

40 EAST 57TH STREET

THE SHOPS AT 432



Located within 432 Park Avenue, New York's most famous new luxury building, 40 East 57th Street is a collection of expansive, double-height retail units that realizes the full potential of this neighborhood.

Newly completed, 40 East 57th Street offers retailers purpose-built space and the opportunity to create a presence within a highly desirable retail location, with significant frontage and signage opportunities on 57th Street.





An icon on the New York skyline

The tallest residential tower in the Western Hemisphere, 432 Park Avenue sets the tone for the neighborhood, and has brought global attention to this stretch of 57th Street between Madison and Park Avenues.

40 East 57th Street continues this story, with a majestic presence on 57th Street and a landmark “retail cube” on the corner of Park Avenue and 56th Street – all designed with the world’s most iconic brands in mind.



An aerial photograph of New York City, showing a dense urban landscape with numerous skyscrapers and buildings. Central Park is visible in the middle ground, surrounded by greenery. The Hudson River and the Manhattan Bridge are also visible in the background. The sky is clear and blue, suggesting a bright day.

Here, opportunity is measured by the billion

40 East 57th Street are located at the center of an extraordinary concentration of wealth. Luxury brands and five-star hotels cluster in the neighborhood. The world's most expensive residential real estate and highest salaried professionals are all on the doorstep.

Over \$2 billion in annual retail sales on the doorstep

W 59th Street

E 59th Street

The Plaza

5th Avenue

Cartier
Apple
Bally
Freywille
Vertu
Tumi
Chase

Madison Avenue

Diesel
Stuart Weitzman
Canali
Eton
Wolford
Philipp Plein
Fratelli Rossetti
TD Bank

Park Avenue

Maurice Badler Fine Jewelry
Seaman Schepps

W 58th Street

E 58th Street

Bergdorf Goodman
Van Cleef & Arpels

Bergdorf Goodman Men's Store
Hublot
Louis Vuitton
Saint Laurent
Chanel
Burberry
Miu Miu
Chanel
Dior
Ugg
Mont Blanc
J.M Weston
Fendi

Fogal
Sermoneta Gloves
Lalique
Mulberry
Emporio Armani
Coach
Prada
Brioni
Four Seasons Hotel
Zilli
Audemars Piguet
Citibank
D.Porthault

The Ritz Tower
Saks Off 5th

W 57th Street

E 57th Street

Zegna
Bulgari
Piaget
Mikimoto
Prada
Abercrombie & Fitch

Tiffany & Co.
Niketown
Tourneau
Gucci
Bonhams

Breitling
Alain Mikli
Folli Follie
Lacoste
First Republic Bank
Marina B
Victoria's Secret
Jacob & Co
Turnbull & Asser
Phillips

