

OFFERING MEMORANDUM

41 W 56TH STREET

BOUTIQUE OFFICE BUILDING
FOR SALE

Sotheby's
INTERNATIONAL REALTY



41 W 56TH STREET

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INTERNATIONAL REALTY

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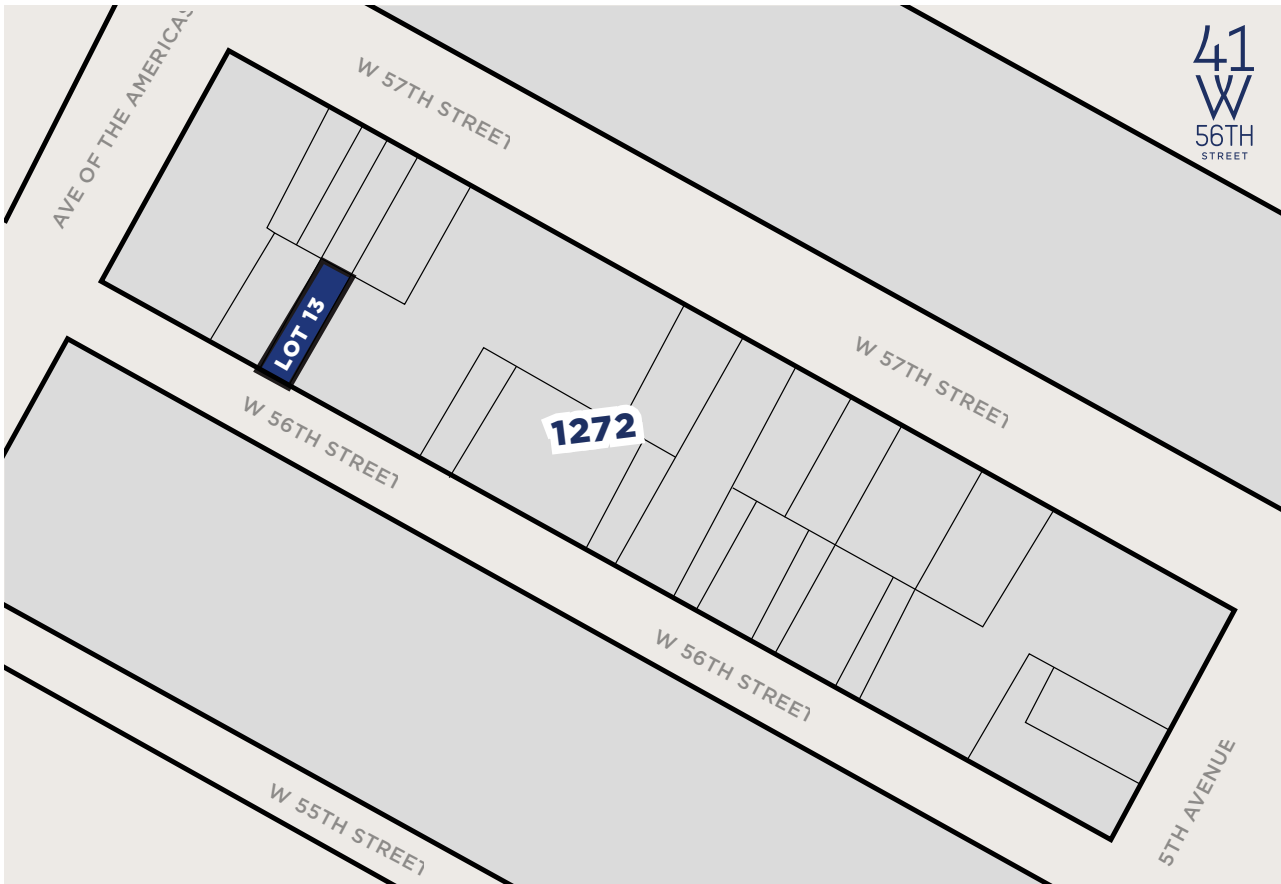
EXECUTIVE SUMMARY

Sotheby's International Realty has been exclusively retained to arrange the sale of 41 West 56th Street, an elevator building located on the north side of West 56th Street between 5th and 6th Avenues in Central Midtown Manhattan. The property is currently 100 percent vacant and provides an incoming investor or user with immediate control of the asset and a clear path to repositioning and lease up.

41 West 56th Street spans approximately 10,338 gross square feet and benefits from approximately 9,742 square feet of unused air rights, offering meaningful long-term upside and potential future expansion optionality, subject to zoning and approvals. The building is serviced by a dual entrance elevator, a strong differentiator for both office and retail tenancy.

Strategically positioned in Central Midtown, the property sits within one of Manhattan's most established luxury and corporate corridors, supported by premier co tenancy across retail, dining, and hospitality. Nearby destination retailers and lifestyle anchors, along with world class hotels and acclaimed restaurants, drive consistent foot traffic and reinforce the area's appeal for high quality retail, office, and experiential users.

