

425 LEX

AT GRAND CENTRAL



GRAND IN EVERY WAY

Located directly across from Manhattan's iconic Grand Central, 425 Lexington offers unparalleled convenience and an elevated work experience. A luxury state of the art club offering, coupled with fully modernized elevators, and brand new energy efficient windows, position this rarely-available 116k RSF block to deliver the desired value tenants seek in today's market. 425 Lexington is much more than just a place to work. It's a destination.





GRAND OPPORTUNITY

AVAILABLE IMMEDIATELY

116,334 RSF BLOCK

Four contiguous full base floors, ranging from 14,000 to 36,000 RSF, will be available in the spring. Multiple configurations will be considered from single full floors to the full block availability. Brand new state-of-the-art LX Club, Sub-level 2.

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05	35,871 RSF
04	35,871 RSF
03	29,908 RSF
02	14,684 RSF
01	
c1	
c2	L X



GRAND SPACE FOR TOP TALENT

- Recently completed LX Club featuring wellness center, lounges, conference room and golf simulator
- New windows on all floors creating an abundance of natural light and air
- Modern and efficient center core design featuring open floor plates and minimal interior columns
- 13 ft slab-to-slab ceiling height
- Bright, continuous window lines highlighting views of Lexington Avenue and Chrysler Building
- Brand new tenant restrooms with high-end, modern finishes



Sustainability in focus:

- Outfitted with brand new energy efficient windows
- Real-time energy consumption and carbon reduction tracking
- Brand new tenant controlled HVAC
- LED lighting systems installed throughout building
- LEED Gold, WELL Building Certified, Energy Star Rated





BRAND NEW ENERGY-EFFICIENT WINDOWS

Bright, continuous window lines highlighting views of Lexington Avenue and Chrysler Building

Old windows prior to capital improvement



GRAND
EXPERIENCES
MAXIMIZE
WORK & PLAY

LX Club, a transformative state of the art tenant space, will open in the spring featuring a private fitness center, locker rooms, tenant lounge conference center and golf simulator. There will be multiple soft seating areas for informal meetings and creative collisions. Just taking a break will make the office a preferred destination, not a workday obligation.



Intentionally curated, cozy nooks, whether by the fire or in the library, offer an inspiring alternative for brainstorming and informal team meetings.