Chase
T.Anthony

W 56th Street

E 56th Street

Harry Winston
Henri Bendel

Armani
Dolce & Gabbana
Omega
Breguet
Polo Ralph Lauren
550 Madison

TD Bank
Allen Edmonds
40 EAST
57TH STREET
THE SHOPS AT 432

425 Park Avenue
TD Ameritrade

W 55th Street

E 55th Street



40 East 57th Street

40 East 57th Street provides over 20,000 sq ft (1,858 sq m) of retail space.

E 57th Street

Concourse

Over 30,000 sq ft (2,787 sq m) of retail concourse

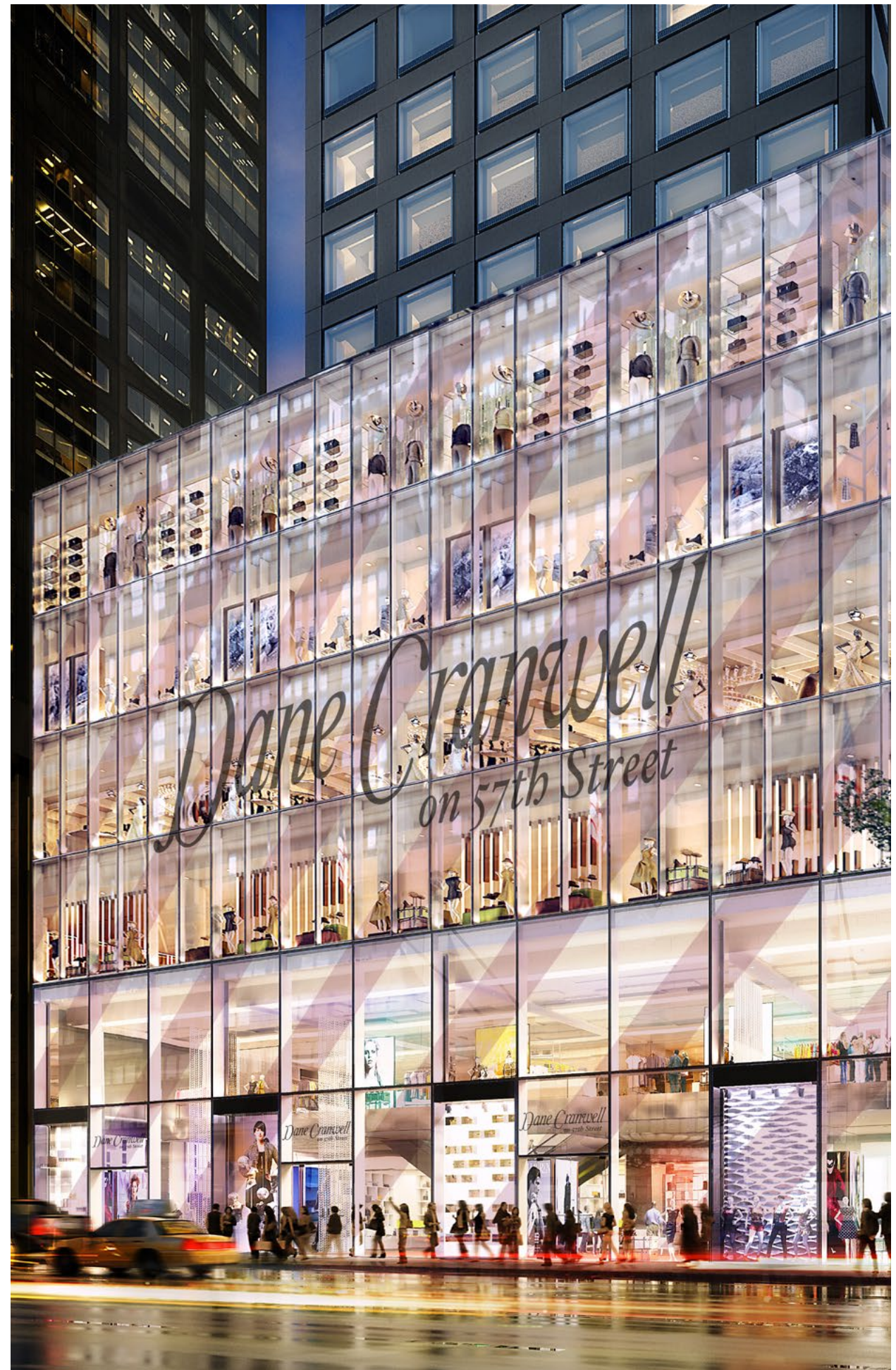
E 56th Street

Madison Avenue

Park Avenue

The Cube at 432 Park Avenue

The Cube at 432 Park Avenue provides over 6,600 sq ft (613 sq m) of retail space.



Over 50,000 sq ft of flexible retail space

The retail space on East 57th Street is arranged over Ground Floor, Second Floor and Concourse levels.



Single tenant configuration

Expansive double-height units

40 East 57th Street's double-height facades create a striking presence. The retail frontage is approx. 110 ft (33.5 m) at ground level, and on the second floor this extends to 125 ft (38.1 m).



Three-tenant configuration

Opportunity to create a luxury retail cluster

Units can be configured to accommodate between one and five individual tenants.



Five-tenant configuration

The Cube at 432 Park Avenue

In this unique retail offering, adjacent to 432 Park Avenue's newly created, beautifully landscaped plaza, space is arranged over Ground, Second and Concourse levels.



The Cube at 432 Park Avenue



56th Street Plaza



Park Avenue Passthrough

40 East 57th Street

Area

- Ground Over 9,000 sq ft (836 sq m)
- Second Over 11,000 sq ft (1,021 sq m)
- Concourse over 30,000 sq ft (2,787 sq m)

Divisions

- Starting from 960 sq ft (89 sq m)

Retail frontage

- Ground 110 ft (33.5 m) of all glass storefront on 57th Street
- Second 125 ft (38.1 m)

Slab-to-slab heights

- Ground 19 ft 3in (5.9 m)
- Second 15 ft 6 in (4.7 m)
- Concourse 23 ft 3 in (7.1 m)
- Concourse to underside of beams 19 ft 11 in (6.1 m)

57th Street Retail Expansion, Floors 3-6

- Over 17,600 sq ft (1,635 sq m) per floor (varies due to mechanicals)
- 15 ft 6 in (4.7 m) slab-to-slab height
- 125 ft (38.1 m) glass storefront on 57th Street
- 10' x 10' windows on the south and south east façades (floors 3-6)
- Clearstory windows on north east façade (floors 5 & 6)



