



Beyond Billionaires' Row: the real estate reshaping Manhattan's 57th Street

From Bjarke Ingels's courtscrapper to a so-called seven-star hotel

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It doesn't seem like so long ago that 57th Street was christened "Billionaires' Row," with a stream of **supertall**, **super-pricey** towers **rising like weeds** and altering the skyline as we know it.

But times have changed: Though the thoroughfare is still home to plenty of pricey real estate—including **One57**, the building that began the billionaire boom, along with megatowers from Extell and JDS—it's also sprouting more modest residences. In fact, the most famous structure to rise along the street in the past year or so—**Bjarke Ingels's VIA**, the so-called "**courtscraper**" at the westernmost edge—is a rental, not a condo.

With the **eight-digit boom** of yore solidly behind us, now's a good time to look at the real estate activity on 57th Street. Check out some of the residential developments recently completed and in the works, and what they replaced, below.

12 252 E 57th St

World-Wide Group and **Rose Associates** tapped Skidmore, Owings & Merrill to design this 65-story tower with an undulating glass facade. The building's first 21 floors are occupied by rentals that go by the name Aalto57, where **rents range** from \$3,200 to \$17,000 per month. The condos are no less expensive. Available apartments currently listed on StreetEasy range from \$4 million to \$14.7 million.