Overall, 41 West 56th Street represents a compelling investment or user opportunity in a prime Midtown location, offering immediate vacancy, an elevator, and significant embedded upside through repositioning and future air rights potential.



INVESTMENT HIGHLIGHTS



100% VACANT



ELEVATOR BUILDING



INVESTMENT OR USER
OPPORTUNITY



LOCATED BETWEEN 5TH
AND 6TH AVENUES



10,338 GROSS
SQUARE FEET



9,742 SF
AIR RIGHTS



ASKING PRICE:

\$13,500,000

PROPERTY INFORMATION

Address	41 West 56th Street New York, NY 10019
Submarket:	Central Midtown
Block & Lot:	1272-13
Lot Dimensions:	25' x 100.42'
Lot SF:	2,510
Building Information	
Property Type:	Office
Building Dimensions:	25' x 86'
Stories:	5
Total Gross SF	10,338
Zoning Information	
Zoning:	C5-P, MiD
Commercial FAR (As-of-Right):	8.00
Residential FAR (As-of-Right):	8.00
Total Buildable SF (As-of-Right):	20,080
Less Existing Structure:	10,338
Available Air Rights (As-of-Right):	9,742
Financial Information [25/26]	
Billable Assessed Value:	\$1,234,610
Annual Property Tax:	\$133,931
Tax Class:	4
Tax Rate:	10.8480%

STACKING PLAN

Ceiling Heights

5th Floor: 12' 8"

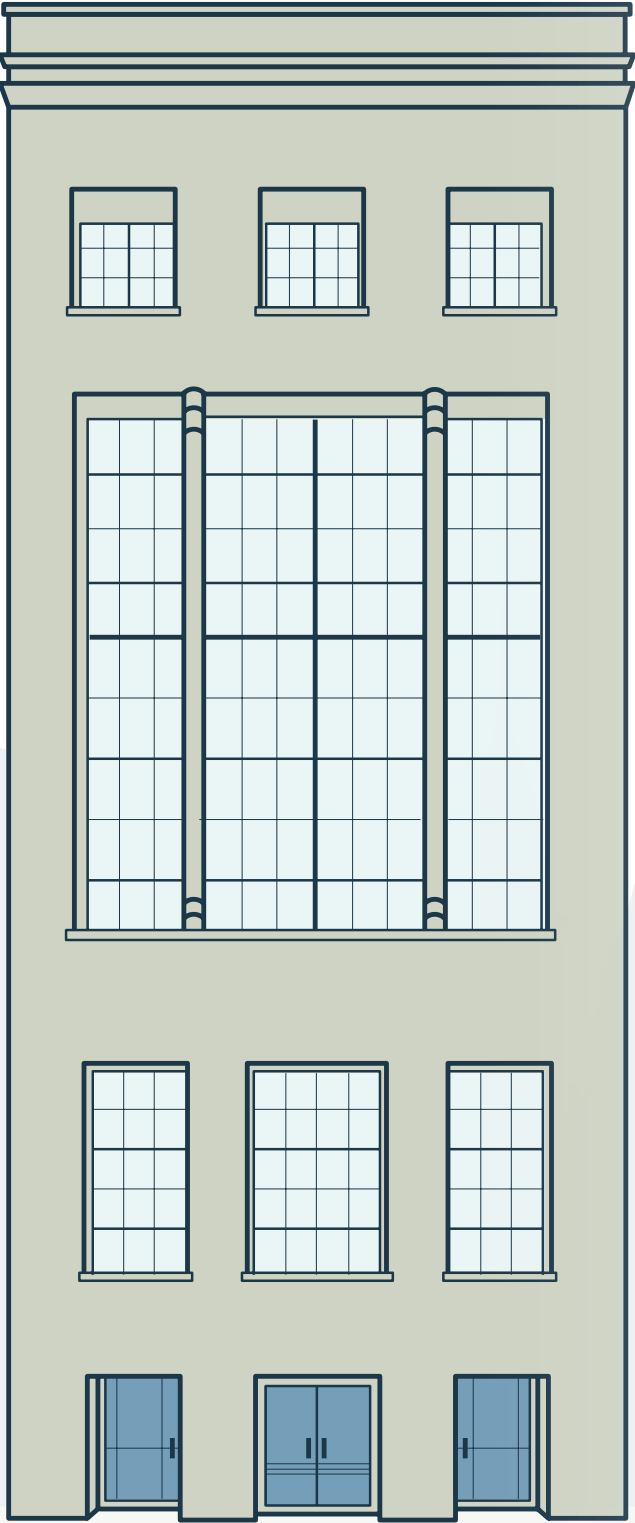
4th Floor: 8' 10"

3rd Floor: 10'