40 East 57th Street Ground Floor

Area

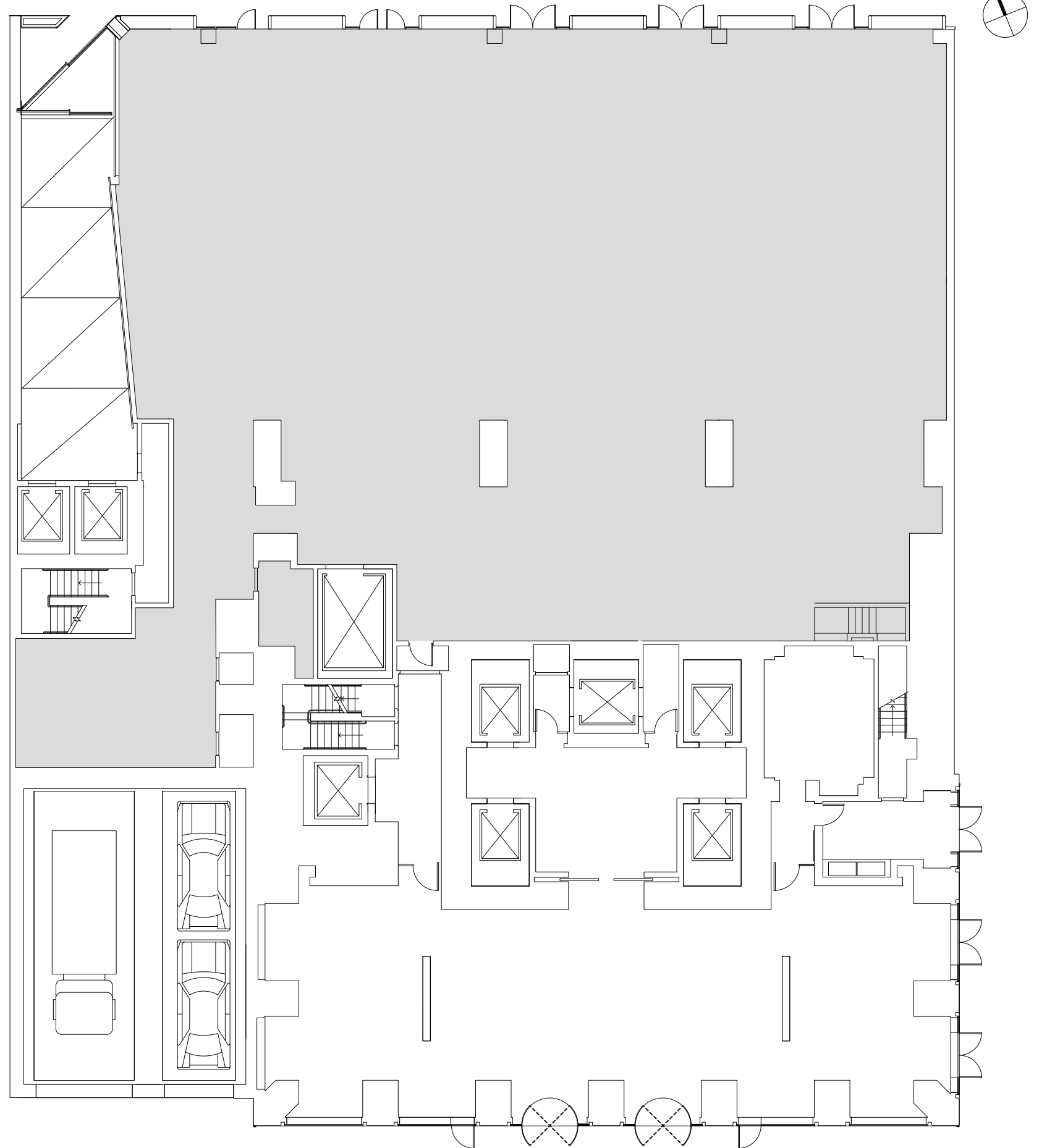
Over 9,000 sq ft (836 sq m)

Slab-to-slab height

19 ft 3in (5.9 m)

Retail frontage

110 ft (33.5 m) of all glass storefront
on 57th Street



40 East 57th Street Second Floor

Area

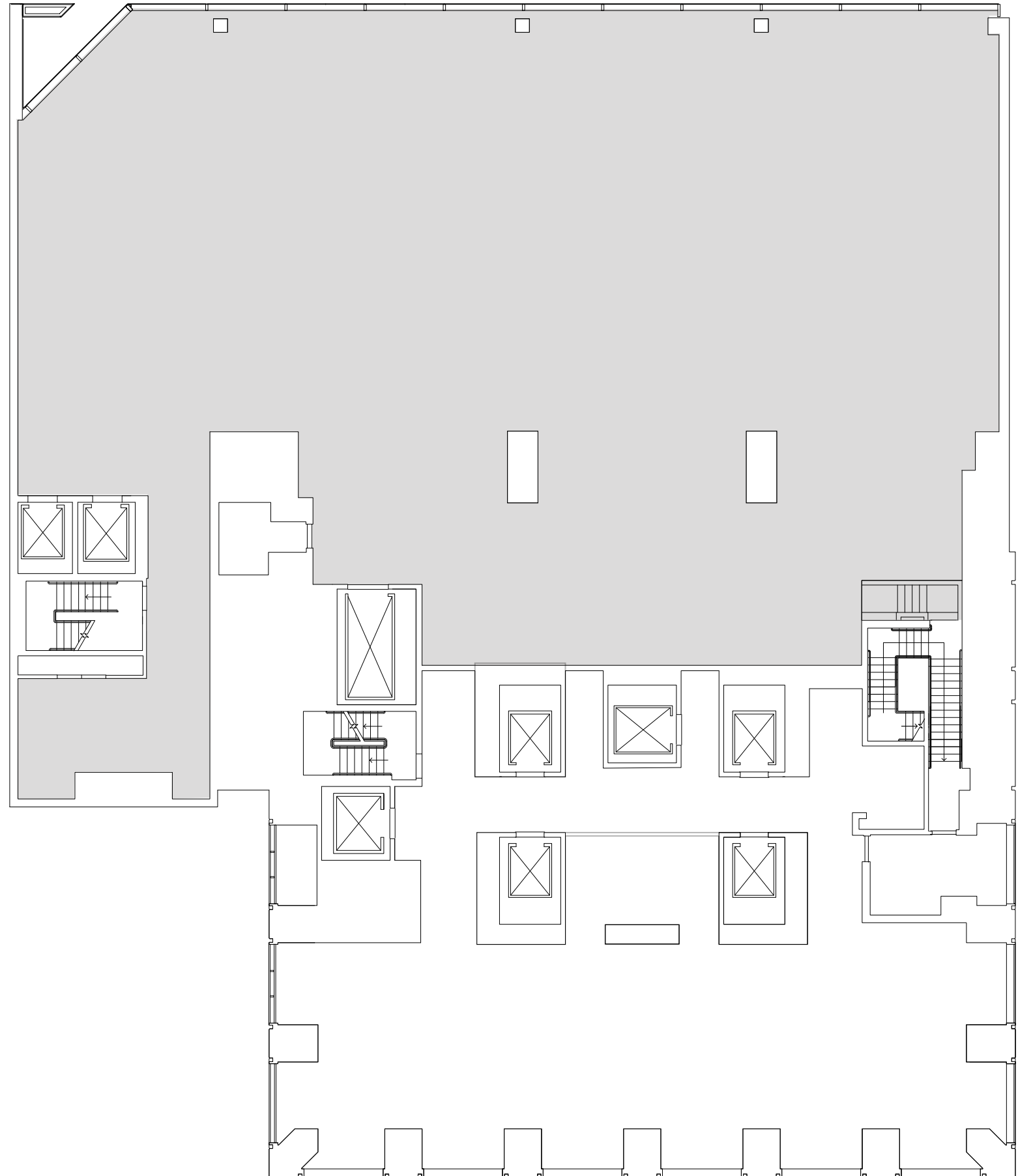
Over 11,000 sq ft (1,021 sq m)

