

601

L E X I N G T O N

Upcoming Availability

Partial 59th Floor 18,928 RSF

Q4 2027 Possession





A Cut Above the Rest

An icon of the Manhattan skyline at East 53rd Street and Lexington Avenue, 601 Lexington pairs first-class office space with one of Midtown's most complete amenity offerings and unparalleled transit access.

Upcoming Availability: Q4 2027

Partial 59th Floor

18,928 RSF

Property Highlights

The Hugh Urban Market: 16 F&B operators, ilili (full-service restaurant and bar), and a hidden speakeasy

Modernized full-floor conference center operated by Convene

Health/fitness facility operated by TMPL

59-story asset designed by Hugh Stubbins & Associates and Emery Roth & Sons

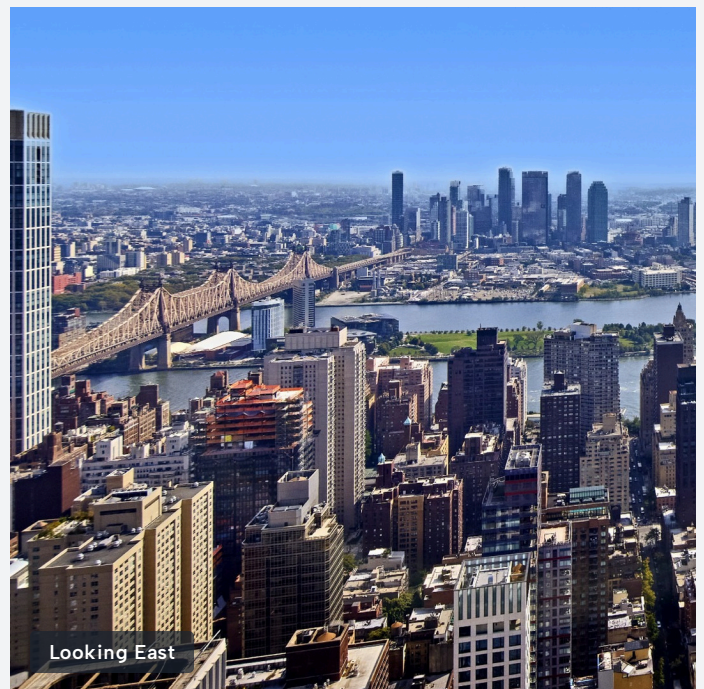
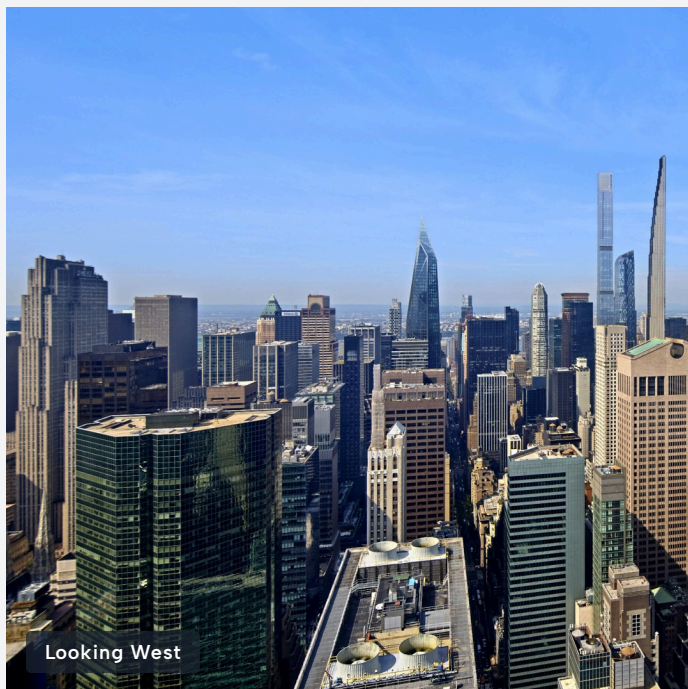
Owned and operated by BXP

On-site access to the E, F and 6 trains; one stop from Grand Central Terminal

Citi Bike and bike valet for bikes and scooters

Primarily occupied by best-in-class financial & professional service firms

59th Floor Views - Rare Air



Partial 59th Floor

As-Built / Existing Conditions

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18,928 RSF

Rare top floor availability Dramatic views overlooking Central Park In-suite restrooms Column free with 12'6" slab heights



