

# 220E42

ARCHITECTURALLY DISTINCT. HISTORICALLY SIGNIFICANT.

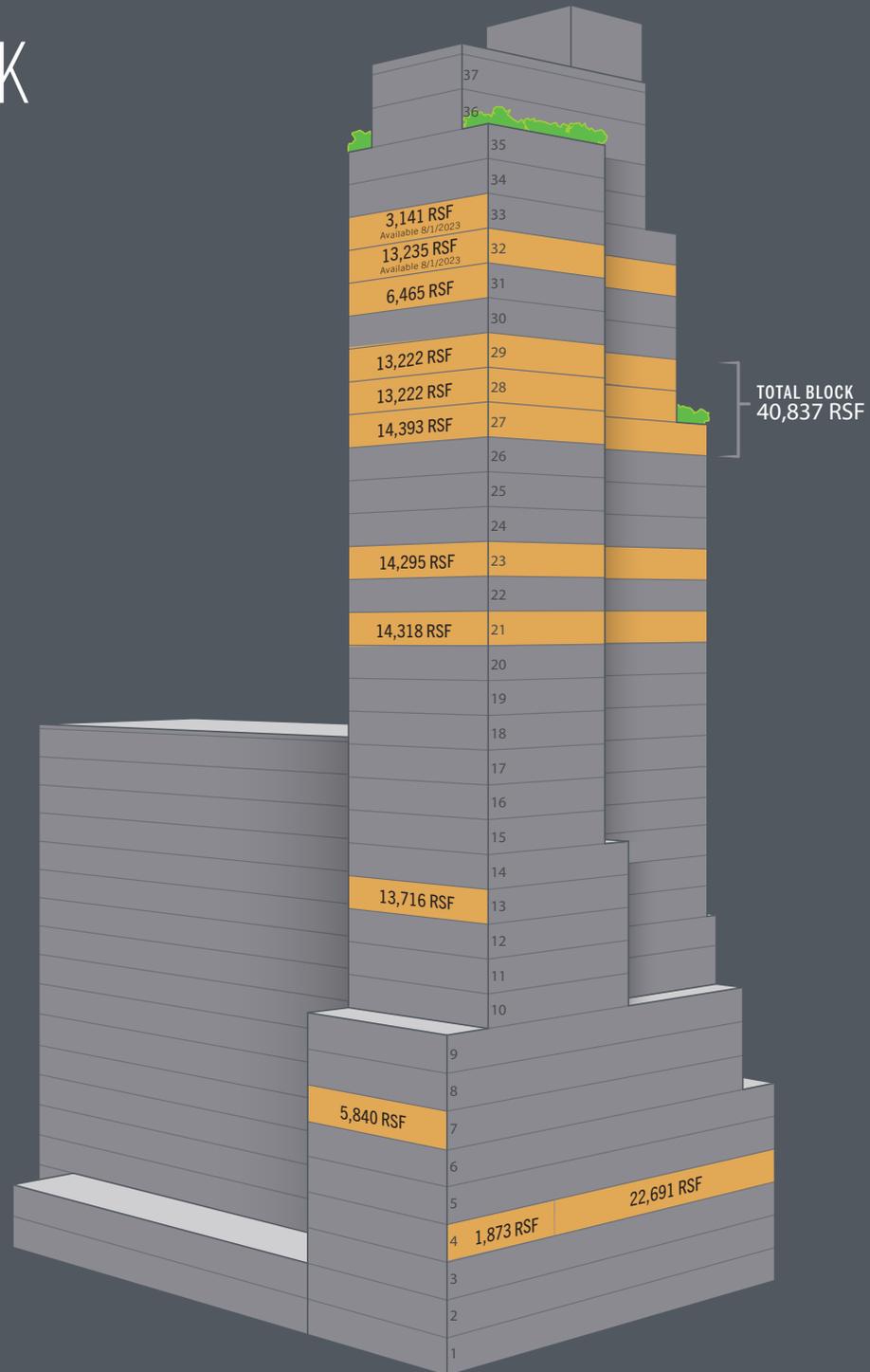


# OPPORTUNITY HIGHLIGHTS

- Steps to Grand Central and top restaurants
  - Landmarked lobby
  - Stunning river and city views
  - Exceptional outdoor space
- 8,900 - 14,000 RSF tower floors
  - 2,900 - 14,000 RSF high-end pre-builts
  - 100,000 RSF block opportunity
  - Robust infrastructure