Slab-to-slab height

15 ft 5 in (4.7 m)

Retail frontage

125 ft (38.1 m) of all glass storefront
on 57th Street



40 East 57th Street Third to Sixth Floors

Area

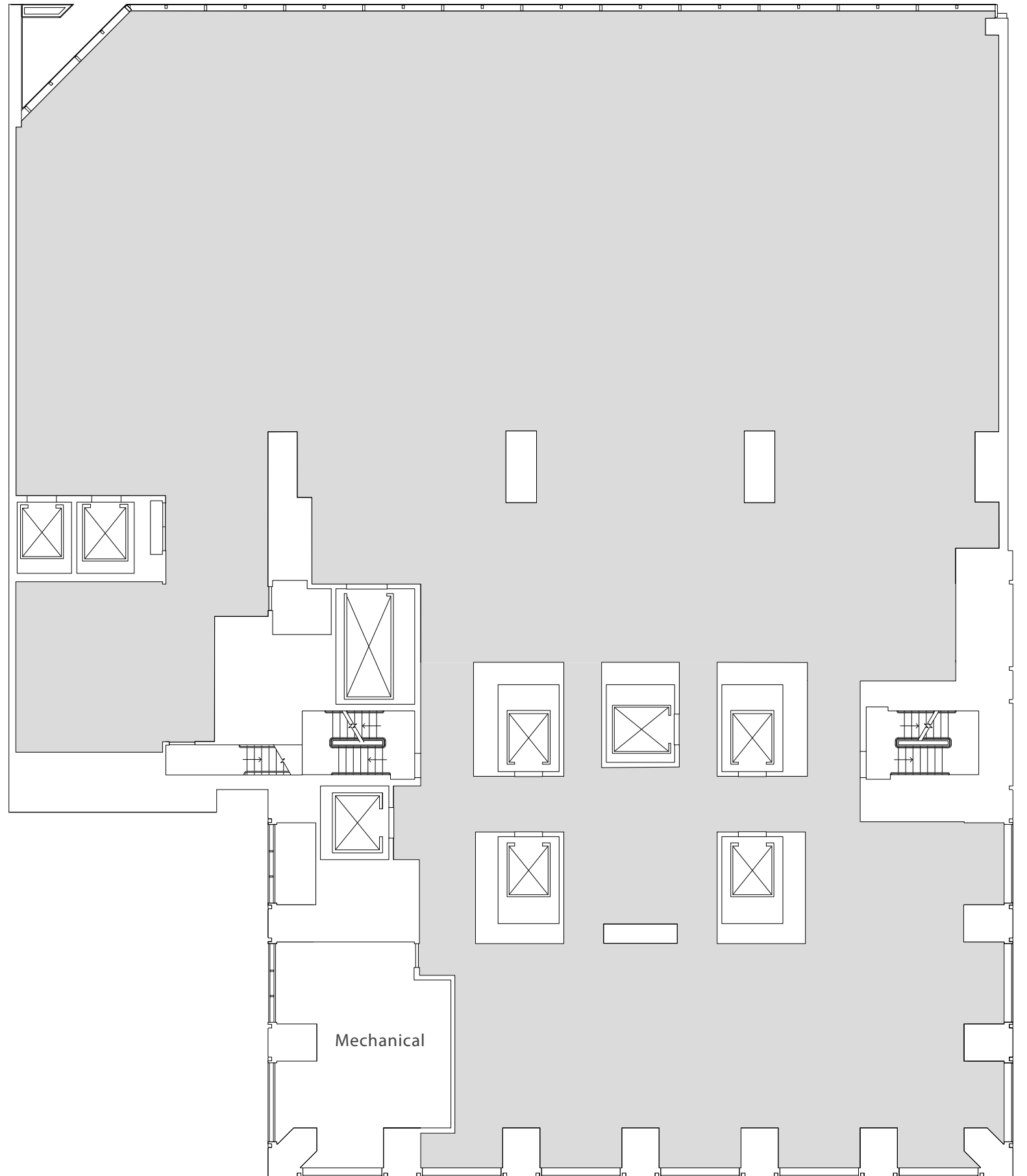
Over 17,600 sq ft (1,635 sq m)
(Varies per floor due to mechanical)

Slab-to-slab height

15 ft 5 in (4.7 m)