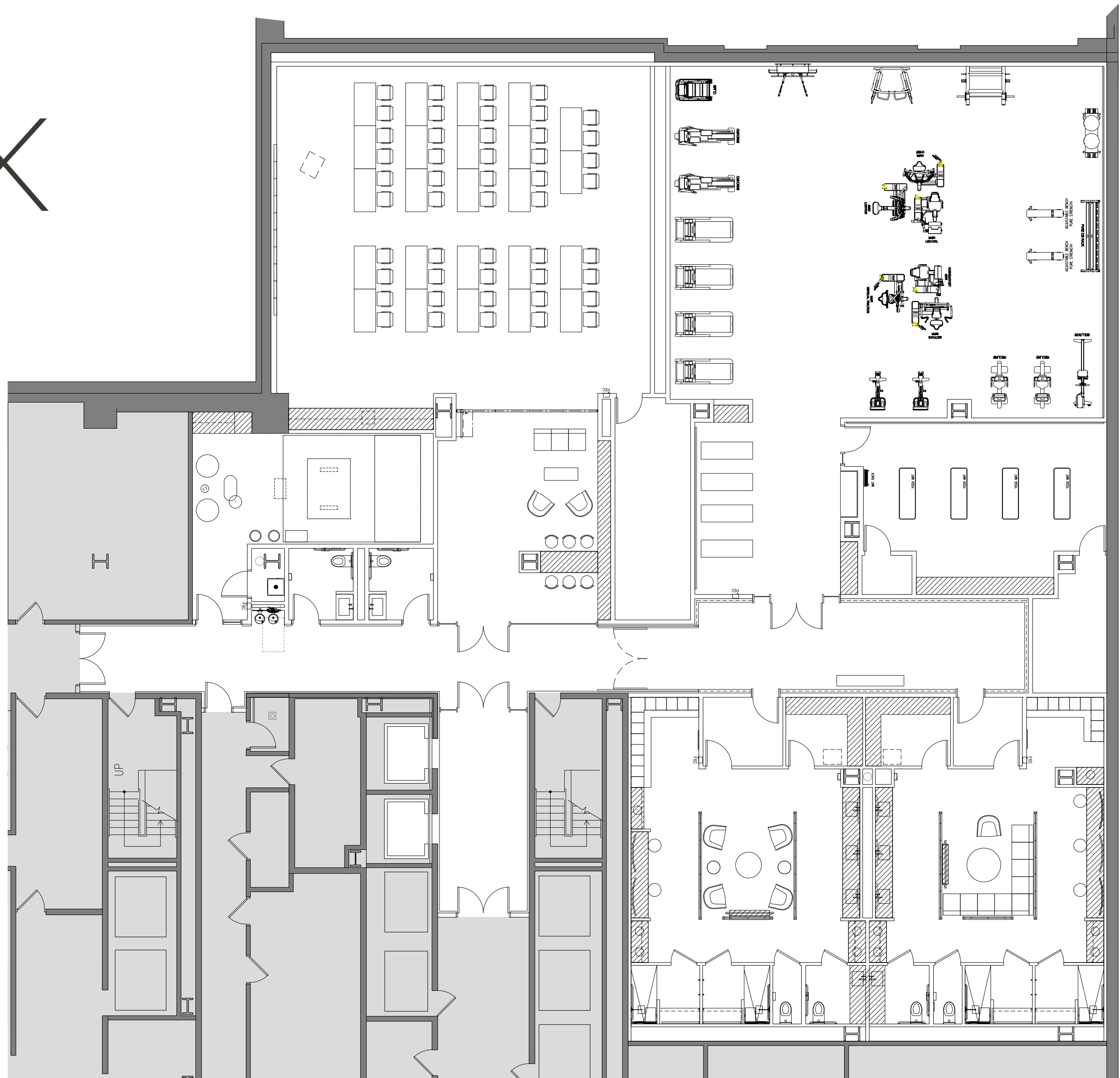


A commitment to employee health and wellness is demonstrated in the fitness center and adjacent yoga studio, furnished with the latest Technogym equipment.





Host a meeting or conference in our 45-person center equipped with best-in-class technology and five-star service for seamless hybrid meetings and events.