# STACK PLAN





# GLASS-FRONT OFFICES



AND CONFERENCE ROOMS



# UPSCALE PANTRIES



Artist Rendering

HIGH-END FINISHES



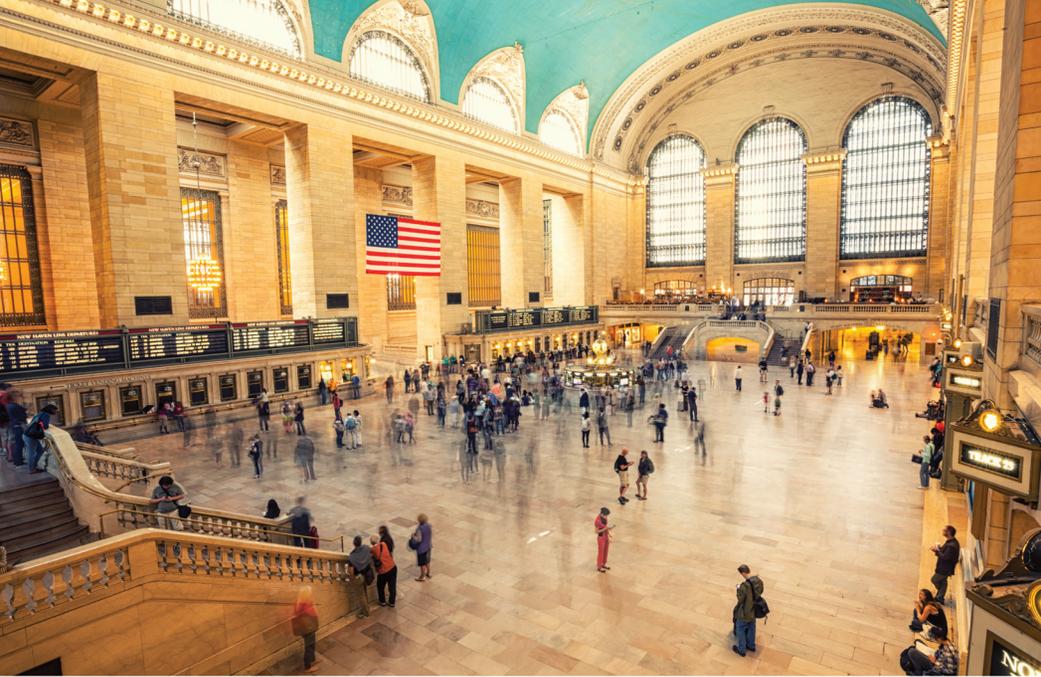
Artist Rendering

# STUNNING OUTDOOR SPACE



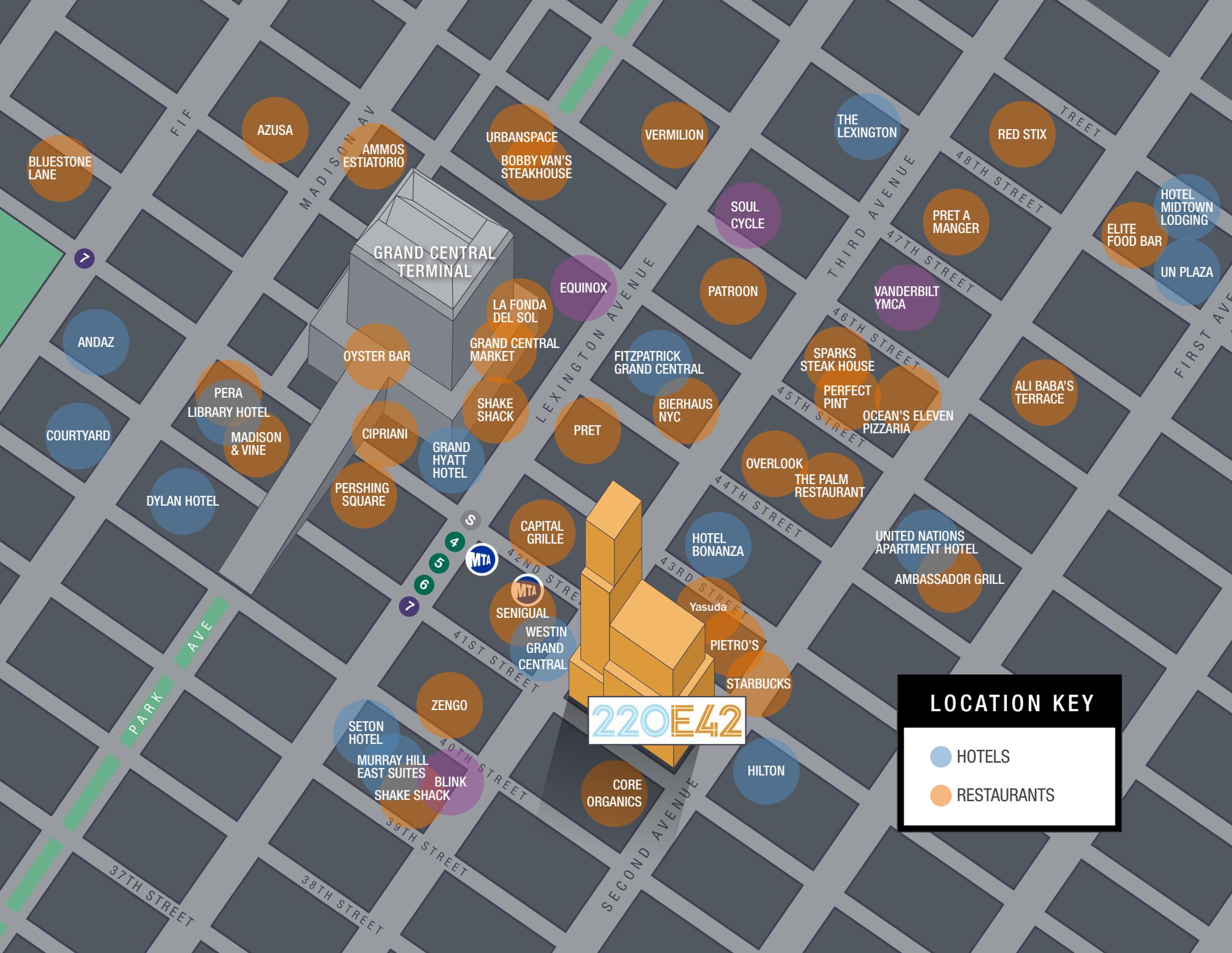
SPECTACULAR VIEWS





# CLASSIC & CONVENIENT





BLUESTONE LANE

AZUSA

AMMOS ESTIATORIO

URBANSACE  
BOBBY VAN'S STEAKHOUSE

VERMILION

THE LEXINGTON

RED STIX

HOTEL MIDTOWN LODGING

ELITE FOOD BAR

UN PLAZA

PRET A MANGER

SOUL CYCLE

VANDERBILT YMCA

PATROON

EQUINOX

LA FONDA DEL SOL

GRAND CENTRAL MARKET

FITZPATRICK GRAND CENTRAL

SPARKS STEAK HOUSE

PERFECT PINT

OCEAN'S ELEVEN PIZZARIA

ALI BABA'S TERRACE

ANDAZ

OYSTER BAR

PERA LIBRARY HOTEL

MADISON & VINE

COURTYARD

CIPRIANI

GRAND HYATT HOTEL

PRET

BIERHAUS NYC

OVERLOOK

THE PALM RESTAURANT

DYLAN HOTEL

PERSHING SQUARE

CAPITAL GRILLE

HOTEL BONANZA

UNITED NATIONS APARTMENT HOTEL

AMBASSADOR GRILL

MTA 4  
MTA 5  
MTA 6  
MTA 7

MTA SENIGUAL

WESTIN GRAND CENTRAL

Yasuda

PIETRO'S

STARBUCKS

ZENGO

SETON HOTEL

MURRAY HILL EAST SUITES

BLINK SHAKE SHACK

220 E 42

CORE ORGANICS

HILTON

### LOCATION KEY

● HOTELS

● RESTAURANTS

37TH STREET

38TH STREET

39TH STREET

40TH STREET

41ST STREET

