

From: David Mitchell <[REDACTED]>
To: jeffrey E. <jeevacation@gmail.com>
Subject: Re: CALL FOR OFFERS: 145 East 57th Street, New York, NY
Date: Wed, 27 Jul 2016 16:02:53 +0000

I will when alone

.....
DAVID MITCHELL
.....
Mitchell Holdings LLC
[REDACTED]
New York NY 10065
USA
[REDACTED]
[REDACTED]

On Jul 27, 2016, at 12:01 PM, jeffrey E. <jeevacation@gmail.com> wrote:

Call my cell

On Wednesday, 27 July 2016, David Mitchell <[REDACTED]> wrote:

Have idea

.....
DAVID MITCHELL
.....
Mitchell Holdings LLC
[REDACTED]
New York NY 10065
USA
[REDACTED]
[REDACTED]

Begin forwarded message:

From: Glenn Tolchin <[REDACTED]>
Date: July 27, 2016 at 11:54:17 AM EDT
To: <[REDACTED]>
Subject: CALL FOR OFFERS: 145 East 57th Street, New York, NY
Reply-To: <[REDACTED]>

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For Sale: A Prime Boutique Office Building

[REDACTED]

1 Street New York, NY

The Hammacher Schlemmer Building



Please be advised that written offers to acquire the property are due via email by 3:00PM, Wednesday, August 10th, 2016.

JLL, as exclusive agent, is pleased to offer for sale the fee simple interest in [REDACTED] Street (the "Property"), a 12-story plus penthouse, 64,000 square foot newly-renovated boutique office building located along Billionaires' Row in the center of Manhattan's prestigious Plaza District. Known as the "Hammacher Schlemmer Building," the beautiful loft-style design features high ceilings, protected light and air, and 5,000 square foot floorplates ideally suited to boutique financial, legal, and creative firms seeking exclusive full-floor identity in Manhattan's best commercial district.

Fully Modernized Asset A comprehensive renovation exceeding \$10 million includes a new lobby and elevators, all new windows, new electric, a full façade restoration, and new fire safety systems.

Iconic Building The beautiful Art Deco building is a well-known Manhattan landmark that conveys the innovation, creativity, and prestige of the Hammacher Schlemmer brand.

Prestigious Plaza District Location Most desirable and expensive office market in New York City, with direct asking rents averaging \$88.80 per square foot.

Boutique Floorplates Building tenants enjoy boutique 5,000 square foot floorplates offering enhanced privacy, security, and the prestige of full-floor identity.

Established Full-Floor Tenants All occupied floors at the Property are currently leased by full-floor tenants, with more than 50% of the building's area leased through 2020 and beyond.

Immediate Upside Five full floors will be available upon completion of the renovation, with an opportunity to more than double the cash flow over the next two years.

Penthouse Addition Renovation includes a new glass-walled 2,500 square foot penthouse level with private outdoor space—one of the finest boutique office spaces in the City.

Billionaire's Row Branding 57th Street is now the most prestigious residential location in Manhattan, with new super-tall super-luxury towers lining the boulevard.

57th Street Retail The prime 57th Street retail corridor is expanding west, with a major 56,000 square foot Saks OFF 5th flagship opening just across Lexington Avenue from the Property.

Potential Condominium Exit Strategy Boutique floorplates, appealing architecture, and a prestigious 57th Street location are all ideally suited to residential or office condominium conversion.

Superior Transportation Three blocks from the 59th Street subway hub, one of the most well connected subway stations in Manhattan, with the 4, 5, 6, N, Q, R, and F lines serviced.

To access the due diligence website and receive informational materials please return an executed confidentiality agreement via email to [REDACTED]

[Executive Summary](#) | [Confidentiality Agreement](#)

Glenn Tolchin

Yoav Oelsner

Anthony Ledesma

Richard Baxter

Matthew Lerner



[Click here to decline this property](#)

Sent by JLL - NYCMG Team [REDACTED] 4th Floor, New York, NY 10017. [Unsubscribe](#)

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JEE

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