

5 1 W 5 2

Black Rock
By Eero Saarinen



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Introduction



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Introduction

51W52nd Street, the only skyscraper designed by world-renowned architect Eero Saarinen, is getting upgraded to modern standards while respecting the building's iconic original architecture.



51W52

Black Rock



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Introduction

The reimagined 51W52 is a rare opportunity to occupy a true architectural icon. This trophy office building will have 257,160 sq ft available office, a breathtaking newly lobby, beautifully-appointed and well thought out amenities, and significant infrastructure upgrades.



Black Rock



“Our buildings should be seen, because they are monuments of our time.”



< Tulip Chair (1955)

Eero Saarinen was a Finnish-born American architect who became one of the most important designers of the 20th century.

< Eero Saarinen, studies a scale model of TWA Terminal

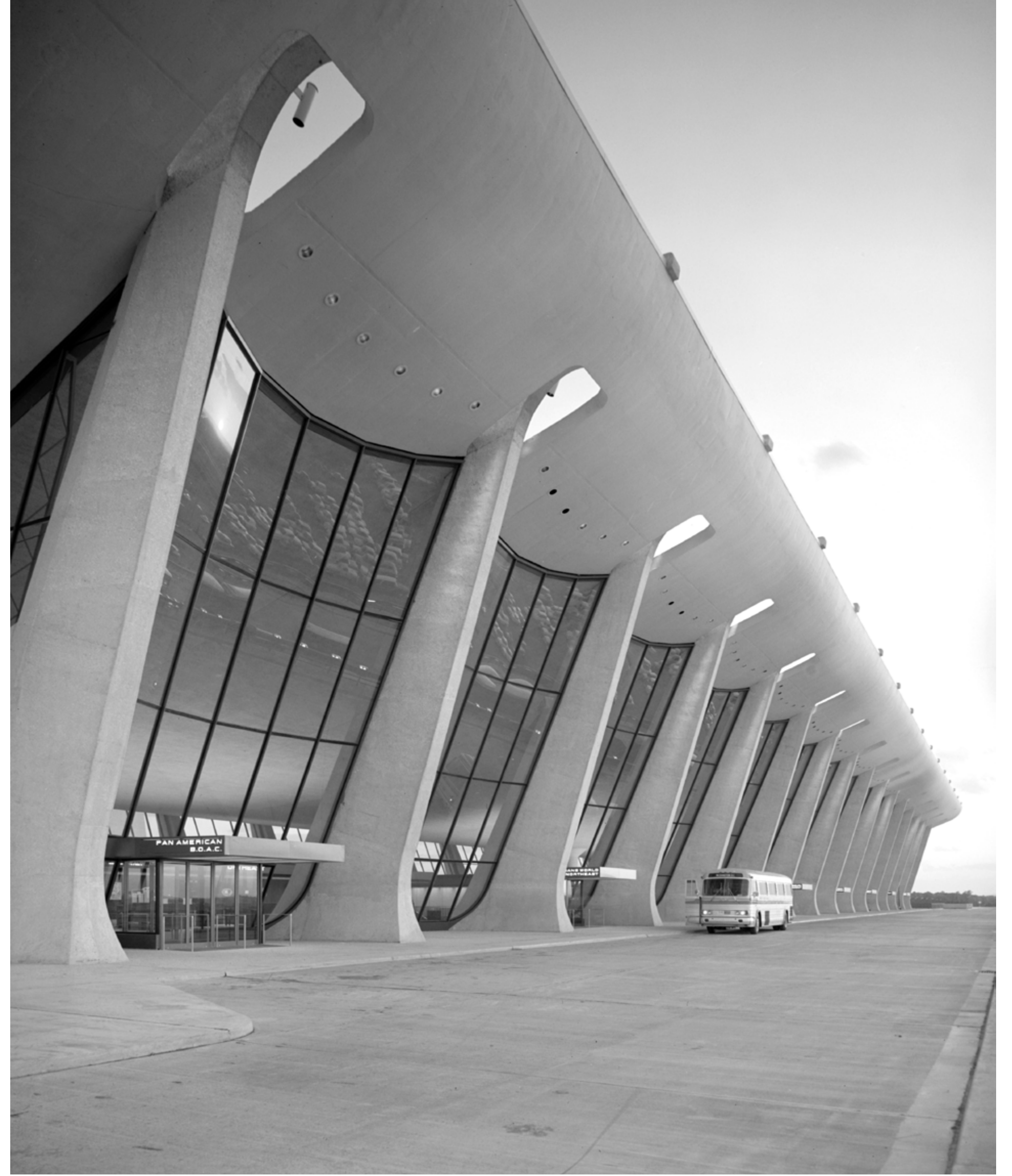


< TWA Terminal at JFK airport in New York City, (1962)



< Detail of Black Rock

Saarinen's works are widely regarded as architectural treasures, and 51W52nd, or Black Rock as it is also known, is the only skyscraper he designed. As such, it is a first, an only, and a true icon.

