Street



West 55th Street



West 54th Street



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