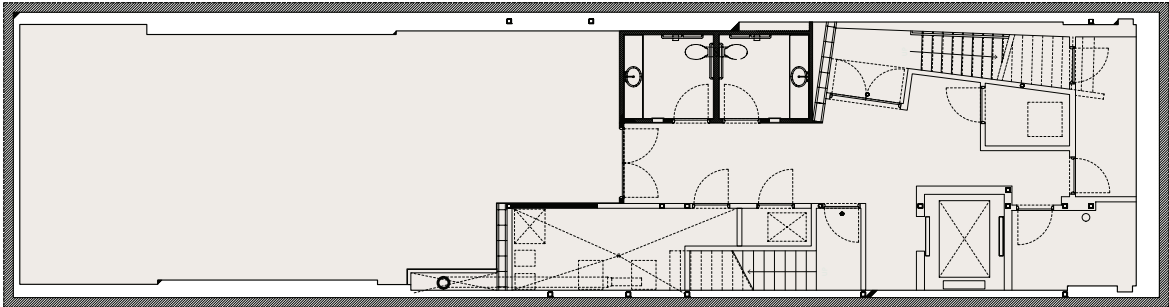
2nd Floor: 11' 6"

Ground Floor: 8' 8"

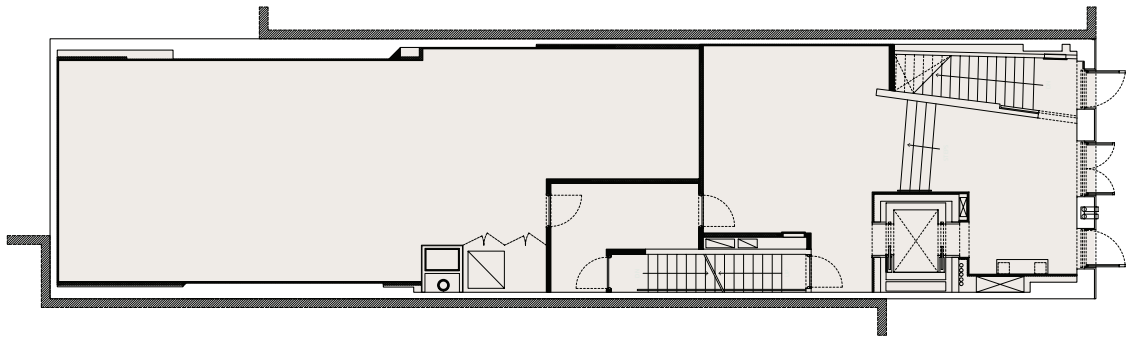
Basement: 7'4"