Personnel

Executive office	3
Large office	1
Office	13
Interior office	2
Shared office (8 rooms)	16
Workstation, 6'0" x 5'6"	19
Workstation, 8'6" x 7'0"	3
Receptionist	1
Total seats	58

Collaboration (rooms)

Conference, 20 seats	1
Conference, 10 seats	1
Conference, 8 seats	2
Meeting, 6 seats	1
Café, 6 seats	1
Total collaboration seats	58

Support

Reception	1
Café	1
Hospitality pantry	1
Copy	4
Wellness	1
Coats	5
IT server	1

Partial 59th Floor

Open / Trading

Q4 2027 Possession

18,928 RSF

Rare top floor availability

Dramatic views overlooking Central Park

In-suite restrooms

Column free with 12'6" slab heights



Personnel

Executive office	2
Large office	0
Office	4
Workstation, 60" W	132
Receptionist	1
Total seats	139

Collaboration (rooms)

Conference, 14 seats	1
Conference, 10 seats	2
Conference, 8 seats	1
Meeting, 5 seats	1
Meeting, 4 seats	3
Meeting, 3 seats	1
Phone room	4
Café, 5 seats	1
Total collaboration seats	71

Support

Reception	1
Café	1
Copy	2
Mail	1
Storage closet	1
Wellness	1
Coats	2
IT server	1

Partial 59th Floor

Office Intensive / Professional Services

Q4 2027 Possession

18,928 RSF

Rare top floor availability Dramatic views overlooking Central Park In-suite restrooms Column free with 12'6" slab heights



Personnel

Executive office	2
Large office	2
Office	16
Workstation, 60" W	88
Receptionist	1
Total seats	109

Collaboration (rooms)

Conference, 14 seats	1
Conference, 10 seats	3
Conference, 8 seats	1
Meeting, 4 seats	3
Meeting, 3 seats	1
Phone room	4
Café, 5 seats	1
Total collaboration seats	76