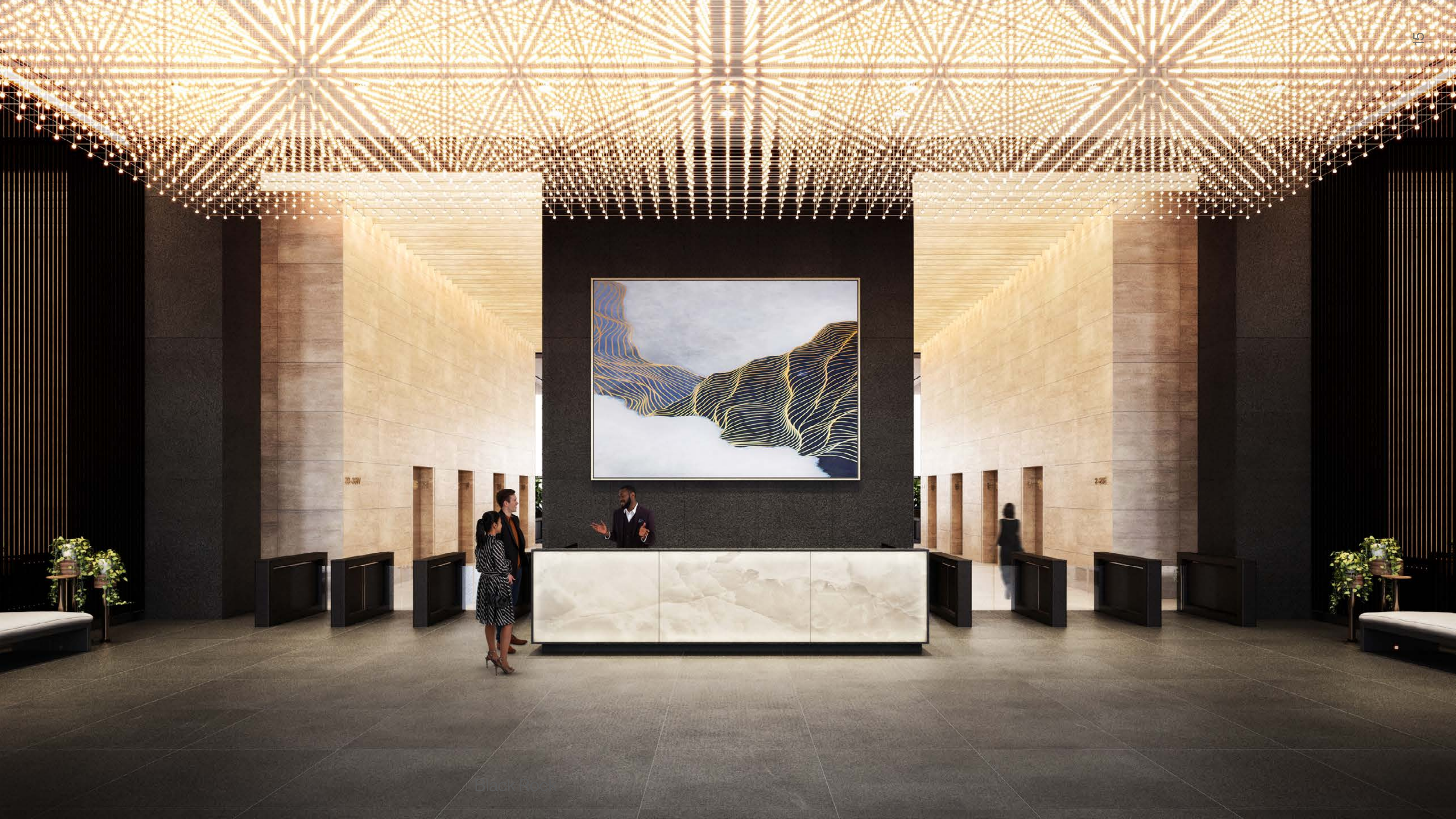


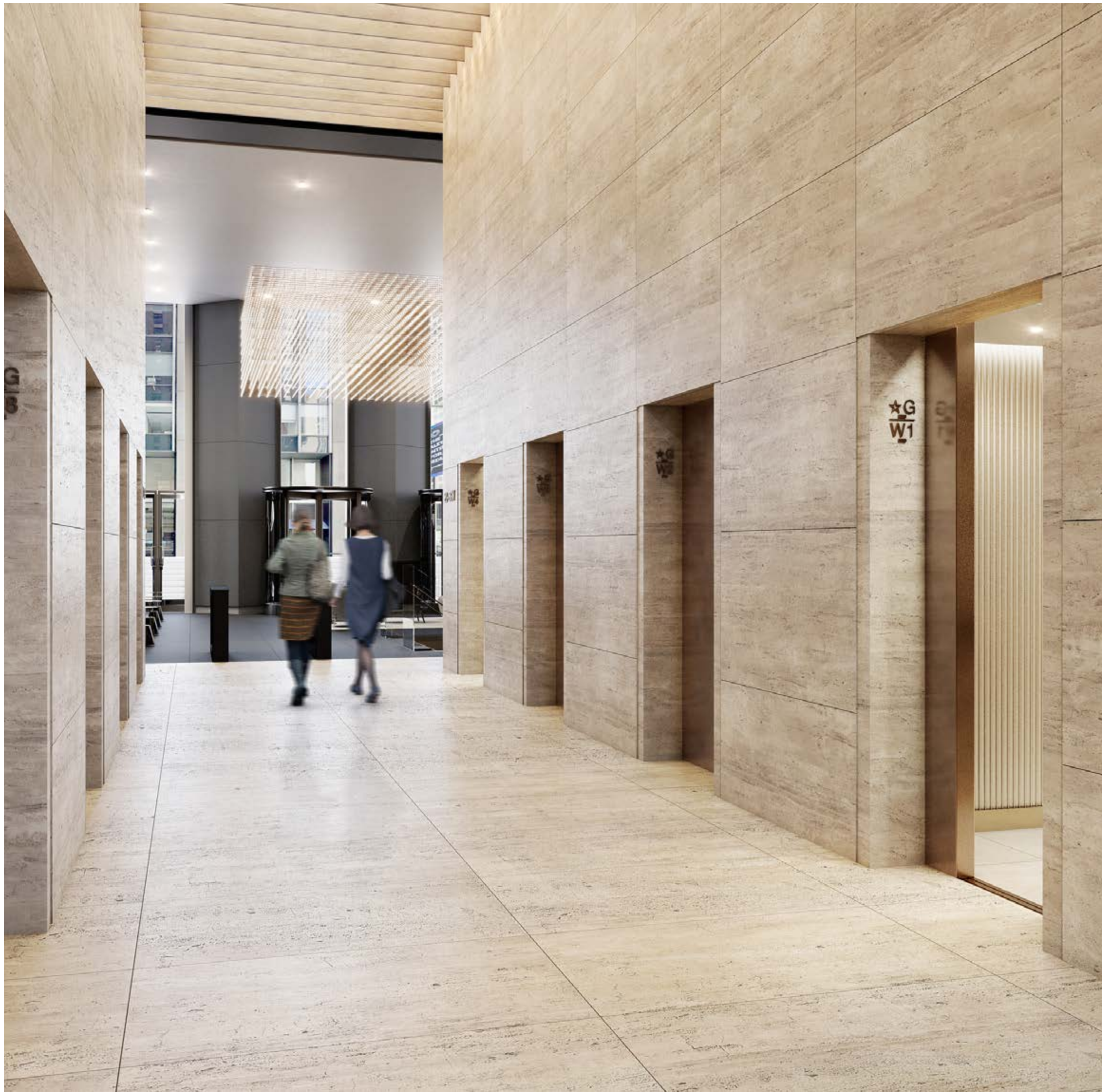
< Dulles International Airport (1962)

Eero Saarinen

“Buildings should have guts and direction and make statements.

Neutral buildings do not stimulate man’s imagination or give man confidence or make him feel proud and I believe architecture should do these things.”





< Light filled concierge lobby

Significant improvements are underway to bring the building infrastructure up to date. These include a luxurious tenant-only lounge for tenants and their guests, a concierge lobby and forum for up to 119 guests.

< New elevator cabs incorporating destination dispatch controls



Building specification
and sustainability

Sustainability

LEED Gold certification

Brand new building mechanics

Including destination dispatch
elevators

HVAC

High volume air conditioning
throughout the building







51W52

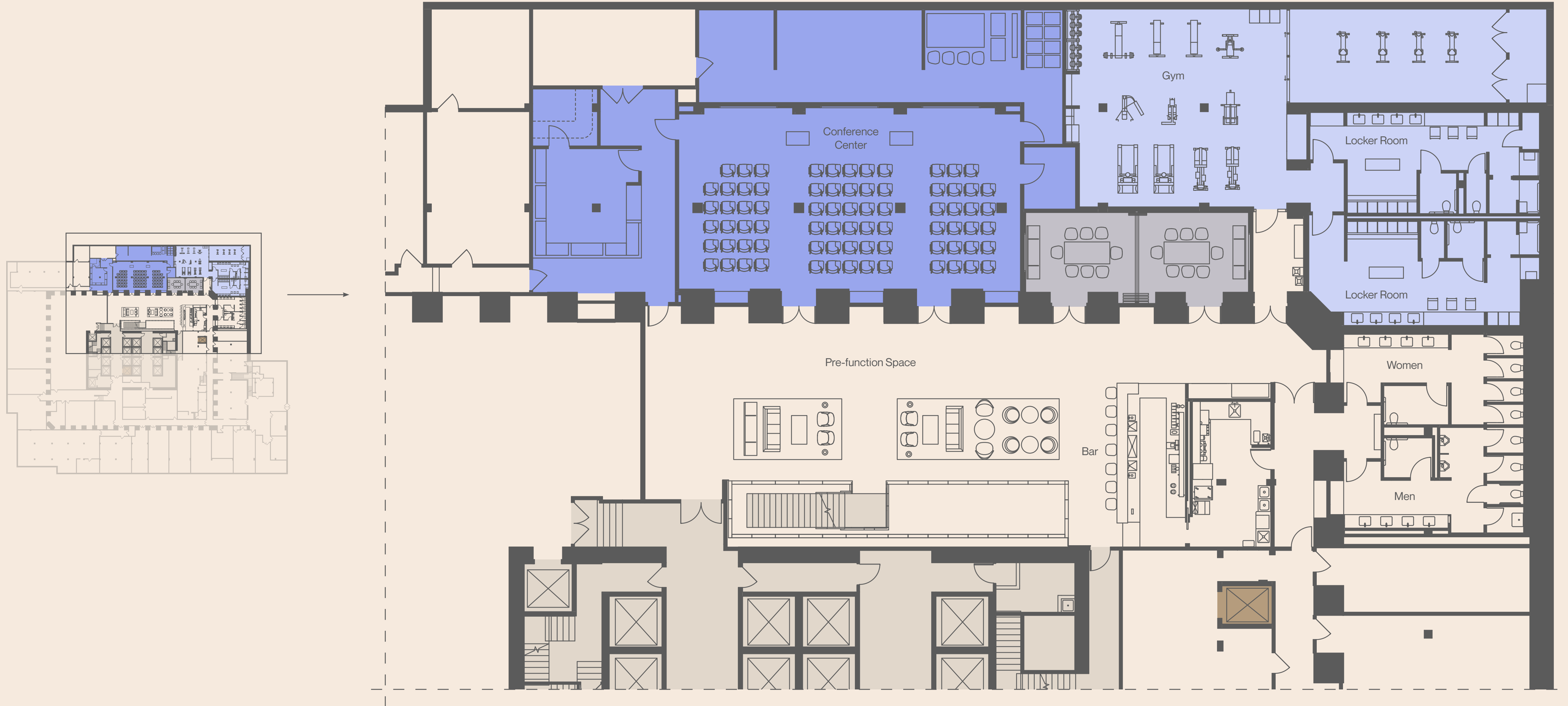
Black Rock

A brand-new premier amenity package has been designed for the building, It includes a beautifully renovated lobby, a pre-function lounge, forum, food bar and fitness facilities, all curated on the lower ground floor with a club-like atmosphere.