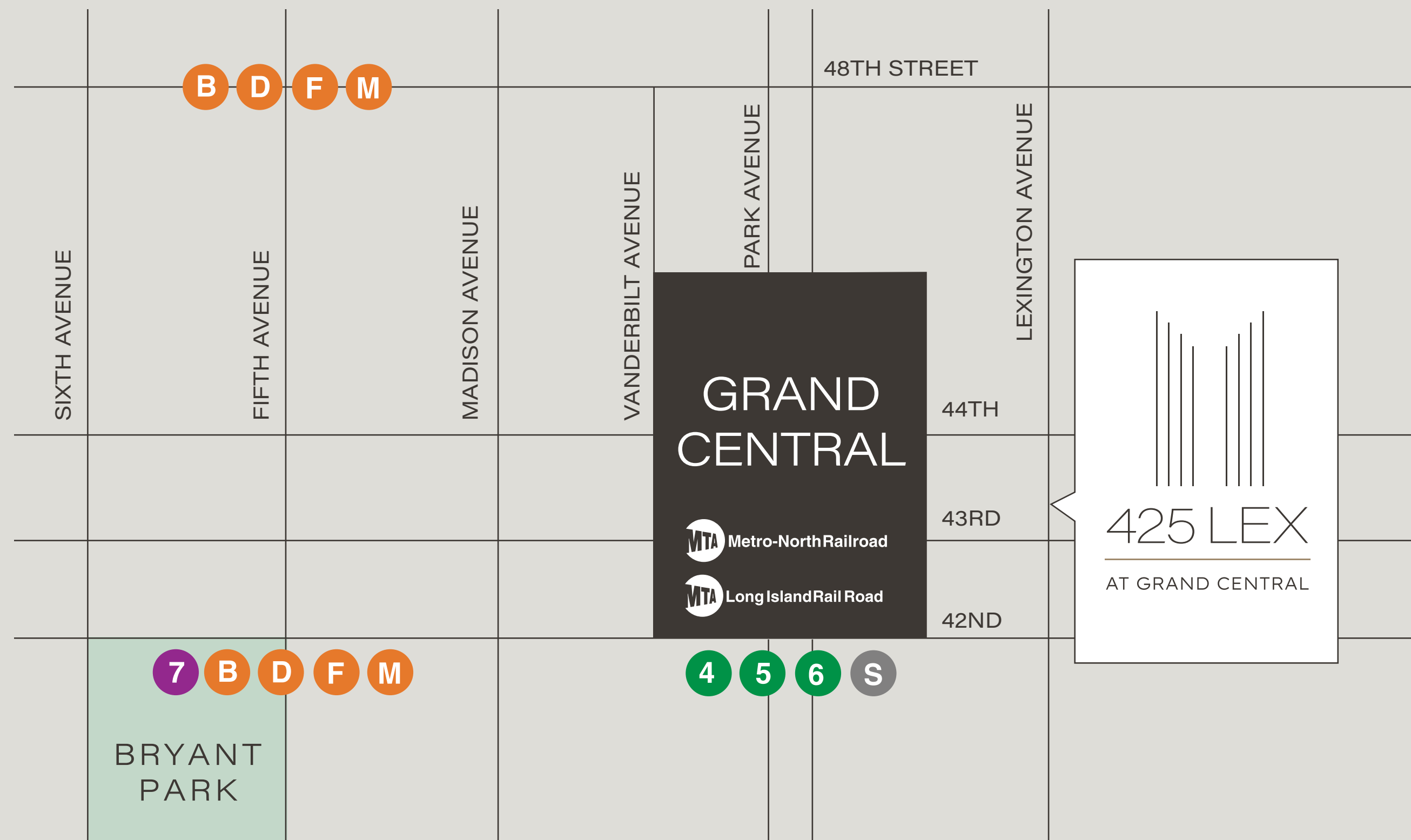
LEXINGTON AVENUE

43RD STREET



CENTRAL TO ALL THAT'S GRAND

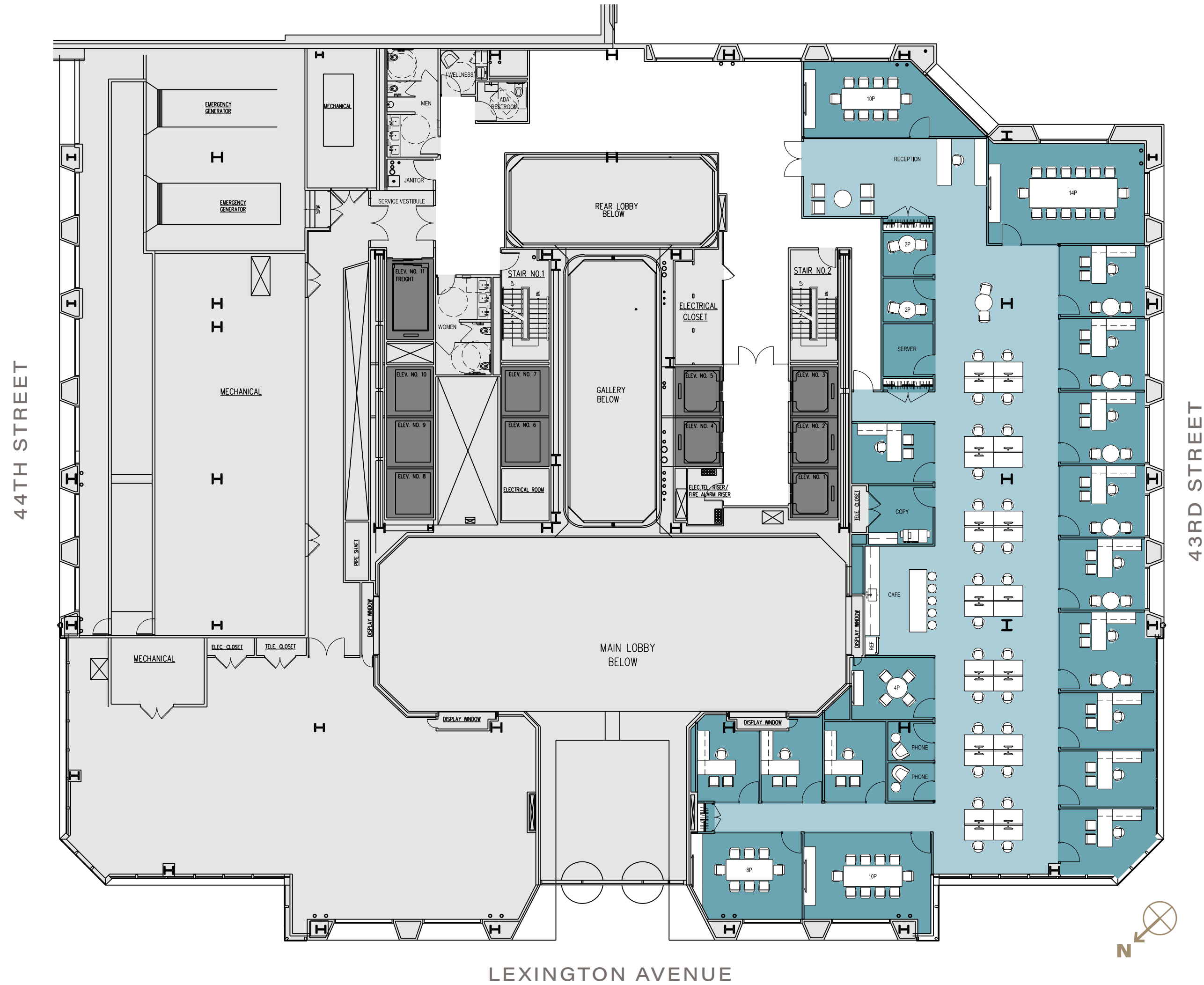




Located across the street from Grand Central Terminal, the building provides direct access to commuters from tri-state as well as those accessing the transit hub via multiple subway lines. This will be further enhanced by the addition of the LIRR in 2023.