Retail frontage

125 ft (38.1 m) of all glass storefront
on 57th Street



40 East 57th Street

Ground Floor

Three tenants

Area

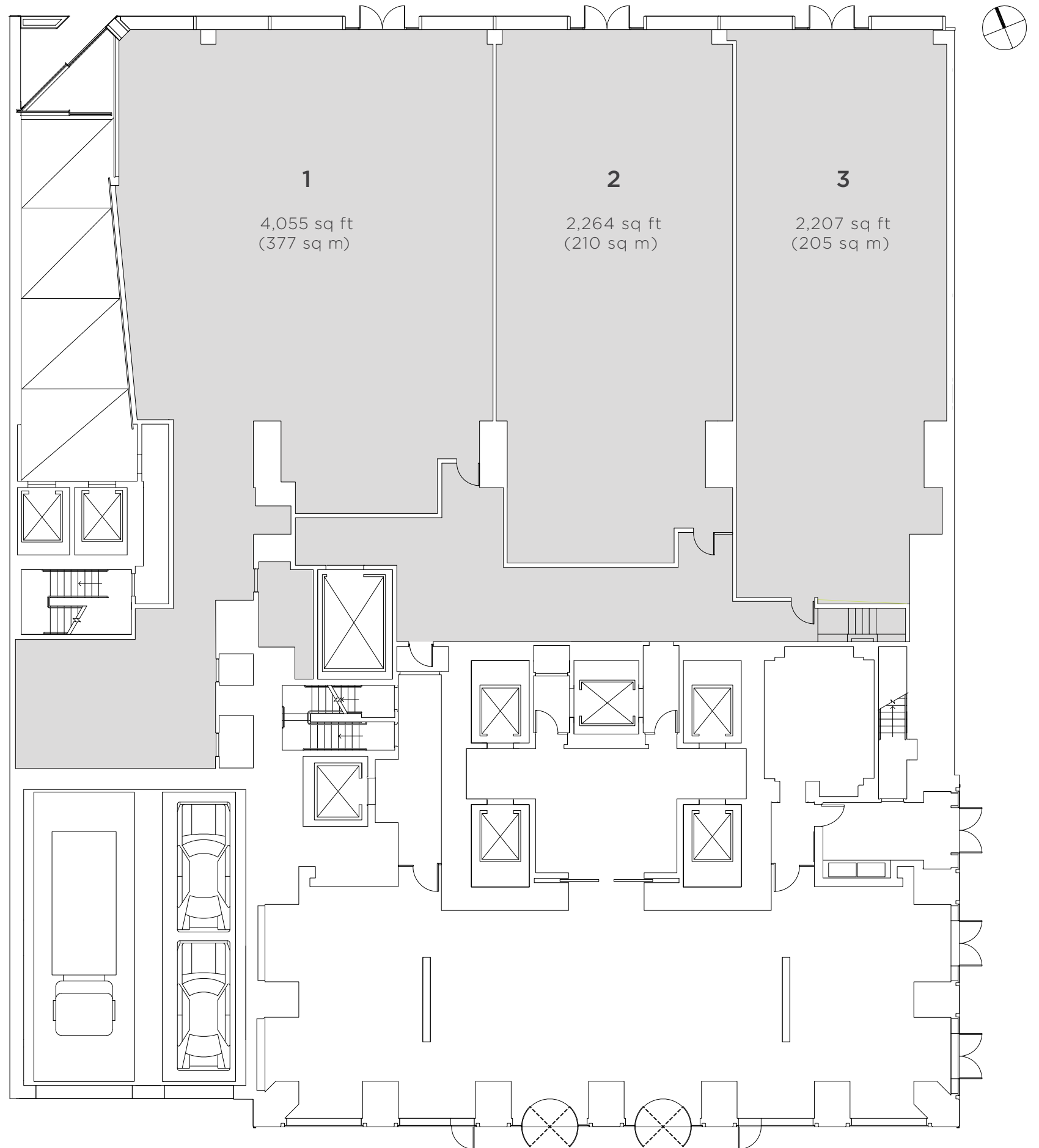
Over 9,000 sq ft (836 sq m)

Slab-to-slab height

19 ft 3in (5.9 m)

Retail frontage

110 ft (33.5 m) of all glass storefront on 57th Street



All unit areas are approximate.