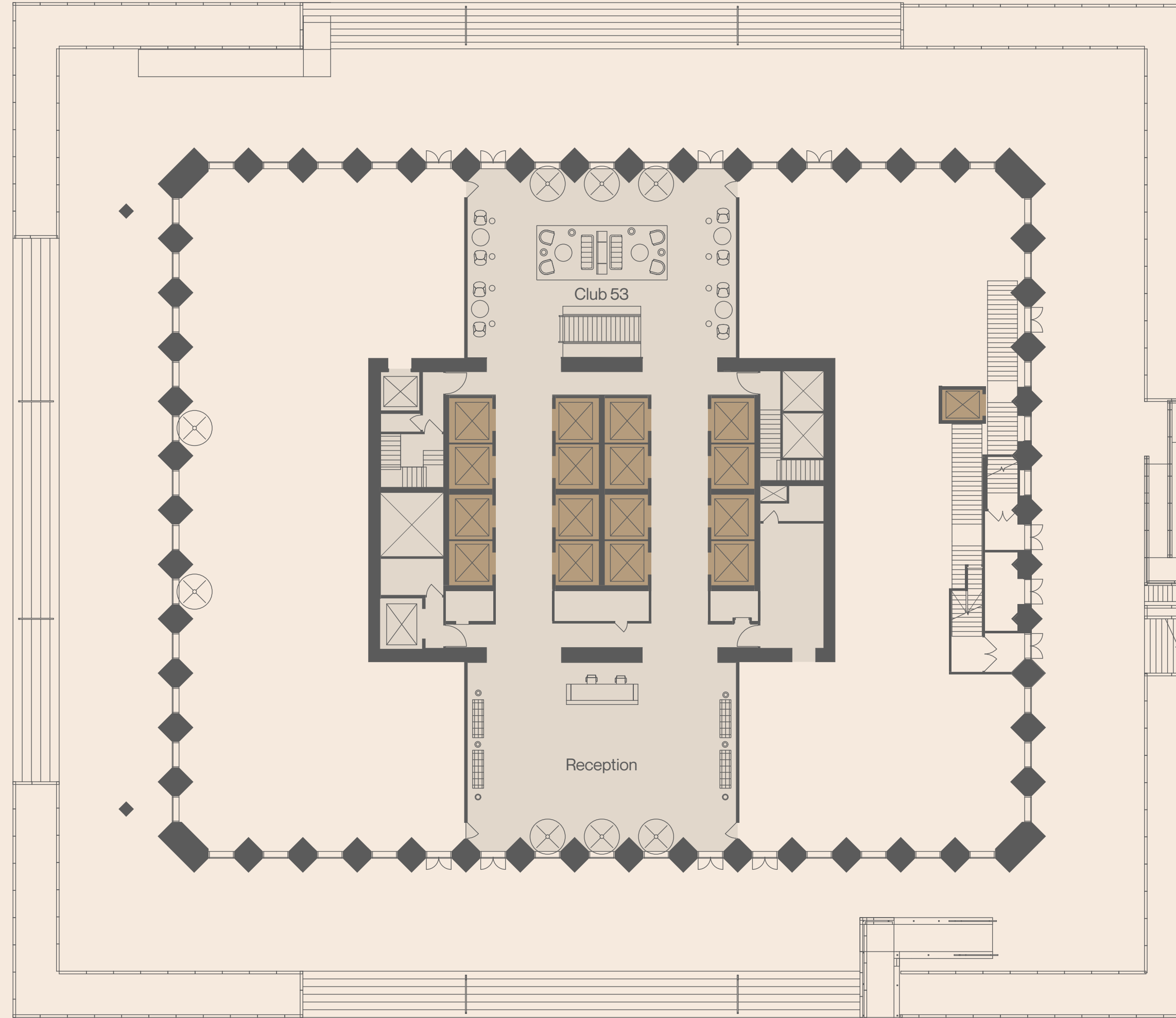
Club 53 / Lower Level / Cut Section



Club 53 / Ground Floor

West 53rd Street

Sixth Avenue



West 52nd Street

51W52

Black Rock



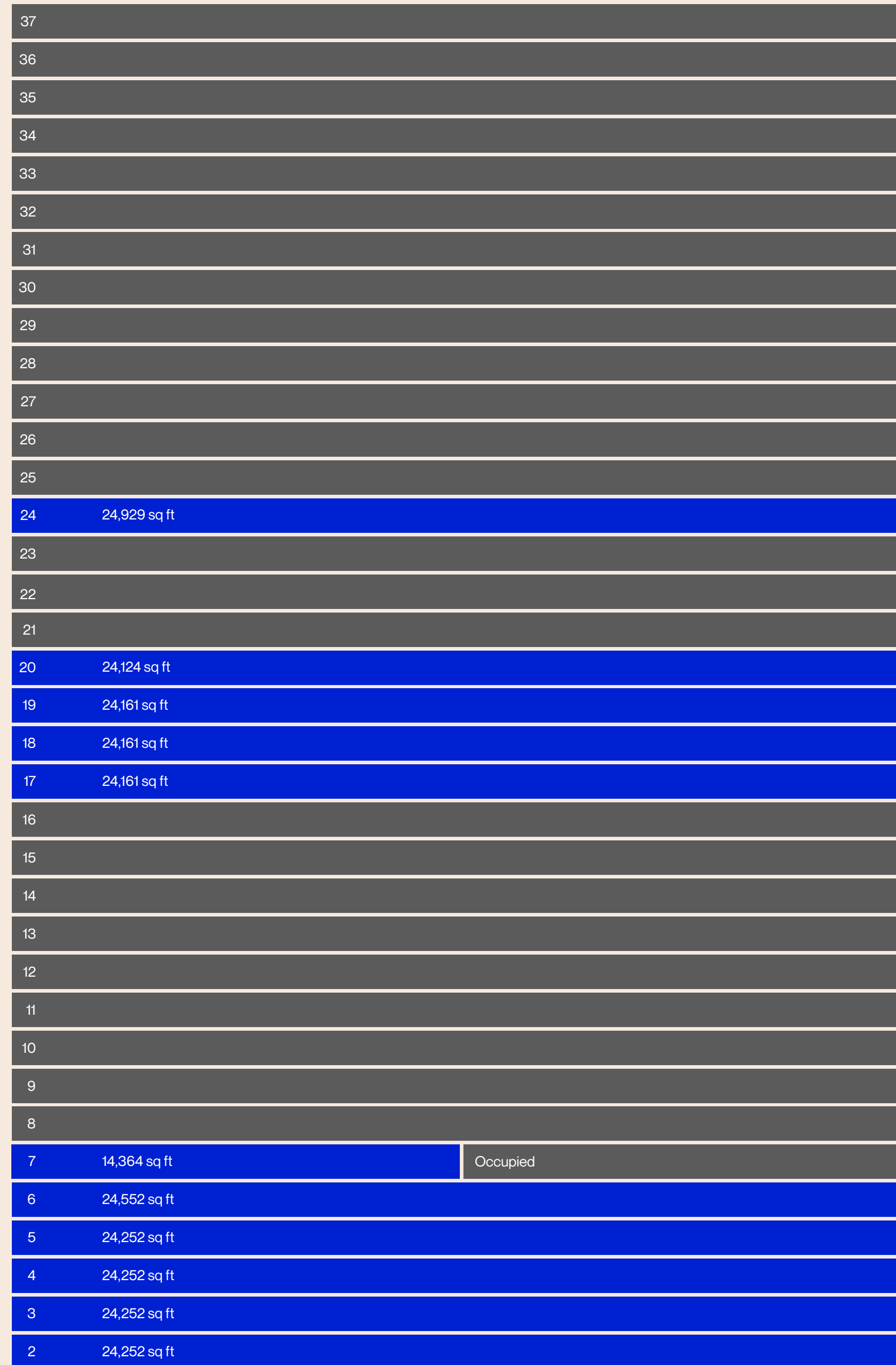
Stacking Plan

Available: 257,160 RSF

Occupied

Block 17–20
96,607 RSF

Block 2–7
135,624 RSF

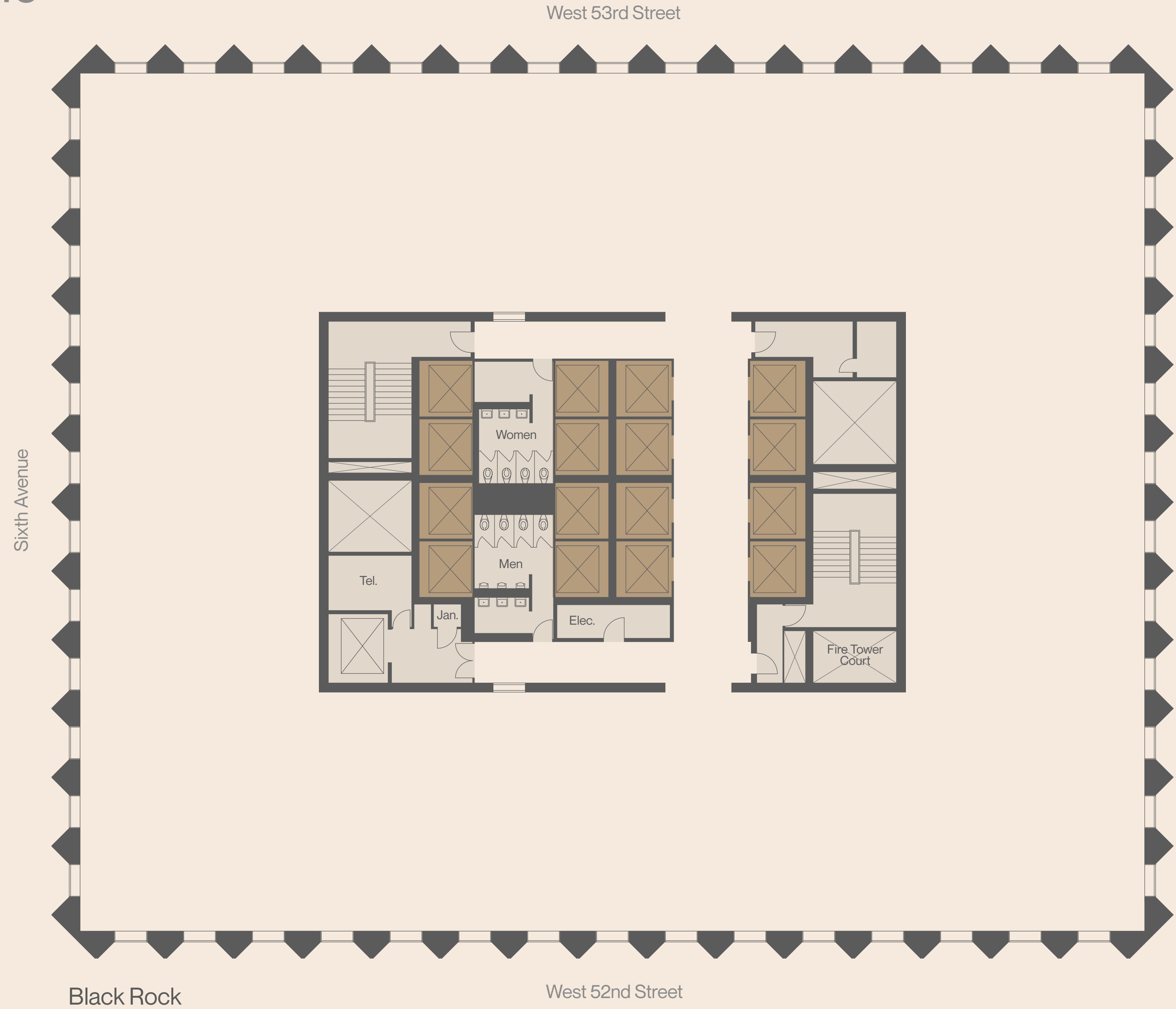


High Rise
20-37

Low Rise
1-19

Typical / Low Rise / Floor 19

51W52



Floor 3 / Law Office

Work Seats

Executive Office	1
Private Offices	40
Secretarial	8

Collaboration Seats

Boardroom 18P	1
Conference 12P	1
Conference 10P	1
Conference 6P	2
Shared Meeting Rooms 6P	4
Café	1

Support

Coat	1
IDF/IT Closet	1
Legal Library	1
Catering Pantry	1
Phone	1
