



New office tower on Billionaire's Row secures inaugural tenants as completion nears

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Impressions: 6,104,079



The 30-story, 420-foot-tall glass tower at 125 W. 57th St. on Billionaire's Row is expected to be finished by Labor Day.

AdaptHealth and Ten Five Hospitality have signed the first two leases at Class A office development 125 W. 57th St. on Billionaire's Row.

AdaptHealth signed a five-year lease for an approximately 10,300-square-foot office space that spans the entire 14th floor.

CBRE's Ramsey Feher represented the medical equipment company while JLL's Mitchell Konsker, Christine Colley, Kristen Morgan, Kate Roush and Dan Turkeewitz represented building ownership, Alchemy-ABR Investment Partners and Cain International, on the deal.

July 21, 2025

New York Business Journal

Ten Five Hospitality, known for its Mother Wolf restaurants in Miami, Las Vegas and Los Angeles, grabbed the approximately 7,000-square-foot ground-floor retail space at the property. The lease is for 15 years with an option for a five-year extension. This will be the hospitality group's Manhattan debut.

Ownership was represented by Cushman & Wakefield's Steven Soutendijk, while Ten Five Hospitality was represented by Newmark Knight Frank's Michael Cohen, along with Conroy Commercial and Bialow Real Estate.

"From day one, our vision for 125 W. 57th St. has been to create a best-in-class destination that serves both tenants and the surrounding community on Billionaire's Row," Brian Ray, managing partner of Alchemy-ABR Investment Partners, said in an email statement. "With exciting leases in place from both Ten Five and AdaptHealth, and more to be announced soon, momentum is building, and we are confident about our positioning as a trophy asset in today's marketplace."

The 30-story, 420-foot-tall glass tower offers 180,000 square feet of Class A office space and a dedicated amenities floor with a conference center, a hospitality-designed lounge, an event space with catering facilities, private meeting rooms and a wraparound terrace that is more than 4,300 square feet.

Situated within Manhattan's Plaza District neighborhood, 125 W. 57th St., is nearing completion and is expected to be finished by Labor Day.

<https://www.bizjournals.com/newyork/news/2025/07/21/two-leases-class-a-office-development.html>