40 East 57th Street

Ground Floor

Five tenants

Area

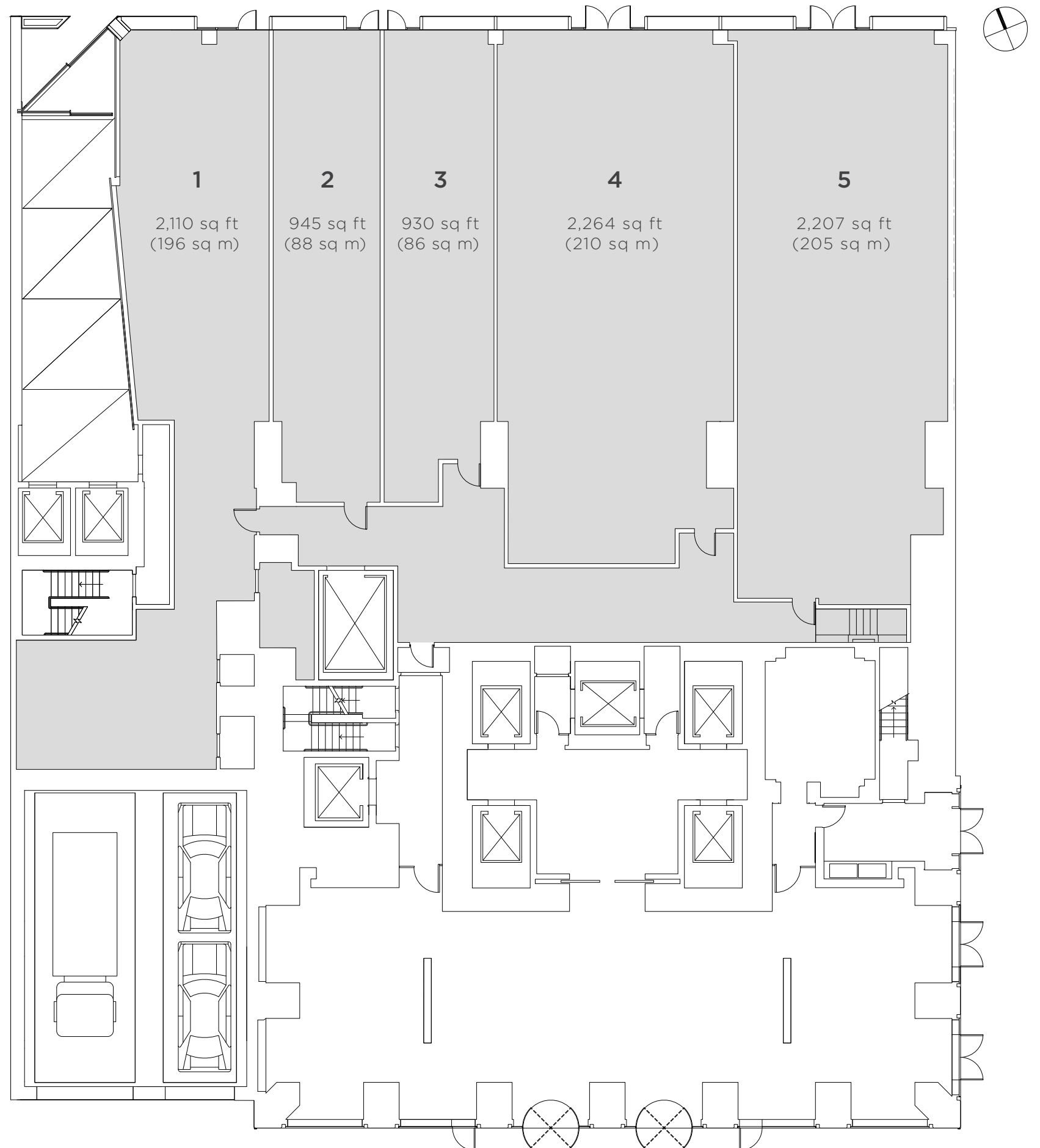
Over 9,000 sq ft (836 sq m)

Slab-to-slab height

19 ft 3in (5.9 m)

Retail frontage

110 ft (33.5 m) of all glass storefront on 57th Street



All unit areas are approximate.

40 East 57th Street Concourse



Area

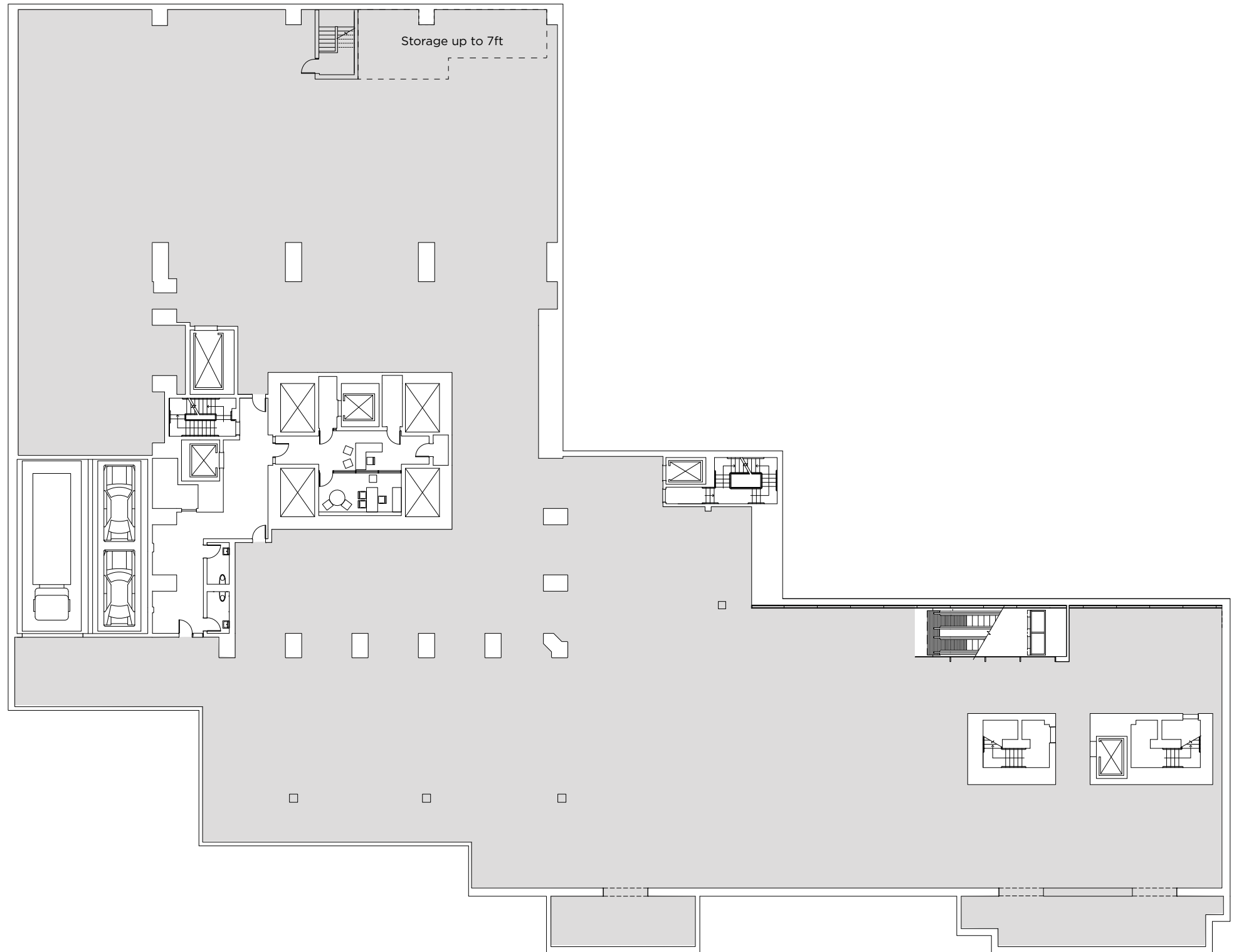
Over 30,000 sq ft
(2,787 sq m)