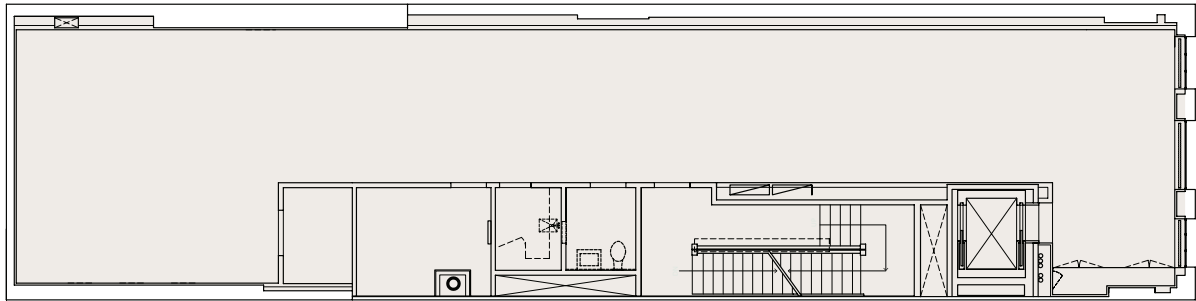
FLOOR
PLANS



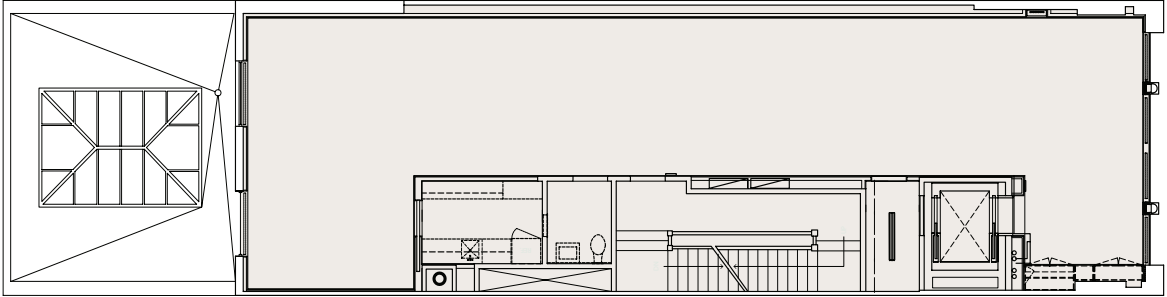
Basement



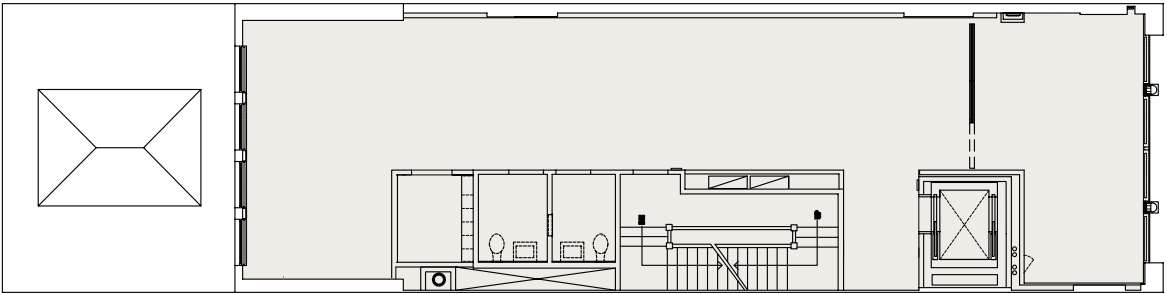
Ground Floor



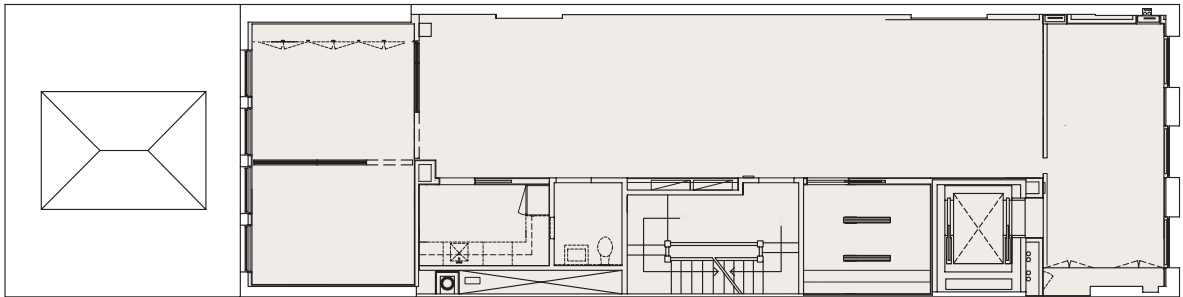
2nd Floor



3rd Floor



4th Floor



5th Floor

PROPERTY PHOTOS





TAX BILL



November 15, 2025
Etro U.S.A., Inc.
41 W. 56th St.
1-01272-0013
Page 2

Billing Summary	Amount
Outstanding charges <i>(Sum of unpaid balance and interest fees from billing periods)</i>	\$0.00
New charges <i>(Sum of new property taxes and other charges-see below for details)</i>	\$67,496.14
AMOUNT DUE BY JANUARY 2, 2026	\$67,496.14

Your property details:

Estimated market value:	\$2,969,000
Tax class:	4 - Commercial Or Industrial
Prior year tax rate:	10.7620%
Current tax rate:	10.8480%

How we calculate your annual taxes:

Billable assessed value:	\$1,234,610.00
times the current tax rate:	x 10.8480%
Annual property tax:	\$133,930.52

FD-300 (Rev. 8/78)

THE CITY OF NEW YORK

ALT 100124811

DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY

BOROUGH MANHATTAN

DATE: DEC 07 1999 NO.

118374

This certificate supersedes C.O. NO.

ZONING DISTRICT C5-P

THIS CERTIFIES that the ~~XXXX~~ altered ~~XXXX~~ building premises located at

41 WEST 56TH STREET

Block 1272 Lot 13

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

PERMISSIBLE USE AND OCCUPANCY

STORY	LOAD LBS PER SQ FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR PERMITTED USES	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
CELLAR	O.G.	3			6	F-1 E	STORAGE, BOILER ROOM, BATHROOMS
BASEMENT	100	72			6	F-1 E	LOBBY, SCREENING ROOM
1ST FLOOR	150/ 100	10			6	E	OFFICES
2ND FLOOR	75	10				E	OFFICES
3RD FLOOR	75	10				E	OFFICES
4TH FLOOR	75	10				E	OFFICES

NEIGHBORHOOD HISTORY

BANKER'S ROW / GILDED AGE MANSIONS

41
W
56TH
STREET

There is no side street in Midtown with a higher concentration of Landmarked and Historical mansions than the stretch of West 56th Street between Fifth and Sixth Avenues. In the 1870's, following the end of the American Civil War, the side streets of West 54th through West 57th Streets experienced a development boom of modest brownstone buildings. By the turn of the 20th century, land in the immediate area had become so coveted that prominent bankers and merchants acquired formerly less-desirable residences, undertaking extensive renovations to transform them into private, ultra-luxury mansions.