The delights, conveniences and daily necessities surrounding the landmarked area delivers an incomparable work experience, bound to attract top talent. Whether you're looking for ways to mix up your lunch break or making plans to host an unforgettable client dinner, Grand Central submarket has all the convenience, dining and entertainment at your fingertips.

PARTIAL 2ND FLOOR



PROFESSIONAL SERVICES

14,684 RSF

PERSONNEL

SPACE TYPE	PLAN
Partner Office	6
Office	7
TOTAL OFFICES	7
Workstation	5'W 28
Receptionist	1
TOTAL SEATS	34

SUPPORT

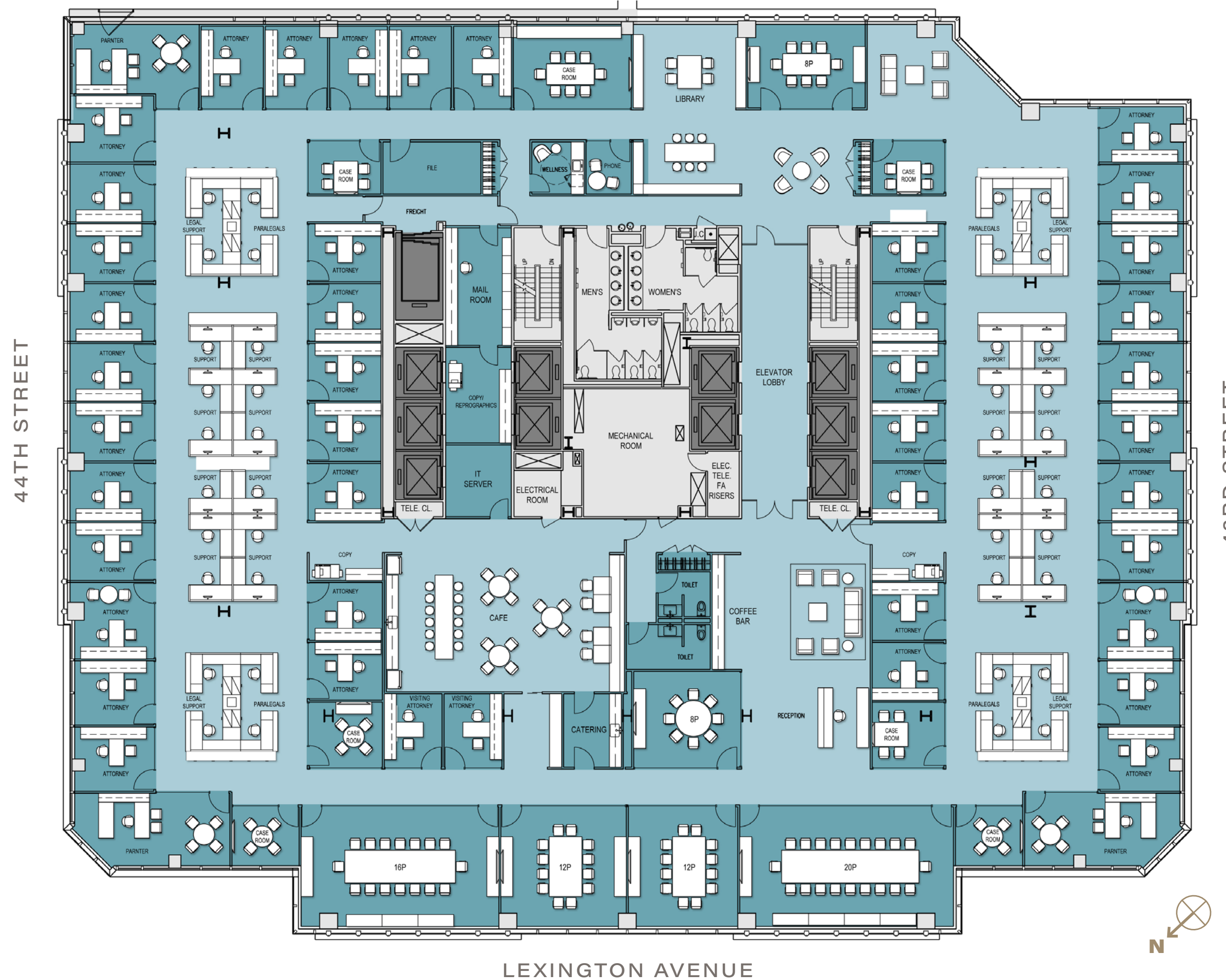
SPACE TYPE	PLAN
Reception	1
Cafe	1
Copy	1
Coats	1
IT Server	1

COLLABORATION

SPACE TYPE	SEATS	PLAN	
		SPACE	SEATS
Closed:			
Conference	14	1	14
Conference	10	2	20
Conference	8	1	8
Meeting	4	1	4
Phone Room	2	2	4
Phone Room	1	2	2
Open:			
Cafe	5	1	5
Meeting	2	1	1
TOTAL		11	58