Copy	3

Total

Reception	1
Office Seats	49
Workstation Seats	8
Conference Seats	52
Casual Seats	15

Total USF 14,573

Total Headcount 58

Total Sq Ft Per Person 251



Floor 3 / Financial services / Option 1

Work Seats

Executive Office	1
Executive Vice President Office	1
Senior Vice President Office	5
Private Offices	15
Workstations	64

Collaboration Seats

Boardroom 18P	1
Conference 12P	1
Conference 8P	1
Shared Meeting (Lounge)	1
Shared Meeting Rooms 12P	1
Shared Meeting Rooms (Media)	1
Café	1

Support

Coat	1
IDF/IT Closet	1
File Storage	1
Catering Pantry	1
Phone	2
Copy	3

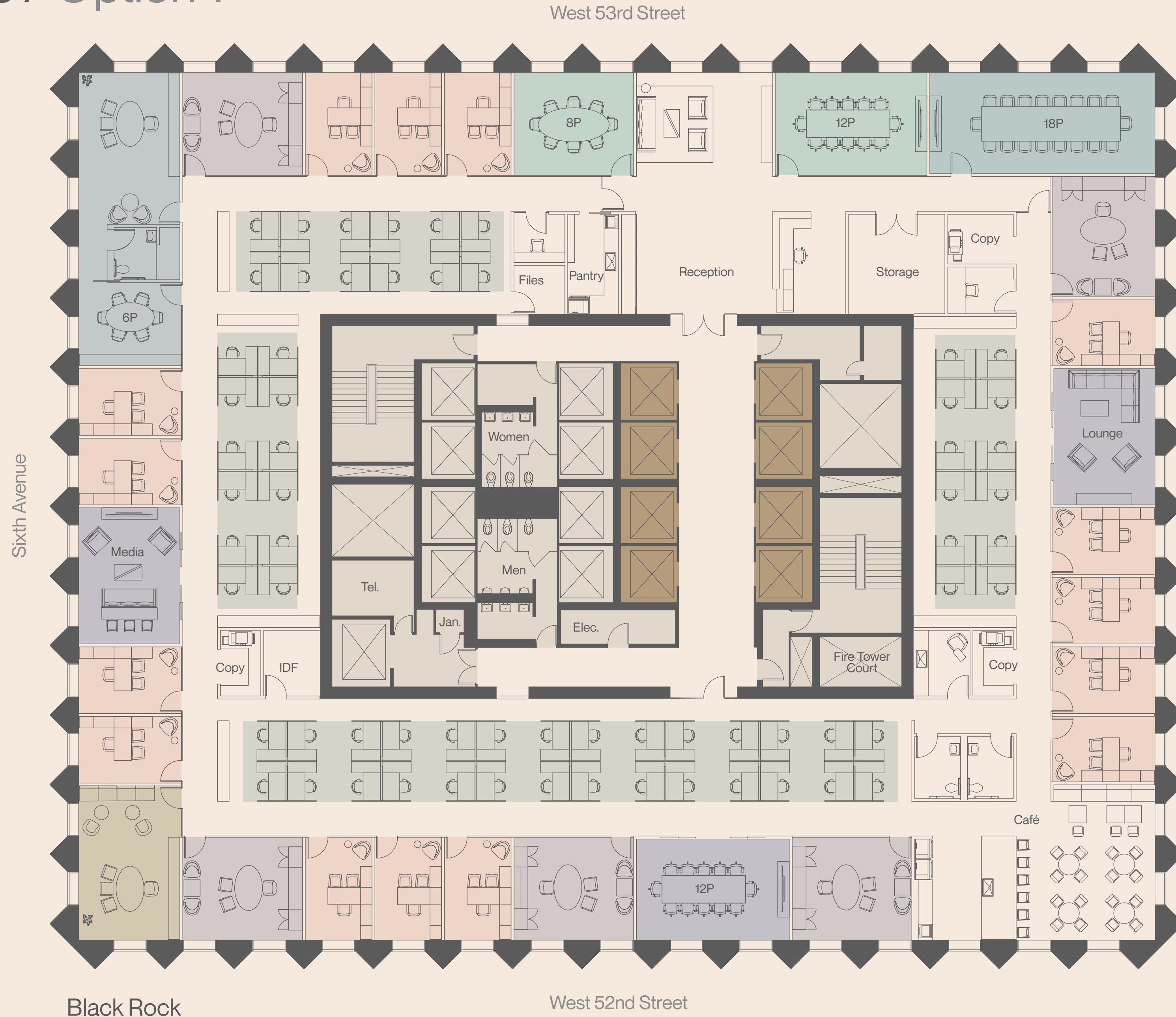
Total

Reception	1
Office Seats	22
Workstation Seats	64
Conference Seats	44
Casual Seats	43