West 56th Street was so profoundly shaped by the influx of affluent financiers that it earned the moniker "Bankers' Row". The once mediocre homes were either demolished or completely transformed with ornate limestone facades and intricate masonry work. Notable bankers who built their homes here were Henry Seligman, E. Hayward Ferry, and Arthur Lehman of Lehman brothers.

During the 1920's and 1930's - the neighborhood transformed. Private residences gave way to commercial use. Many of the homes were converted for luxury retailers and garment manufacturers. Members clubs were formed, some of them acting as speakeasies during the prohibition era.

41 West 56th Street was built in 1920 by a high-end ladies dressmaker - Maurice and Jeanne Prevot. The building served as a factory and showroom per the original Certificate of Occupancy. Over the years it has served as photo studios, offices, and even a multi-story restaurant. Since 2004, this has served as the offices and showrooms for the luxury Italian fashion brand, Etro.

HISTORIC WEST 56TH STREET MANSIONS



46 WEST 56TH ST
THE GOURAUD HOUSE

Original Use: Private Mansion
Current Use: Mixed-Use Commercial



39 WEST 56TH ST
THE GEORGE C. SMITH MANSION

Original Use: Private Mansion and Dry Goods Merchant's Office
Current Use: Commercial - Spa/Salon Tenancy



36 WEST 56TH ST
THE WILLIAM J. MORTON MANSION

Original Use: Private Mansion & Doctor's Office
Current Use: Mixed-Use Commercial & Residential



30 WEST 56TH ST
THE SELIGMAN MANSION

Original Use: Private Mansion
Current Use: Luxury Retailer Headquarters



26 WEST 56TH ST
THE E. HAYWARD FERRY HOUSE

Original Use: Private Mansion
Current Use: Luxury Retailer Headquarters



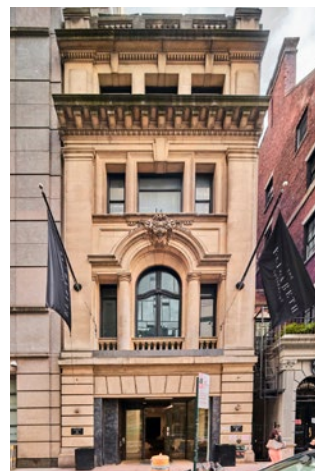
17 WEST 56TH ST
THE EDITH A. LOGAN MANSION

Original Use: Private Residence and Ballroom
Current Use: Corporate Office of Takara-Belmont



12 WEST 56TH ST
HARRY B. HOLLINS RESIDENCE

Original Use: Private Mansion
Current Use: Luxury Retailer Headquarters



10 WEST 56TH ST
**THE EDEY MANSION/
ELIZABETH TAYLOR HOME**

Original Use: Private Mansion
Current Use: Consulate General of Argentina

A photograph of the BVLGARI store at 730 5th Ave. The building is a multi-story structure with a classic architectural style. The ground floor features four large, ornate window displays. Each display is framed by a decorative, gold-colored metal lattice. Above each display, the word "BVLGARI" is written in white capital letters on a dark background. The displays themselves are illuminated with warm, golden light and feature various BVLGARI products, including watches and jewelry. The top floors of the building have several windows, some of which are also illuminated. The overall scene is a nighttime view of a high-end retail store.

A photograph of the Bergdorf Goodman building facade. The building is a multi-story structure with a light-colored stone or marble exterior. The central entrance is a large, arched doorway with a dark, ornate frame and a glass door. Above the entrance is a balcony with a decorative wrought-iron railing, and an American flag is flying from a pole in front of it. The name 'BERGDOFF GOODMAN' is written in large, gold, serif capital letters on the facade, appearing on both sides of the entrance. To the left and right of the entrance are smaller, arched windows with decorative frames. A tall, slender street lamp stands to the right of the entrance. The overall style is classic and elegant.

Bvlgari

PRADA

Prada – 724 Fifth Ave

A photograph of The Whitby Hotel, a modern building with a grid-like facade and large windows. The building is illuminated from within, and an American flag is visible on the ground floor. The text "The Whitby Hotel – 18 W 56th St" is overlaid at the bottom of the image.

NEIGHBORHOOD OVERVIEW

Central Midtown Overview (West 56th Street)

41 West 56th Street sits in the core of Central Midtown, an internationally recognized district where Manhattan’s most prestigious hotels, flagship retailers, and high end dining converge. The neighborhood benefits from consistent demand drivers including a dense daytime office population, year round global tourism, and a deep concentration of wealth from nearby residences, hotels, and corporate headquarters. The result is an environment defined by luxury co tenancy, an ecosystem that supports premium retail, destination dining, and hospitality oriented uses at scale.