Collaborative Seats/ Person: 1.74 /person

4TH & 5TH FLOORS



LAW FIRM

35,871 RSF

RSF per Attorney 815 RSF/A

PERSONNEL

SPACE TYPE	SPACE	SEATS
Partner	3	1
Single Attorney	22	22
Attorney - Interior	19	19
Visiting Attomev	2	2
TOTAL ATTORNEYS		36
Legal Support, 7' x 8'	8	8
Paralegals, 7' x 8'	8	8
Support, 7' x 7'	24	24
Receptionist	1	1
Mail Personnel	1	1
TOTAL SEATS		86
Legal Support: Attorney	5.5	5.5
Paralegals: Attorney	5.5	5.5

COLLABORATION

SPACE TYPE	SEATS	PLAN	
		SPACE	SEATS
Closed:			
Conference	20	1	20
Conference	16	1	16
Conference	12	2	24
Conference	8	2	16
Caseroom	8	1	8
Caseroom	4	6	24
Phone	2	1	2
Open:			
Cafe	32	1	32
Lounge		6	24
Library	10	1	10
TOTAL		22	176

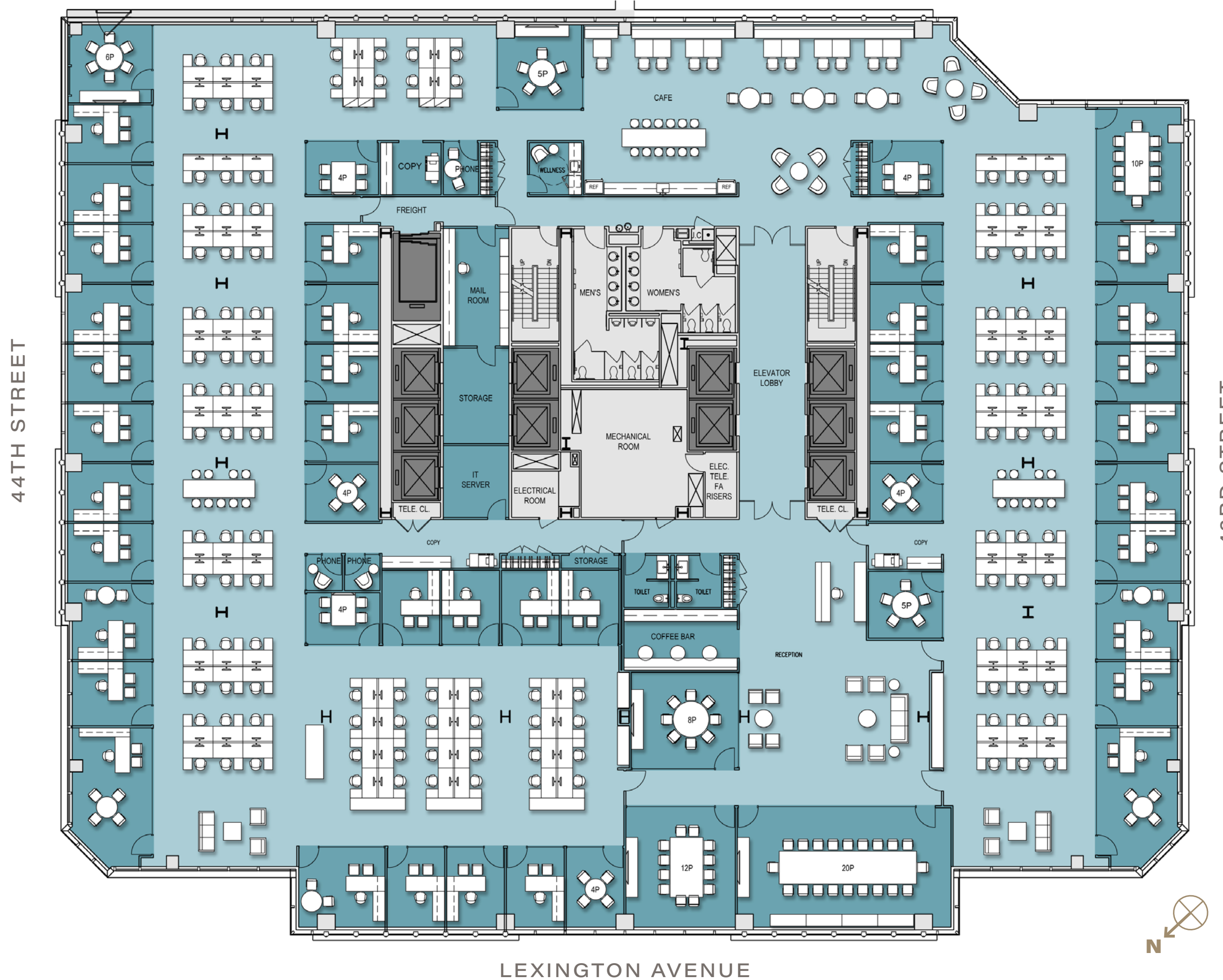
Collaborative Seats I Person: 2.05 /person



