

**From:** David Mitchell <[REDACTED]>  
**To:** Jeffrey Epstein <jeevacation@gmail.com>  
**Subject:** Fwd: CALL FOR OFFERS: [REDACTED], New York, NY  
**Date:** Wed, 27 Jul 2016 15:55:27 +0000

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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***

**145 East 57th 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 145 East 57th 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  
212-812-6424  
[REDACTED]

Yoav Oelsner  
212-812-6482  
[REDACTED]

Anthony Ledesma  
212-812-6007  
[REDACTED]

Richard Baxter  
212-812-6443  
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Matthew Lerner  
212-812-6430  
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Click [here](#) to decline this property

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