Luxury Dining and Entertainment

Central Midtown is anchored by some of Manhattan’s most established destinations for dining, nightlife, and client entertainment. Venues such as Monkey Bar, Le Bernardin, Polo Bar, Quality Italian, and Nobu draw a steady mix of executives, high net worth residents, and international visitors, reinforcing Midtown’s role as a preferred location for business meals, celebrations, and hospitality driven foot traffic. This demand also supports a strong layer of elevated fast casual, coffee, and grab and go concepts that thrive on daily volume from office workers and hotel guests.

Retail and Flagship Co Tenancy

Retail in Central Midtown is defined by global luxury brands and flagship visibility, supported by surrounding co tenancy that includes Gucci, Prada, Burberry, Omega, and Ralph Lauren. This concentration elevates the corridor and attracts high spending foot traffic, while also supporting complementary tenants such as premium services, wellness, and curated convenience retail. For a mixed use asset, the surrounding retail landscape enhances tenant quality and brand appeal for ground floor space, particularly for operators seeking a prominent Midtown address with strong local and visitor demand.

Hotels and Hospitality Demand Drivers:

Central Midtown features one of the strongest luxury hotel clusters in the country. Proximity to world class properties such as The Plaza, The Ritz Carlton, Aman New York, and the Warwick creates a consistent base of affluent visitors and concierge driven demand that supports nearby retail, restaurants, and experiential concepts. This hospitality presence also drives meaningful evening and weekend activity, strengthening the performance profile for street level uses.

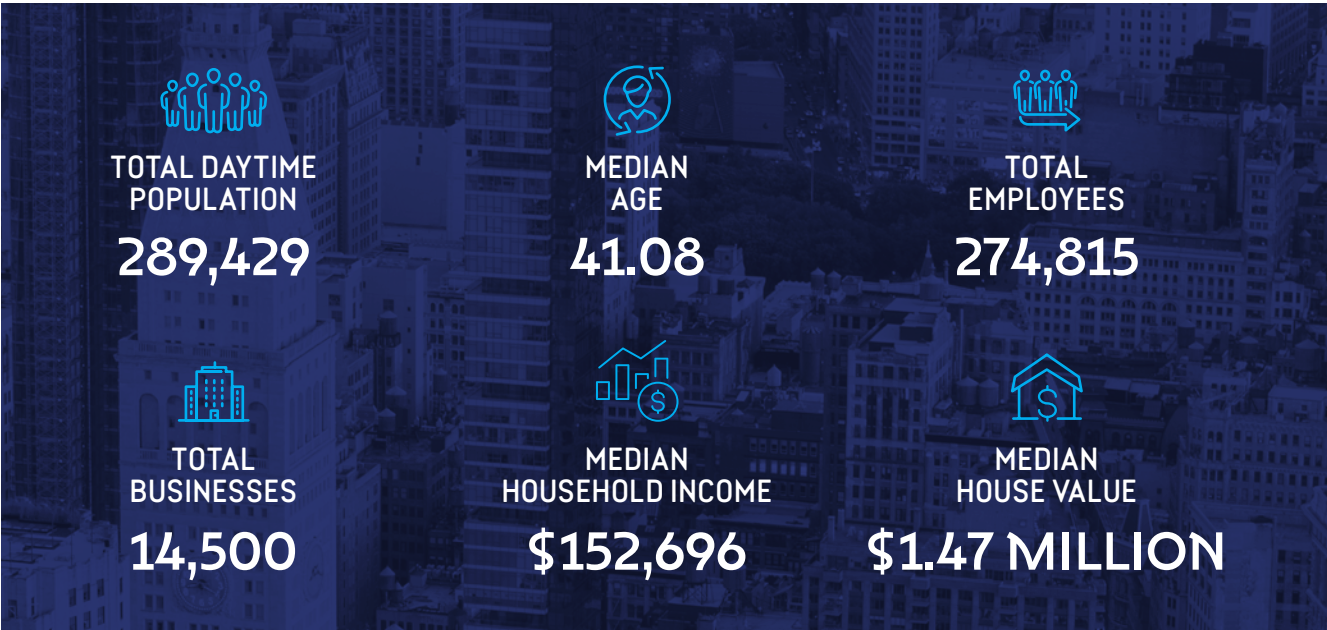
Convenience Retail and Daily Activation

While the neighborhood is defined by luxury, it also functions exceptionally well on a day to day basis. The combination of office density, hotels, and tourism supports high performing convenience and fast casual retail, including fitness, personal services, premium food to go, and daily necessities. This blend creates reliable activation throughout the workweek and extends into nights and weekends.