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OVERVIEW OFFICES AMENITIES LOCATION AVAILABILITIES SPECIFICATIONS CONTACT

4TH & 5TH FLOORS



PROFESSIONAL SERVICES

35,871 RSF

RSF per Person 233 RSP/P

PERSONNEL

SPACE TYPE	PLAN
Large Office	2
Office	22
Interior Office	12
TOTAL OFFICES	36
Work 5'w	116
Receptionist	1
Mail Personnel	1
TOTAL SEATS	154
Office : Work	23% 77%

COLLABORATION

SPACE TYPE	SEATS	PLAN	
		SPACE	SEATS
Closed:			
Conference	20	1	20
Conference	12	1	12
Conference	10	1	10
Conference	8	1	8
Conference	6	1	6
Meeting	5	2	10
Meeting	4	6	24
Phone Room	2	1	2
Phone Room	1	2	2
Open:			
Cafe	40	1	40
Coffee	6	1	6
Lounge	4	4	16
Meeting	9	2	18
TOTAL		24	174

Collaborative Seats/ Person: 1.13 /person



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OVERVIEW OFFICES AMENITIES LOCATION AVAILABILITIES SPECIFICATIONS CONTACT

4TH & 5TH FLOORS



FINANCIAL TECHNOLOGY

35,871 RSF

RSF per Person 199 RSP/P

PERSONNEL

SPACE TYPE	PLAN
Interior Office	18
TOTAL OFFICES	18
Work 5'w	160
Receptionist	1
Mail Personnel	1
TOTAL SEATS	180

Office : Work 10% | 90%

COLLABORATION

SPACE TYPE	SEATS	PLAN	
		SPACE	SEATS
Closed:			
Conference	20	1	20
Conference	16	1	16
Conference	12	2	24
Conference	10	1	10
Conference	8	2	16
Meeting	5	2	10
Meeting	4	2	8
Meeting	3	5	15
Phone Room	2	5	10
Open:			
Cafe	38	1	38
Coffee		1	4
Meeting	6	4	24
Collaboration	10	2	20
TOTAL		29	215

Collaborative Seats /Person 1.19/person



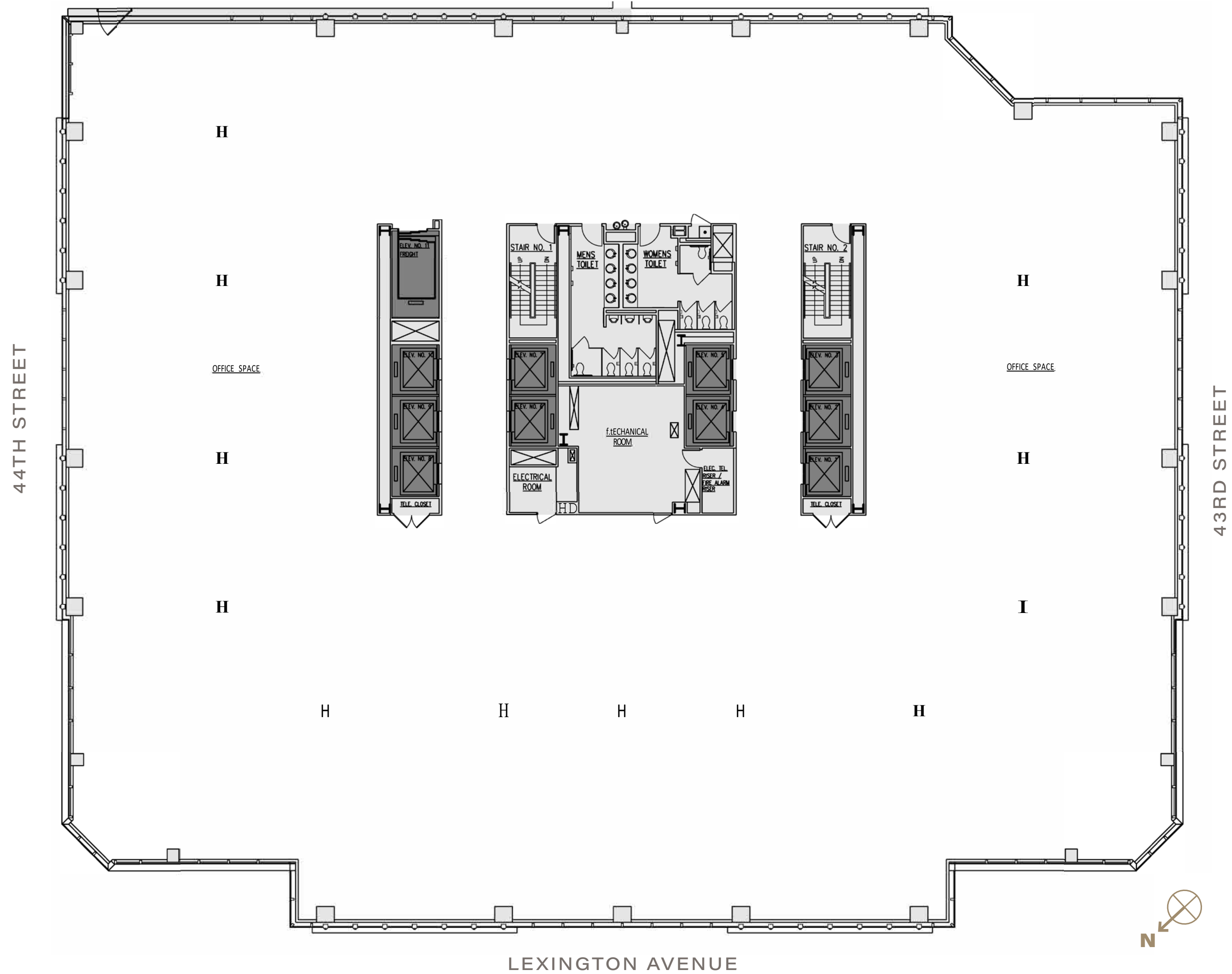
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OVERVIEW OFFICES AMENITIES LOCATION AVAILABILITIES SPECIFICATIONS CONTACT