Slab-to-slab height

23 ft 3 in (7.1 m)

Slab-to-slab height to underside of beams

19 ft 11 in (6.1 m)





Possible usage scenario for Concourse level

The Cube at 432 Park Avenue

Area

- Ground Over 2,500 sq ft (232 sq m)
- Second Over 4,100 sq ft (381 sq m)

Division

- (One store)

Retail frontage

- Ground 52 ft (15.8 m) of Park Ave frontage
- Second 64 ft (19.5 m) of Park Avenue frontage

Ceiling heights

- Ground 18 ft 8 in (5.7 m) finished ceiling
- Second 10 ft 10 in (3.3 m) finished ceiling)

Features

- Elevator and escalator access to the concourse
- Adjacent to the new 56th Street public plaza featuring seating under a grove of birch trees
- Iconic white glass cube design, glowing at night
- Major signage opportunities on the white glass cube



The Cube at 432 Park Avenue Ground Floor

Area

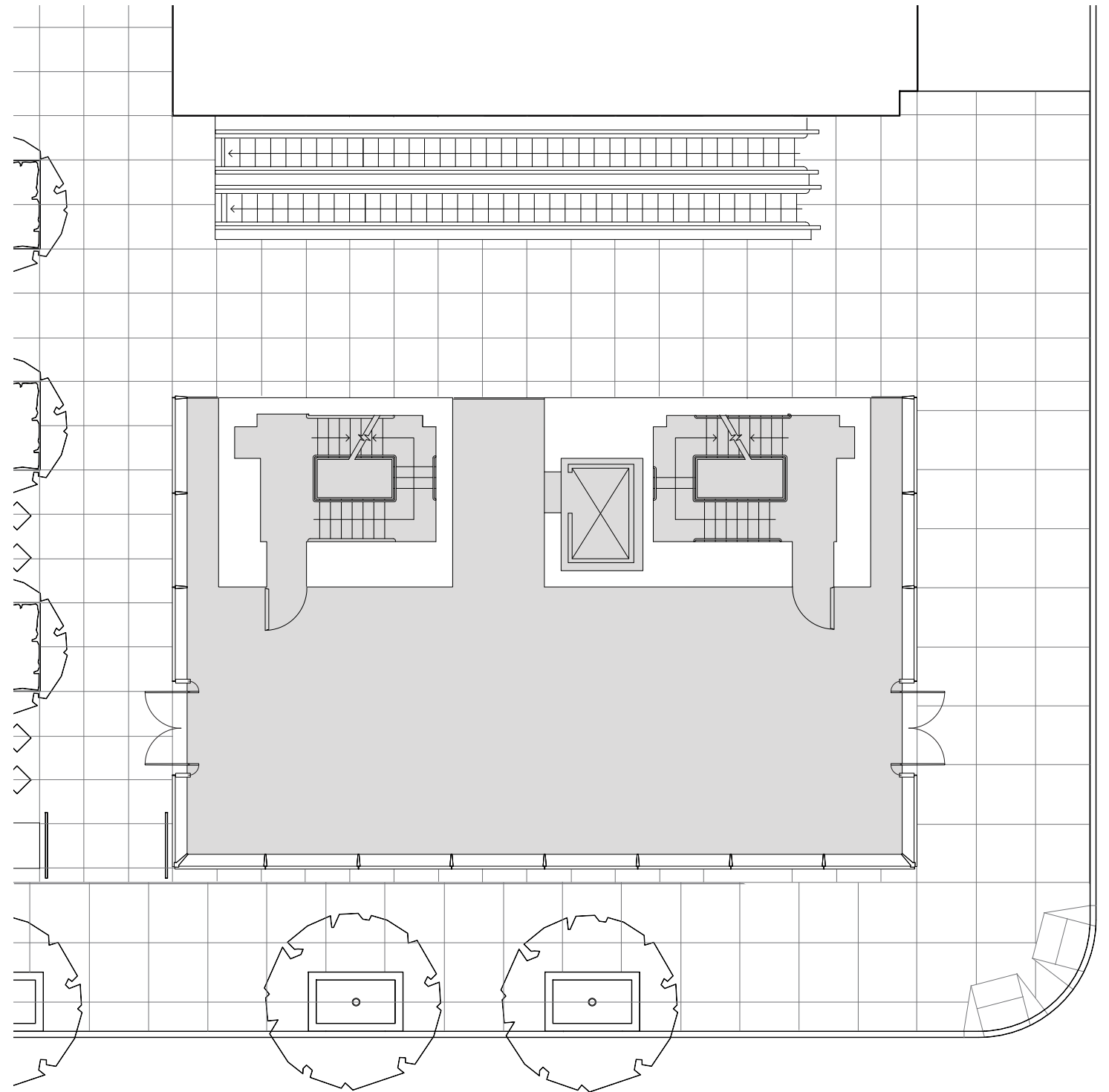
Over 2,500 sq ft (232 sq m)