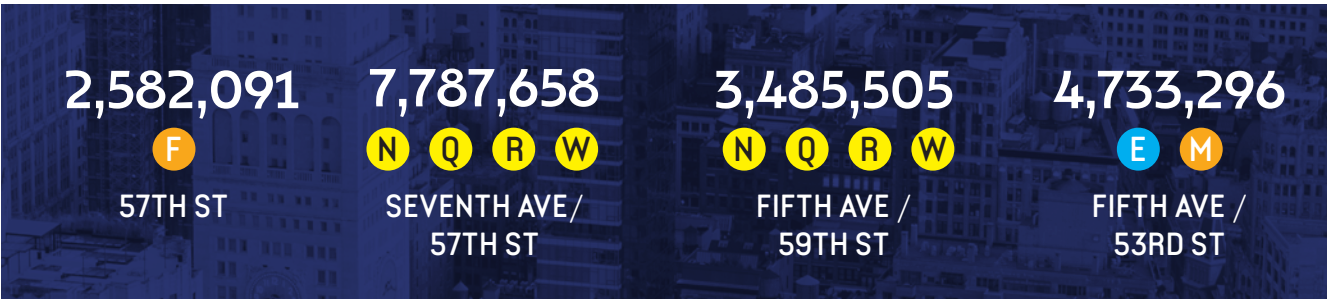
Overall

Central Midtown’s defining strength is its luxury co tenancy across retail, dining, entertainment, and hotels. With its West 56th Street location at the center of this activity, 41 West 56th Street is positioned within one of Manhattan’s most prestigious and durable mixed use corridors, supported by consistent foot traffic, global visibility, and enduring tenant demand.