Support

Reception	1
Café	1
Copy	2
Mail	1
Storage closet	1
Wellness	1
Coats	2
IT server	1

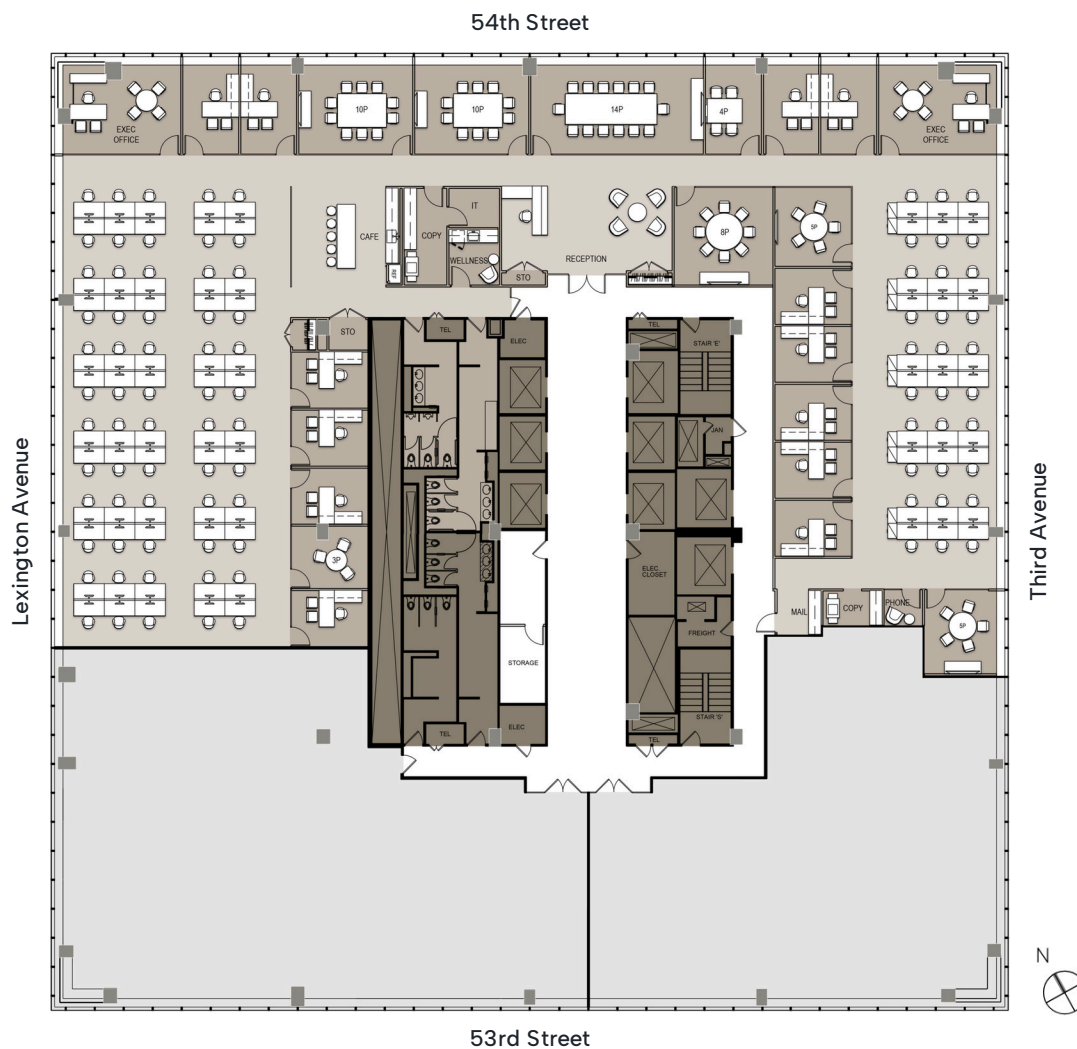
Partial 59th Floor

Hybrid

Q4 2027 Possession

18,928 RSF

Rare top floor availability Dramatic views overlooking Central Park In-suite restrooms Column free with 12'6" slab heights



Personnel

Executive office	2
Office	4
Interior office	9
Workstation, 60" W	90
Receptionist	1
Total seats	106

Collaboration (rooms)

Conference, 14 seats	1
Conference, 10 seats	2
Conference, 8 seats	1
Meeting, 5 seats	2
Meeting, 4 seats	1
Meeting, 3 seats	1
Phone room	1
Café, 5 seats	1
Total collaboration seats	65