EXISTING CONDITIONS

4TH & 5TH FLOORS

35,871 RSF



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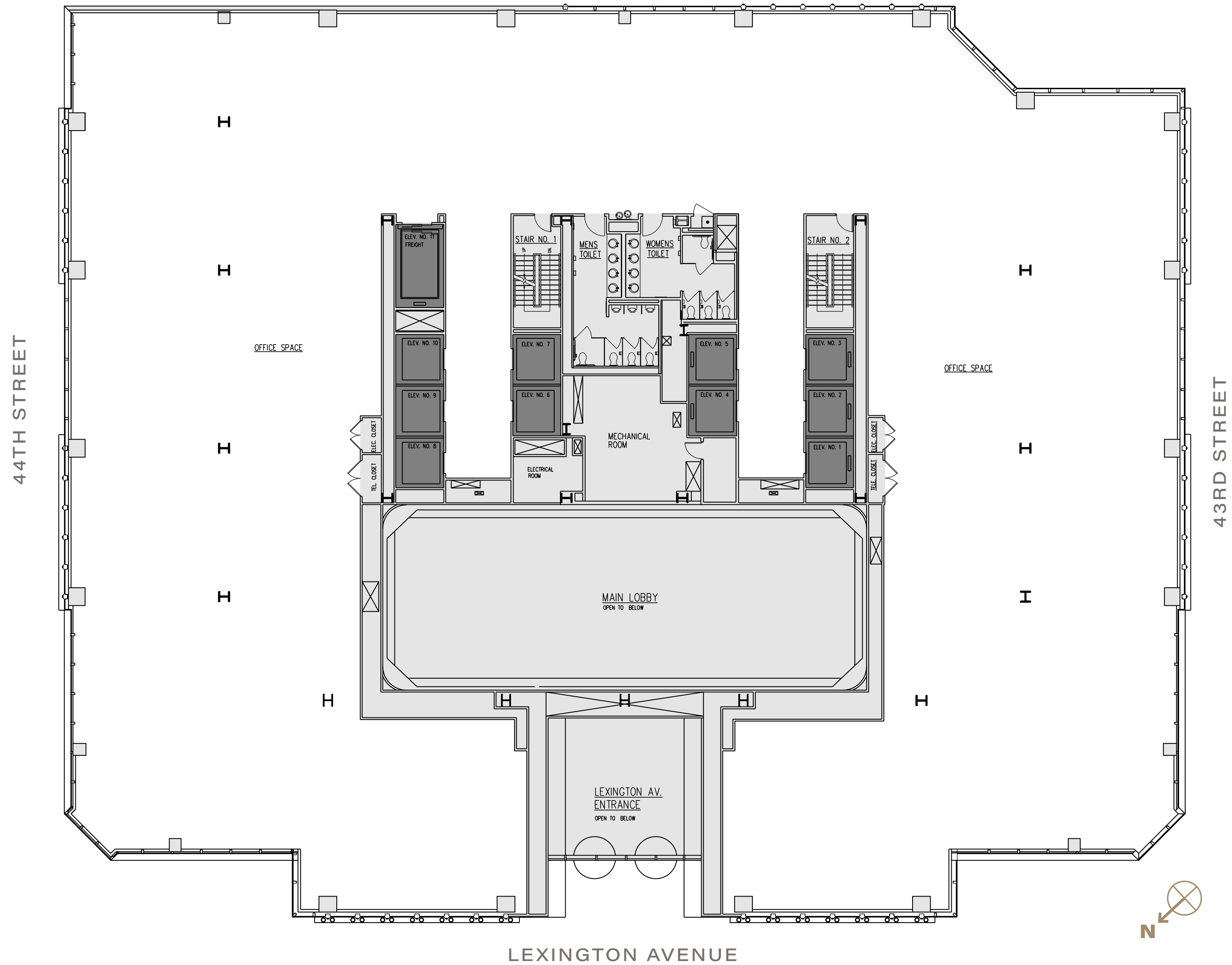
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EXISTING CONDITIONS