NEIGHBORHOOD DEMOGRAPHICS



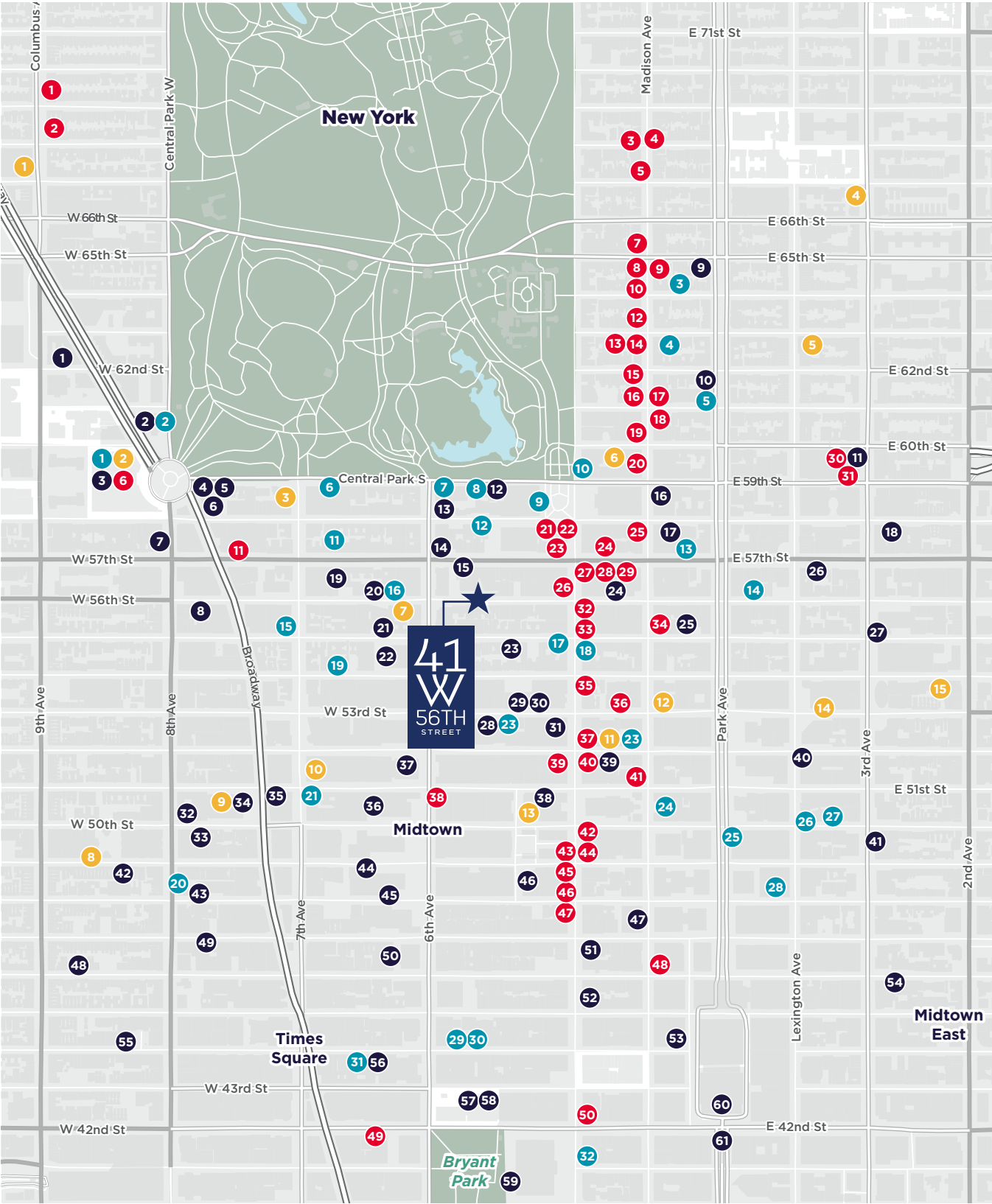
SUBWAY RIDERSHIP



NEIGHBORING TENANTS



AREA AMENITIES



DINING

1. Rosa Mexicano
2. Jean-Georges
3. Per Se
4. Starbucks US
5. Marea
6. Le Pain Quotidien
7. Paris Baguette USA
8. Patsy's Italian Restaurant
9. Daniel
10. The Regency Bar & Grill
11. Studio 59
12. Park Lane Hotel New York
13. Quality Meats
14. Mangia 57th - Midtown Italian
15. Food & Corporate Catering NYC
16. Nobu Fifty Seven
17. Macaron Café
18. TAO Uptown
19. Land of Plenty
20. The Russian Tea Room
21. burger joint
22. estiatorio Milos Midtown
23. Blue Bottle Coffee
24. Michael's New York
25. STARR Restaurants
26. Aquavit
27. Juan Valdez Café
28. P.J. Clarke's Third Avenue
29. Fogo de Chão
30. Cafe 2
31. The Modern
32. Starbucks US
33. Toloache
34. The Palm Restaurant
35. Din Tai Fung
36. The Iridium
37. The Capital Grille
38. Mastro's Restaurants
39. Bill's Bar & Burger
40. FIG & OLIVE
41. Paris Baguette USA
42. Gyu-Kaku Japanese Barbeque
43. Churrascaria
44. Plataforma Steakhouse
45. La Masseria NY
46. Oceana
47. Del Frisco's Double
48. Eagle Steakhouse
49. Blue Bottle Coffee
50. Bluestone Lane
51. Becco
52. Trattoria Trecolori
53. Utsav
54. Starbucks US
55. Morton's The Steakhouse
56. The Yale Club
57. Sparks Steak House
58. Birdland Jazz Club
59. The Lambs Club
60. STK Steakhouse
61. Bluestone Lane
62. Bryant Park Grill
63. Grand Central Oyster Bar
64. Pershing Square

RETAIL

1. gorjana
2. Roth's
3. Rag & Bone
4. Max Mara
5. IPPOLITA
6. HUGO BOSS
7. Giorgio Armani
8. Loro Piana
9. Versace
10. Bottega Veneta
11. Nordstrom
12. De Beers Jewellers
13. Goyard
14. Hermès
15. Brioni
16. TOM FORD
17. Isabel Marant
18. Jimmy Choo
19. Valentino
20. CELINE
21. KITH
22. Bergdorf Goodman
23. Van Cleef & Arpels
24. Burberry US
25. Alexander McQueen
26. Prada
27. Tiffany & Co.
28. Louis Vuitton International
29. Tournau
30. ba&sh
31. Golden Goose
32. Dolce & Gabbana
33. Ralph Lauren
34. Allen Edmonds
35. Coach
36. Rhone
37. Ferragamo
38. Brooks Brothers
39. Nike
40. Cartier
41. Indochino
42. Loewe
43. kate spade
44. Saks Fifth Avenue
45. Aritzia
46. Alo Yoga
47. lululemon athletica
48. Charles Tyrwhitt
49. MM.LaFleur
50. COS

HOTELS

1. Mandarin Oriental Hotel Group
2. Trump International Hotel & Tower
3. Hôtel Plaza Athénée
4. The Lowell Hotel
5. Loews Hotels
6. JW Marriott
7. The Ritz-Carlton
8. Park Lane Hotel New York
9. Fairmont Hotels & Resorts
10. The Sherry-Netherland
11. Park Hyatt
12. AKA Central Park
13. Four Seasons Hotels and Resorts
14. The Lombardy
15. Small Luxury Hotels of the World (SLH)
16. Thompson Hotels
17. The Peninsula Hotels
18. The St. Regis New York
19. The Luxury Collection
20. Kimpton Hotels & Restaurants
21. The Michelangelo New York
22. Omni Berkshire Place
23. Preferred Hotels & Resorts
24. Lotte New York Palace
25. Waldorf Astoria
26. The Benjamin Royal
27. Sonesta New York
28. The Kimberly Hotel
29. InterContinental New York Barclay by IHG
30. Autograph Collection Hotels
31. The Iroquois New York
32. The Unbound Collection by Hyatt
33. Andaz

FITNESS

1. Equinox Sports Club New York
2. Equinox Columbus Circle
3. Pure Barre
4. solidcore
5. SoulCycle
6. Physique 57
7. Lifetime Fitness
8. TMPL Gym
9. Equinox West 50th Street
10. Athletic and Swim Club
11. Equinox 53rd Street
12. US ATHLETIC TRAINING CENTER
13. Equinox Rockefeller Center
14. TMPL Gym
15. SoulCycle

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