Support

Reception	1
Café	1
Copy	2
Mail	1
Storage closet	2
Wellness	1
Coats	2
IT server	1

Partial 59th Floor

Core & Shell

Q4 2027 Possession

18,928 RSF

Rare top floor availability

Dramatic views overlooking Central Park

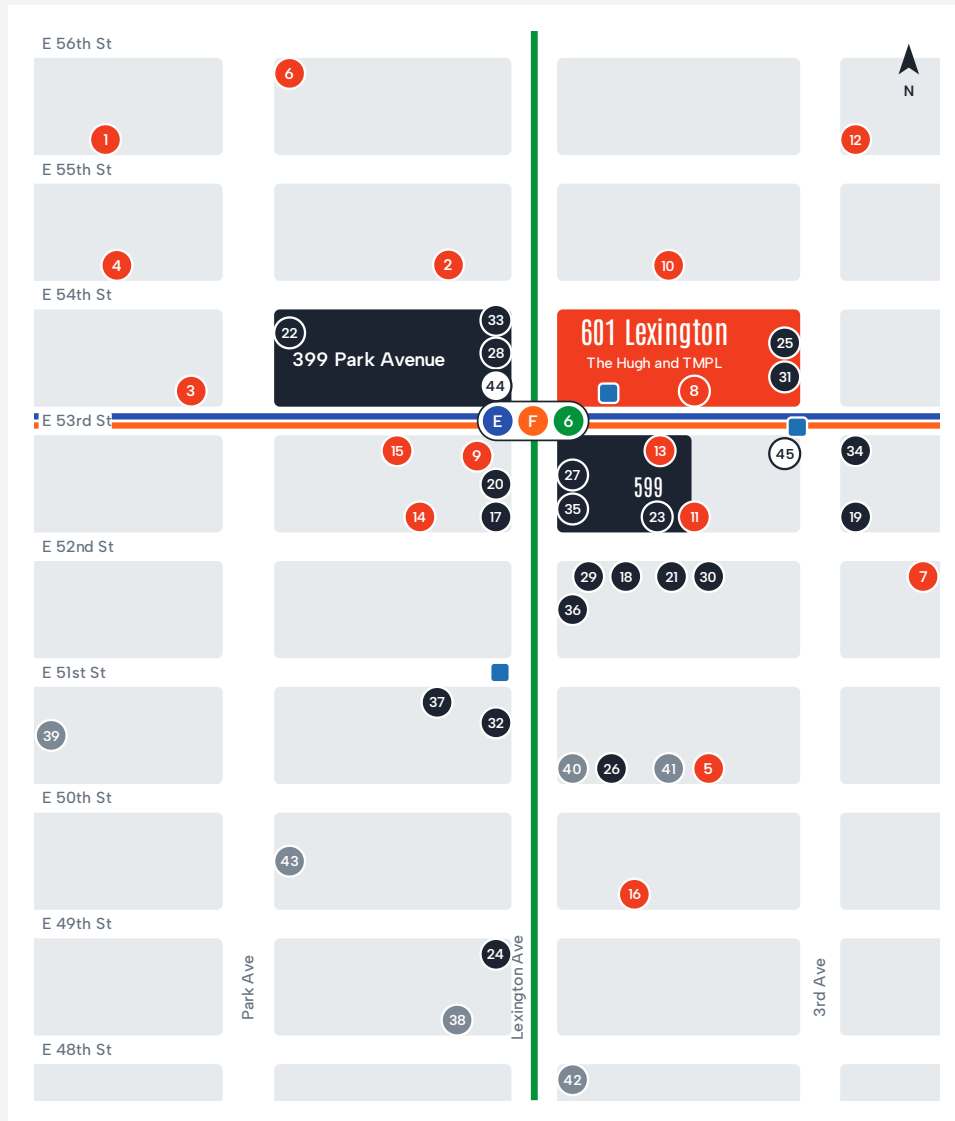
In-suite restrooms

Column free with 12'6" slab heights



BXP Campus

Beyond The Hugh, 601 Lexington is steps from Midtown East's restaurants, shops and hotels, with the E, F and 6 trains on-site and Grand Central Terminal one stop away.



Transit access



Direct subway connectivity to Grand Central Terminal, Port Authority Bus Terminal, and Penn Station.

 Citi Bike docks

BXP Campus

Three BXP towers at Lexington Avenue and 53rd Street.

 601 Lexington Avenue

 599 Lexington Avenue

 399 Park Avenue

Restaurants and bars

-  Aquavit
-  Bobby Van's
-  Casa Lever
-  Cellini
-  Empire Steak House
-  Four Twenty Five
-  Frida
-  ilili
-  Le Jardinier
-  Le Relais de Venise
-  Nippon
-  P.J. Clarke's
-  Sugarfish
-  The Grill
-  The Lobster Club
-  Toscana 49

Quick bites and coffee

-  Carrot
-  Chipotle
-  Chop't
-  Devoción
-  DIG
-  Dishes
-  Fields Good Chicken
-  Fresh & Co
-  Gregory's Coffee
-  Irving Farm New York
-  Juice Generation
-  Modern Bread & Bagel
-  Paris Baguette
-  Potbelly
-  Pret
-  Schnipper's
-  Shake Shack
-  Starbucks
-  Sweetgreen
-  The Mill
-  UrbanSpace

Hotels

-  InterContinental
-  Lotte New York Palace
-  The Benjamin
-  The Kimberly Hotel
-  The Lexington Hotel
-  Waldorf Astoria

Shops

-  CVS (24 hours)
-  Duane Reade

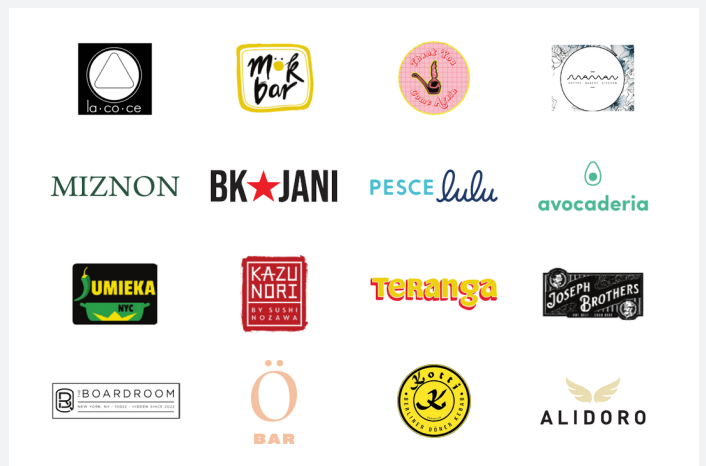


The Hugh

Breakfast, lunch, dinner and cocktails without leaving the building. The Hugh brings together 16 food purveyors, an intimate speakeasy and central seating under dramatic skylights.

ilili

Mediterranean restaurant and bar offering full-service lunch and dinner dining, as well as catering services.