Total USF	14,573
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Total Headcount	87
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Total Sq Ft Per Person	168
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Floor 3 / Financial services / Option 2

Work Seats

Executive Office	1
Executive Vice President Office	2
Senior Vice President Office	3
Private Offices	19
Workstations	64

Collaboration Seats

Boardroom 18P	1
Conference 12P	1
Conference 8P	1
Shared Meeting Rooms 8P	2
Café	1

Support

Coat	1
IDF/IT Closet	1
File Storage	1
Catering Pantry	1
Phone	3
Copy	3

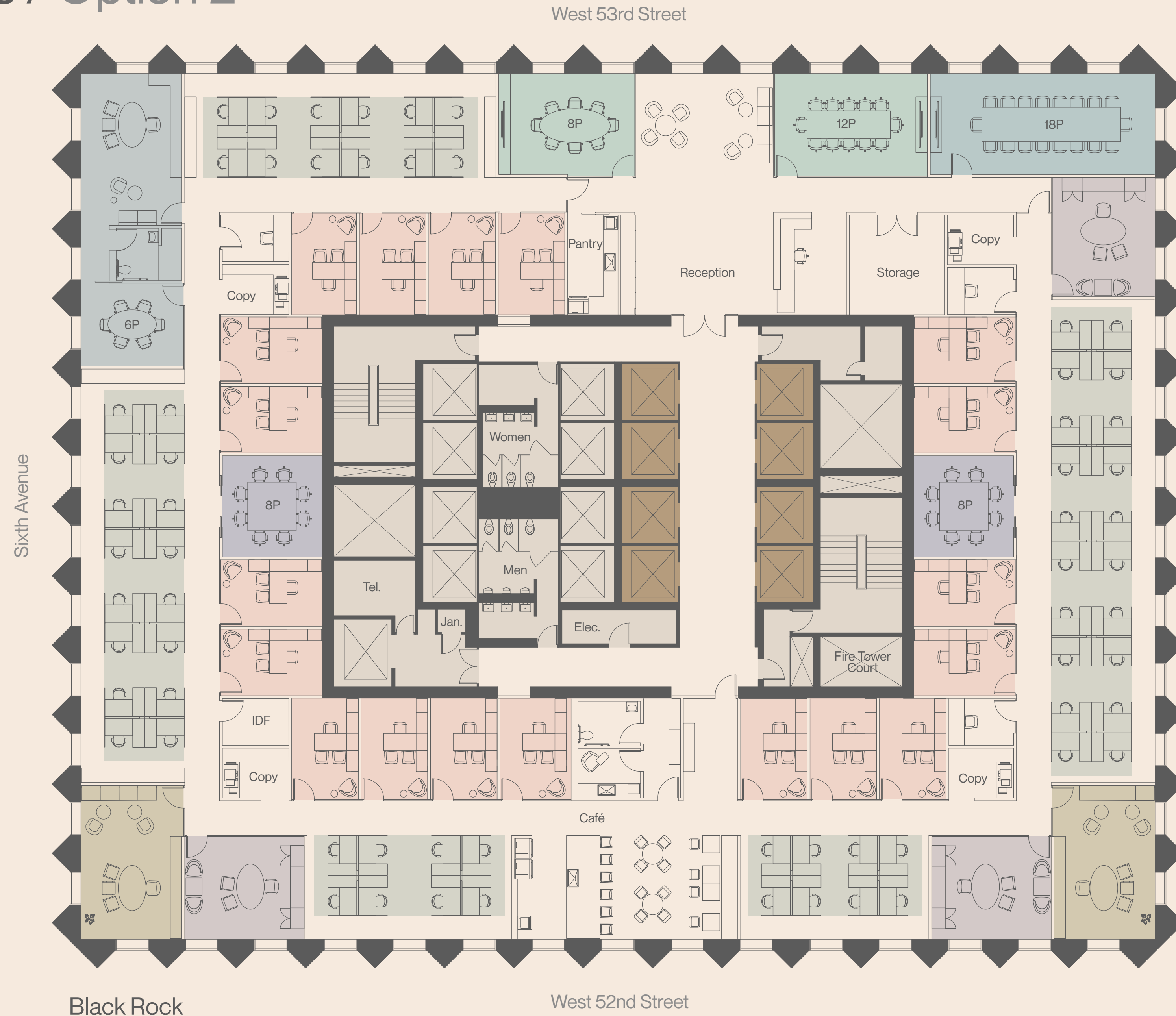
Total

Reception	1
Office Seats	25
Workstation Seats	64
Conference Seats	44
Casual Seats	32