3RD FLOOR

29,908 RSF



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BUILDING SPECIFICATIONS



Year Built: 1987

Architects: Helmut Jahn Architects

Building Size: 749,081 RSF

Office RSF: 734,095

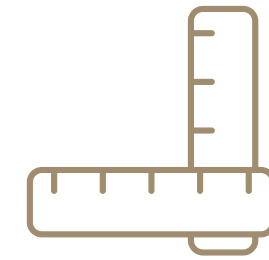
Retail RSF: 14,986

Building Height: 479'; 31 Stories

with two below ground levels.

Typical Floor Size: Range from

14,500 SF to 36,000 SF.



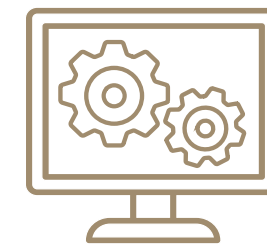
Ceiling Heights: Typical: 13' slab

to slab Floor Loads:

Floor loads are designed for a live

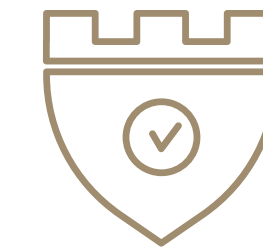
load of 50 lbs./SF and a partition

dead load of 20 lbs./SF.



Building Management System:

The property has an Andover BMS system featuring DDS and pneumatic controls that is monitored 24/7 by building engineering team.



Security/Access: The building is manned by security personnel 24-hours a day, 7-days a week.

The building is equipped with ten brand new turnstiles at its two entrances requiring building access card to gain entry.



Telecom/Cable/Internet:

Optimum, Spectrum, AT&T, Verizon



Sustainability:

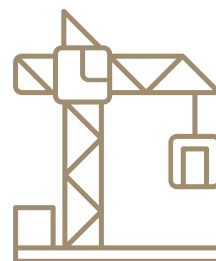
LEED EB Gold certified

Energy STAR certified

WELL Health-Safety Rating achieved

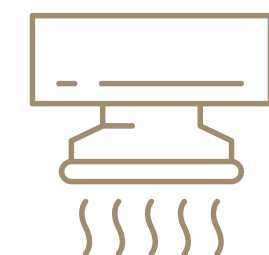
Real-time energy consumption and carbon reduction tracking.

The Building utilizes Cortex to track real-time energy and water usage, providing management with the ability to work with tenants to identify anomalies in energy consumption and strategies to lower usage.



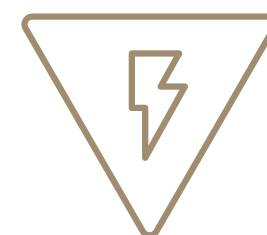
Building Construction: Composed of steel columns and beams with a metal deck and concrete slab with a glass curtain wall system.

Windows: Brand new Solarban control, low-emission coated windows have been installed at the base of the building.

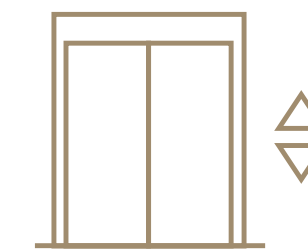


HVAC: Air Conditioning is provided by water-cooled Direct Expansion units that are located on each mechanical room on every floor.

Heat is provided through finned tube radiation located beneath the windows on the perimeter of the building.



Electrical: (4) main incoming 265/460V Consolidated Edison services. Tenant Service is 6 Watts per USF or connected load. Emergency generator serving base building loads is a 750 kw/937 kVa operating at 480/277 volts. This generator serves critical life safety emergency equipment loads (i.e., fire alarm, fire pumps, emergency lighting, elevator(s), etc).



Elevators: Twelve (12) active passenger elevators and one (1) active freight elevator; the passenger elevators are split into five (5) cars servicing the low rise (through 16), five (5) cars servicing the high rise, and two (2) cars servicing the sub-level. A full mechanical elevator modernization and conversion to destination dispatch is currently underway and will be completed by mid-2023.



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