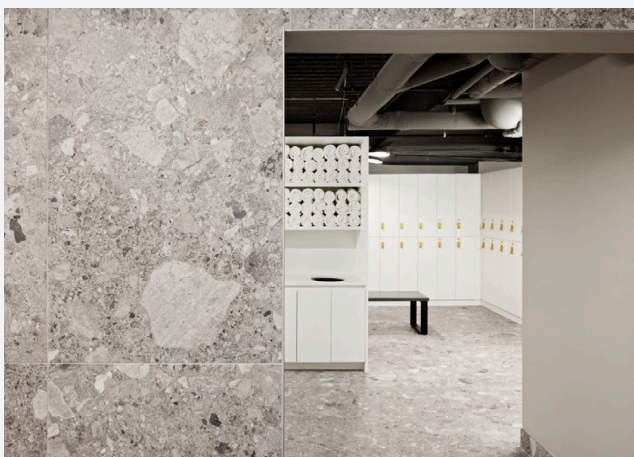
Inside The Hugh



On-Site Health Club

TMPL 25,000 SF

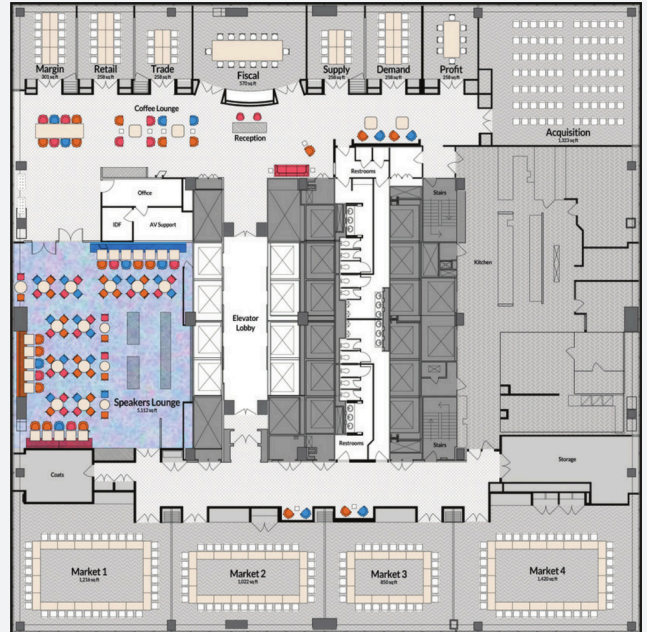
An on-site health club featuring state-of-the-art equipment, a bathhouse, and men's and women's private locker and shower rooms.



14th Floor Conference Center

Convene 30,000 SF

A welcoming, fully serviced setting for meetings, employee training and signature events.



Media wall, built-in screens, projectors and PA systems

On-site chefs and freshly prepared food

Private catering and exhibition area

12 rooms, maximum capacity of 224

Technical Specifications

Building

Owner	BXP
Year built	1977
Floors	59
Building size	1,691,730 SF Office 1,546,890 SF Retail 131,007 SF Below grade 13,833 SF
Location	Lexington Avenue between 53rd and 54th Streets
Architects	Hugh Stubbins & Associates and Emery Roth & Sons

Floors

Floor size	Floors 2–6: 34,908–42,458 RSF Floors 14–59: 29,979–31,401 RSF
Floor load	140 lbs per SF
Slab height	12'6" typical
Mullion spacing	4'9"
Columns	Virtually column free

Systems

HVAC	Central fan systems for interior and induction unit system for perimeter
Standard hours	Monday–Friday, 8 AM–6 PM
Electricity	Submetered, 5 watts per SF 2 electrical closets per floor 460 volt, 3 phase service 100 to 400 amps per electrical closet
Life safety	700 kW for life safety and elevators
Telecom	Verizon, AT&T, Cogent, Zayo, Lumen, Spectrum

Access and services

Passenger elevators	8 low-rise cars, floors 14–31 6 mid-rise cars, floors 31–45 6 high-rise cars, floors 45–59
Freight	2 freight cars 2 loading docks
Security	24/7 uniformed security and visitor desk
Messenger center	On 54th Street with separate exterior entry off the loading dock Monday–Friday, 7:30 AM–6:30 PM