Total USF 14,573

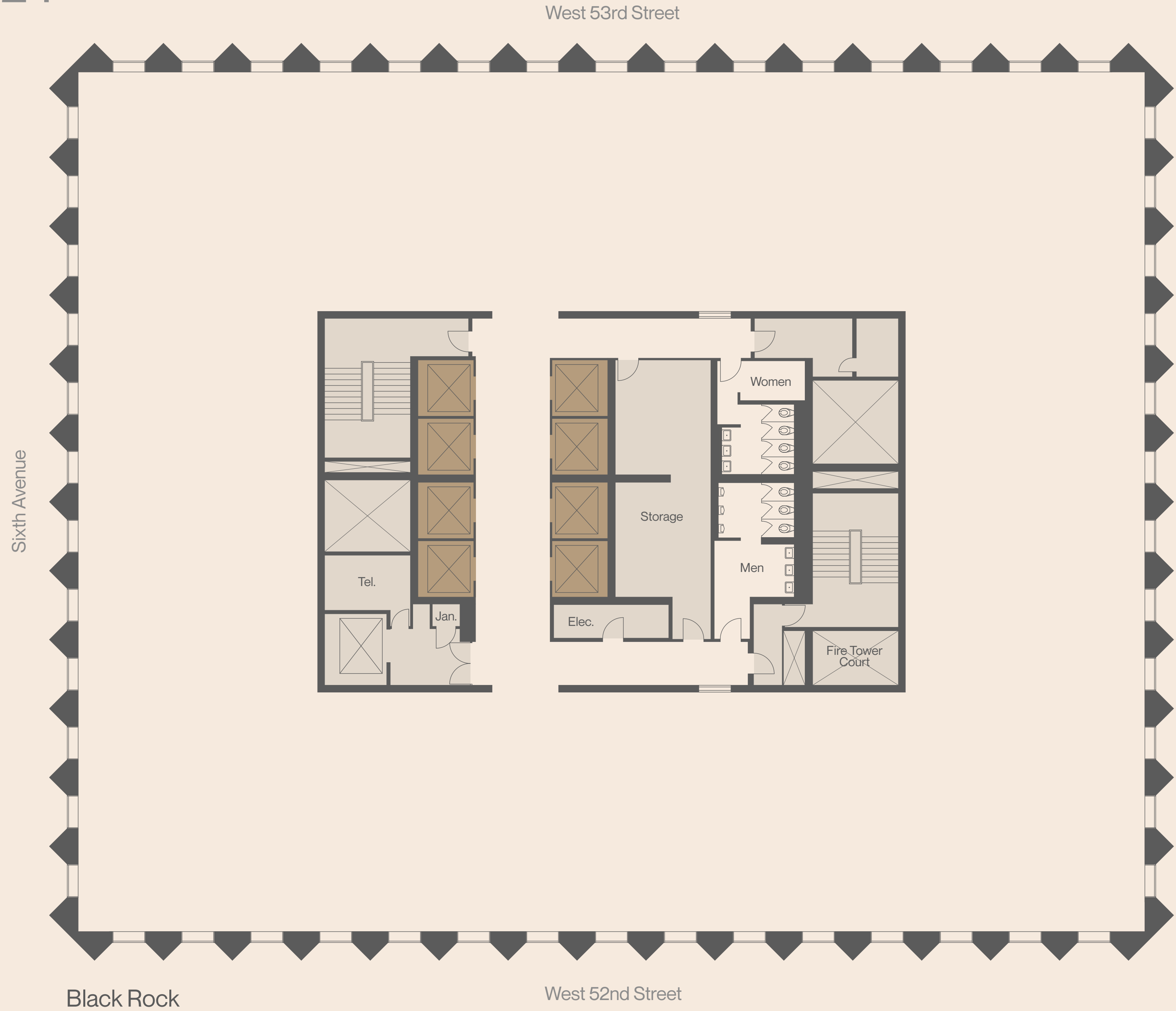
Total Headcount 89

Total Sq Ft Per Person 162



Typical / High Rise / Floor 24

51W52



Floor 20 / Law Office

Work Seats

Executive Office	1
Private Offices	37
Secretarial	8

Collaboration Seats

Boardroom 18P	1
Conference 14P	1
Conference 10P	1
Conference 6P	2
Shared Meeting Rooms 6P	2
Shared Meeting Rooms 4P	1
Café	1

Support

Coat	1
File Storage	2
Copy	4

Total

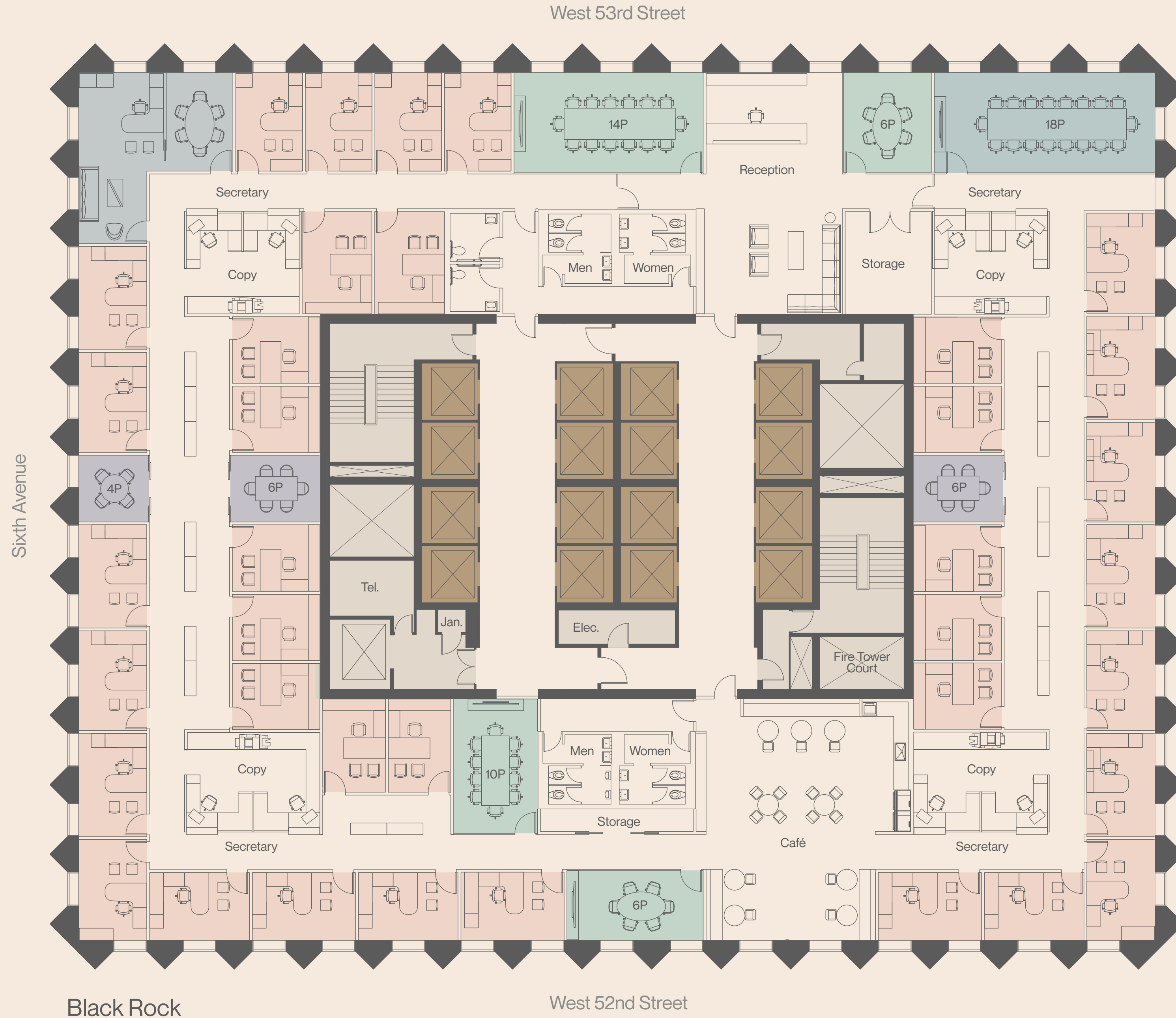
Reception	1
Office Seats	38
Workstation Seats	8
Total Conference Seats	48
Total Casual Seats	22

Total USF 14,573

Total Headcount 47

Total Sq Ft Per Person 310

51W52



Floor 20 / Financial services / Option 1

Work Seats

Executive Office	1
Executive Vice President Office	1
Senior Vice President Office	5
Private Offices	15
Workstations	52

Collaboration Seats

Boardroom 18P	1
Conference 14P	1
Conference 8P	1
Shared Meeting (Lounge)	1
Shared Meeting Rooms 12P	1
Shared Meeting Rooms (Media)	1
Café	1

