



ABS Partners Real Estate unveils reimagined LX57: \$50 million project

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Manhattan, NY ABS Partners Real Estate (ABS) revealed the \$50 million reimagining of LX57, a 110,000 s/f office building at 695 Lexington Ave. in the Plaza District. The 20-story boutique corner building offers full-floor newly furnished office spaces with private elevator entries—along with flexible terms from three years or more—and is set to accommodate the future-thinking modern office tenant. ABS is the managing and leasing agent for LX57.

LX57 currently offers three pre-built units with ultra high-end finishes which are available for immediate occupancy while ABS is building out the remaining suites on a spec or custom build-to-suit as necessary to meet tenant specifications. From the restored façade redesigned by Gensler to its styling and interior design, LX57 provides a contemporary workplace experience. Asking rent at LX57 is \$85 per s/f.

“There is a palpable flight to quality underway but there is also a keen eye on value as companies assess their needs in terms of health, wellness and employee attraction and retention,” said Charles Conwell III, of ABS. “Whether a firm is looking for its central headquarters for day-to-day in-person work or a desirable space that maintains a New York presence, the pre-built office spaces at LX57 boast luxurious in-suite amenities in an unrivaled location. It’s a total package of form, function and workplace foresight as companies increasingly seek stand-out spaces for employees and guests.”

The finishes have been specifically programmed to be easily cleaned and disinfected and each floor features a dedicated air filtration system to ensure air is truly fresh and not shared with other tenants. Likewise, the new oversized windows provide abundant natural light adding an airy openness on every floor while a specialized coating minimizes ultraviolet rays. The 16th floor suite features a terrace which is a desirable amenity as outdoor space remains an attractive option for office tenants.

Situated on the Southeast corner of Lexington Ave. and 57th St., – a particularly attractive location with access whether arriving on foot or by bike, car or public transportation —the new design sensibility at LX57 re-envision the building’s original Art Deco aesthetic, complemented by modern touches specifically designed to appeal to the ever-changing needs of office users. An entry marquee welcomes tenants and guests into the new white marbled lobby with finishes that evoke the look and feel of a boutique hotel. Renovated elevator cabs feature touchless technology, enabling users to summon a ride directly from a smart phone.

From the clean modern lines of the new lobby to uncommonly designed pantries and kitchen areas, LX57 boasts a sought-after contemporary aesthetic for the next generation of office users. The high-end pantries feature hands free faucets, marble backsplashes, stainless steel appliances and acoustic tile suspended above the centrally located café spaces for maximum sound insulation in some spaces while a barn door feature separates the kitchen from the conference room.

“Our cycle-tested experience in the office sector has given us a deep understanding of the continually changing needs of the office tenant base,” said Gregg Schenker, president of ABS. “The modern aesthetic combines with technology-driven solutions and wellness elements to bring new life to this now modernized art deco gem in the heart of Plaza-Midtown East. And, our long-standing reputation for top-tier tenant service gives us the ability to offer attractive and flexible lease terms that cater to evolving workplace solutions.”

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