Ceiling heights

18 ft 8 in (5.7 m) finished ceiling

Retail frontage

52 ft (15.8 m) of Park Ave frontage



The Cube at 432 Park Avenue Second Floor



Area

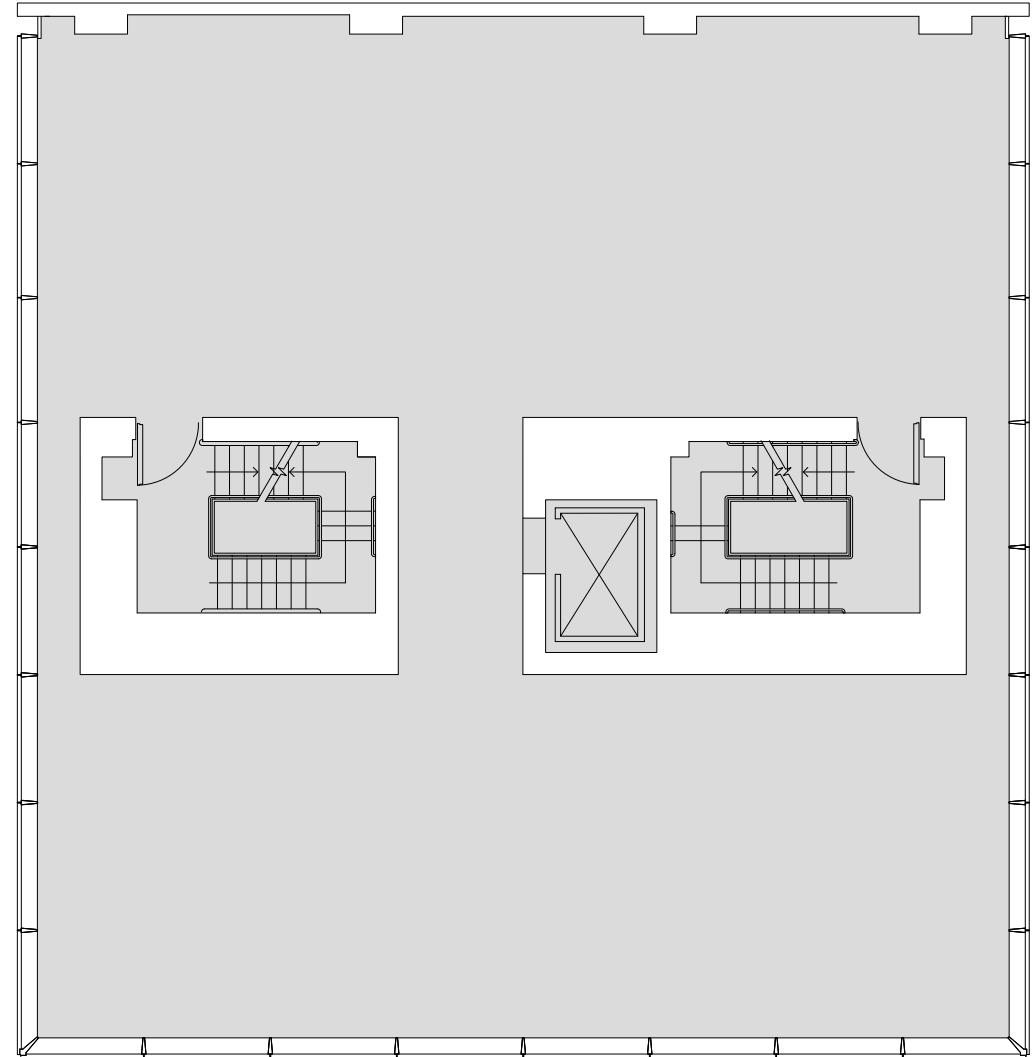
Over 4,100 sq ft (381 sq m)

Ceiling heights

10 ft 10 in (3.3 m) finished ceiling

Retail frontage

64 ft (19.5 m) of Park Avenue frontage



Development Team

Owner

Macklowe Properties

Design Architect

Rafael Viñoly Architects
MdeAS Architects

Executive Architect

SLCE Architects

Structural Engineer

WSP Cantor Seinuk

Mechanical, Electrical & Plumbing Engineer

WSP Flack + Kurtz

Lighting Engineer

HDLC Architectural
Lighting Design

Interior Design

Rafael Viñoly Architects
Bentel & Bentel
Lilla J. Smith
Harry Macklowe
MdeAS Architects

Construction Manager

Lend Lease

Landscape Design

Zion Breen & Richardson
Associates

CBRE

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40 EAST 57TH STREET

THE SHOPS AT 432

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**Macklowe
Properties**

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