Support

Coat	1
IDF/IT Closet	1
File Storage	2
Catering Pantry	1
Phone	2
Copy	3

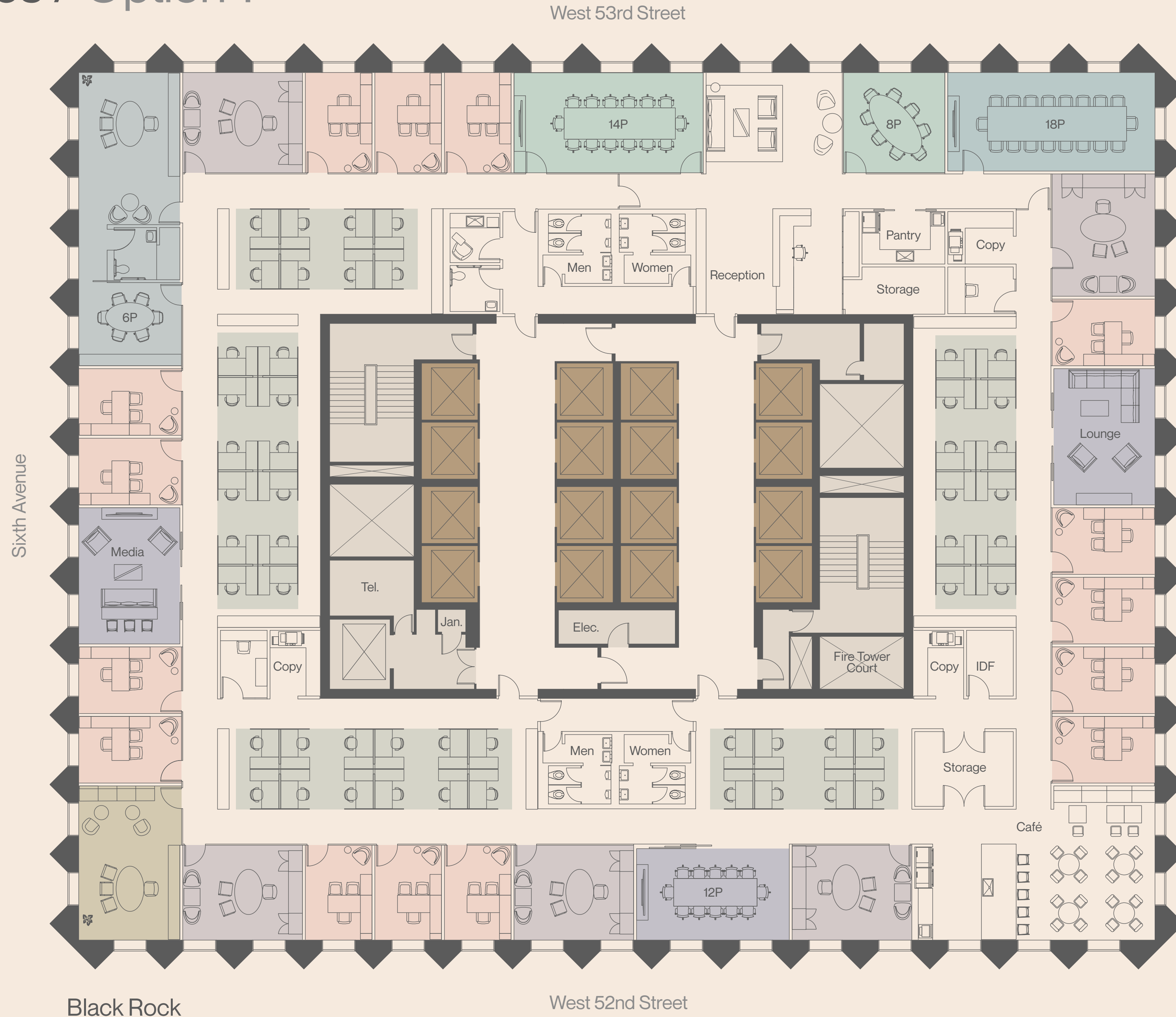
Total

Reception	1
Office Seats	22
Workstation Seats	52
Conference Seats	46
Casual Seats	42

Total USF 14,573

Total Headcount 75

Total Sq Ft Per Person 194



Floor 20 / Financial services / Option 2

Work Seats

Executive Office	1
Executive Vice President Office	2
Senior Vice President Office	4
Private Offices	17
Workstations	60

Collaboration Seats

Boardroom 18P	1
Conference 14P	1
Conference 8P	1
Shared Meeting Rooms 8P	2
Café	1

Support

Coat	1
IDF/IT Closet	1
File Storage	2
Catering Pantry	1
Phone	3
Copy	3

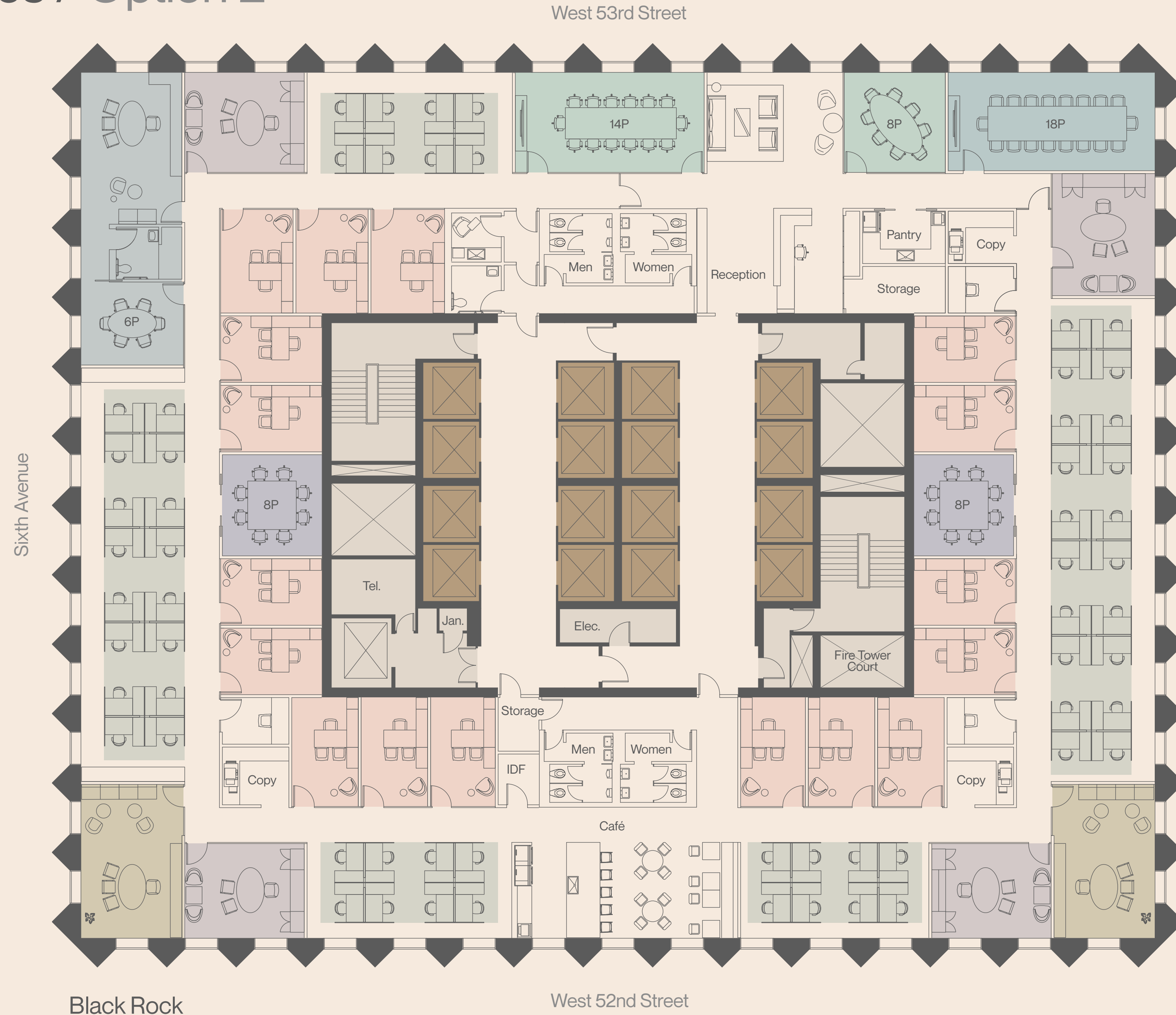
Total

Reception	1
Office Seats	24
Workstation Seats	60
Conference Seats	44
Casual Seats	21

Total USF 14,573

Total Headcount 85

Total Sq Ft Per Person 171



Building Specifications

Column-free floors with 360 degree views. Single floors from 25,000 sq ft to blocks of over 130,000 sq ft.

Efficient floor plates

Center core with column-free efficient plates

Sustainability

LEED Gold certification

Windows

Low-profile convectors with floor to ceiling glass

Views and light

360° view with large windows saturate floors with light

Iconic street presence

Distinctive post-modern design with dark granite differentiates 51W52 from its neighbors.

Ceiling height

Ceilings with 12'7" slab height

Bikes and shower facilities

Showers available in building gym and bike storage available within building

Flexible sizing

A range of space is available

Neighborhood

Close to Central Park, 51W52nd is surrounded by outstanding restaurants, close to MoMA and the Rockefeller Center, and boasts a wealth of great corporate neighbors. Close to Grand Central, the building is also incredibly well-connected with numerous public transportation options just steps away.



< Museum of Modern Art



< Radio City Music Hall



< 5th Ave



<Retail along 5th Ave

51W52

Black Rock

< French restaurant La Grande Bouche



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< Grand Central

51W52

Black Rock



< Public art

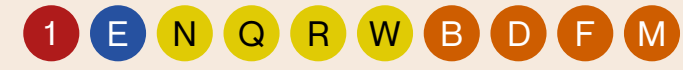


< Rockefeller Center

Black Rock

Transport map

Close Proximity to numerous subway lines



Less than a 5 Minute walk to Central Park and Rockefeller Center

10 Minute walk to Grand Central Northern Entrance/Exit



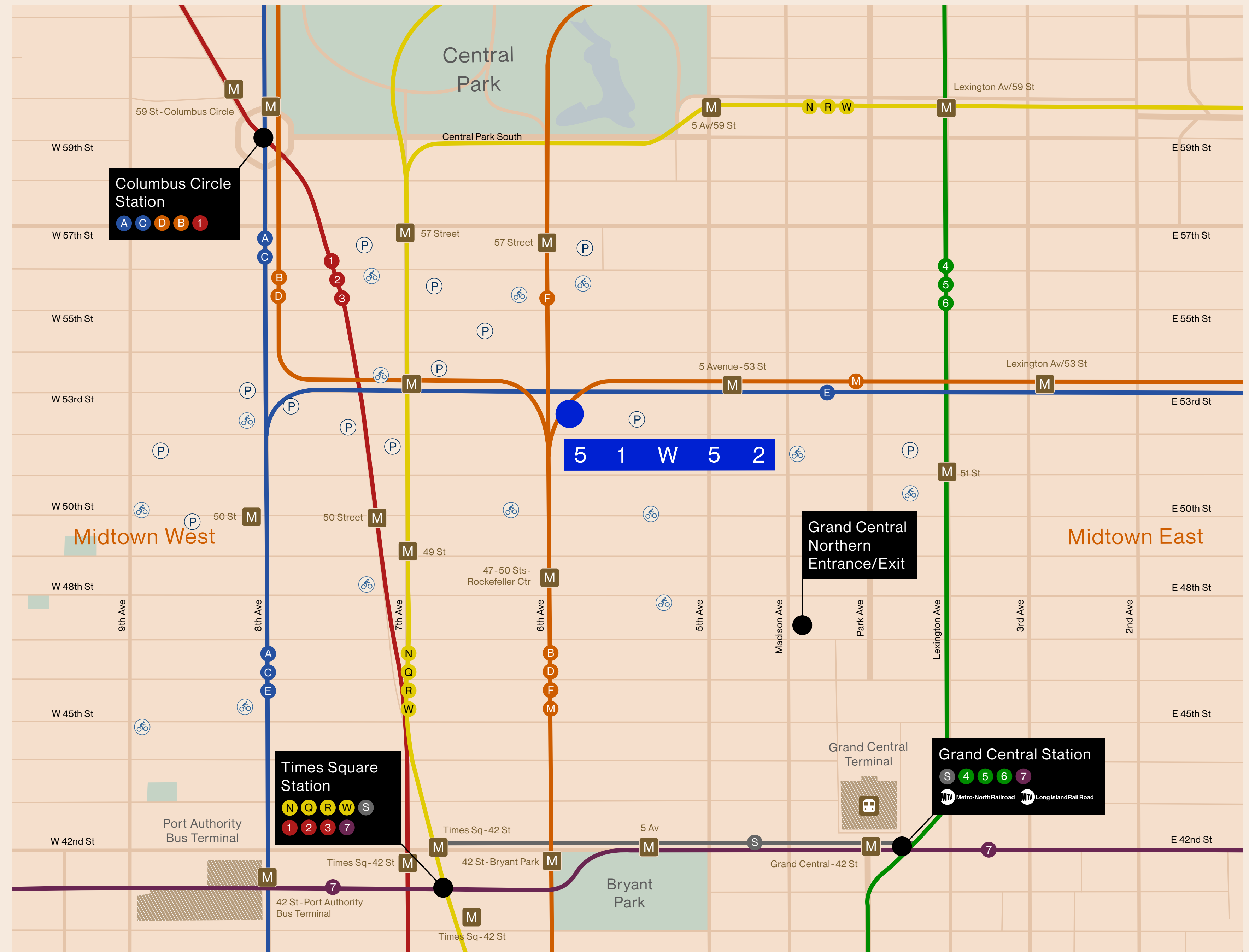
Transport Services

- Subway Station
- Trains
- Parking
- Citi Bike

Subway Services

- A C E
- N Q R W
- B D F M
- 1 2 3
- 4 5 6
- 7

51W52



Local Map

Coffee

- 1 Partners
- 2 Gregory's
- 3 Starbucks
- 4 Dunkin'
- 5 Blue Bottle

Eats

- 1 Mastro's Steak House
- 2 Del Frisco's Double Eagle Steakhouse
- 3 Le Bernadin
- 4 Estiatorio Milos
- 5 Chopt
- 6 Dos Toros Taqueria
- 7 Black Tap
- 8 Pazzo Notte
- 9 Melt Shop
- 10 Chipotle

Bars

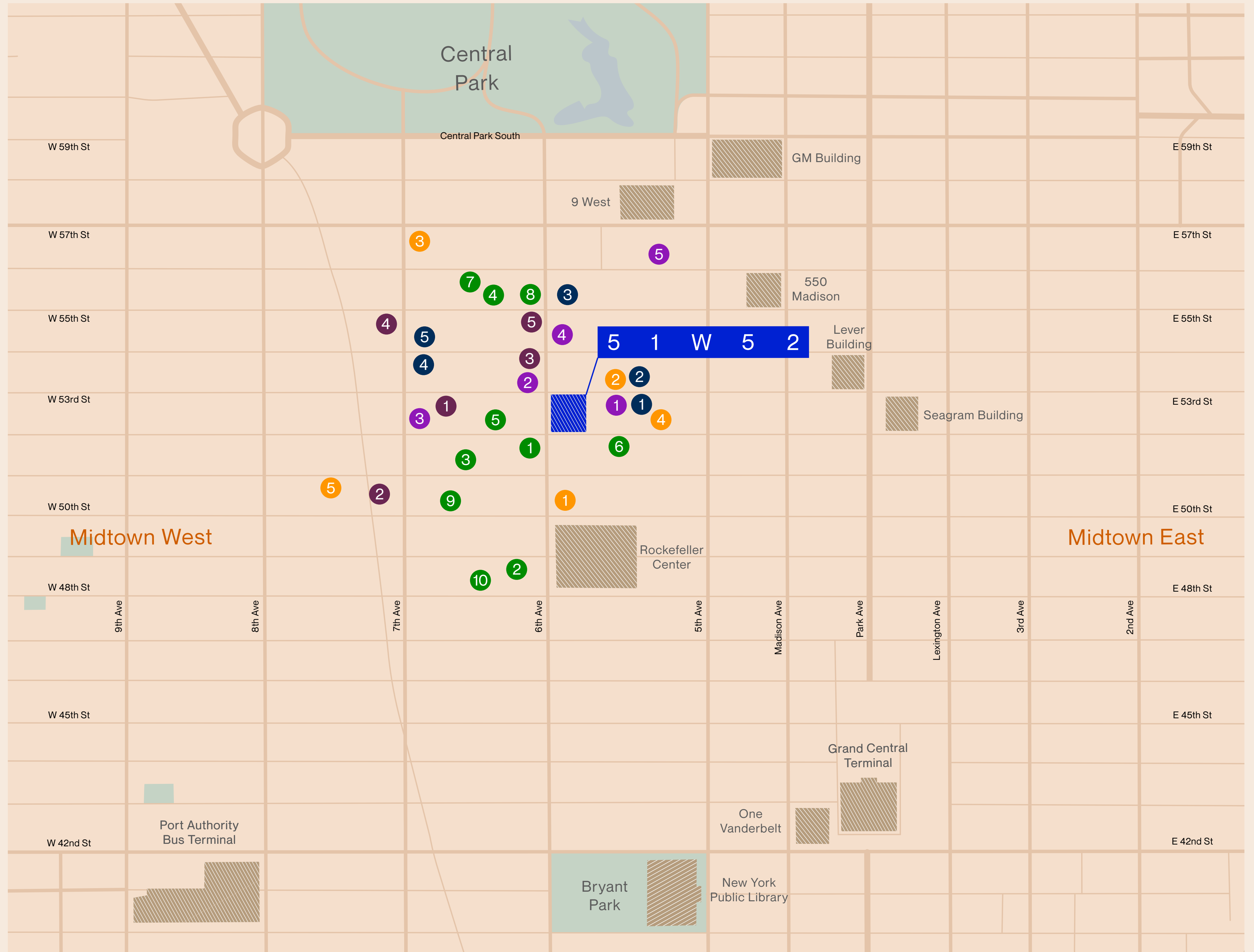
- 1 The Bar
- 2 The Bar Room
- 3 Whisky Trader
- 4 Copper John's
- 5 Faces and Names

Hotels

- 1 Baccarat
- 2 Hilton
- 3 Sheraton
- 4 Warwick
- 5 Sonder Chambers

Culture

- 1 Radio City Music Hall
- 2 MoMA
- 3 Carnegie Hall
- 4 Paley Center for Media
- 5 Gershwin Theater





A trophy building
in a trophy location

vocon.

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