42ND STREET

43RD STREET

44TH STREET

45TH STREET

46TH STREET

47TH STREET

48TH STREET

FIFTH AVENUE

MADISON AVENUE

LEXINGTON AVENUE

THIRD AVENUE

FIRST AVENUE

TRETT

# BUILDING SPECS

LOCATION	42nd Street between 2nd and 3rd Avenue	
YEAR BUILT	1930-Tower; 1959- annex and low rise addition	
BUILDING SIZE	1,169,582 rsf	
BUILDING HEIGHT	Thirty-seven (37) Floors	
BUILDING CONSTRUCTION	Concrete-encased steel Facade: White and red glazed brick and mortar Lobby: Landmark lobby, including revolving 12' globe, display of weather instruments in elegant bronze	
FLOOR LAYOUT	Center core	
FLOOR SIZES	Floors 2-9	64,000 - 73,000 rsf
	Floors 10-14	50,000 rsf
	Floors 15-18	30,000 rsf
	Floors 19-33	13,000 rsf
	Floors 34-37	7,500-10,000 rsf
FLOOR LOADS	Floor 2	195 lbs per rsf
	Floors 3-6	165 lbs per rsf
	Floors 7-10	50 lbs per rsf
	Floor 11	220 lbs per rsf
	Floor 12	110 lbs per rsf
	Floors 13-14	210 lbs per rsf
	Floors 15-18	110 lbs per rsf
	Floor 19	100 lbs per rsf
	Floors 20-36	60 lbs per rsf
	Floor 37	75 lbs per rsf
COLUMN SPACING	24'	

ELEVATORS	Twenty-three (23) passenger elevators; three (3) freight elevators Loading dock located on 41st Street
HVAC/ SUPPLEMENTAL COOLING	Water-cooled central plant system with 2,500 tons of capacity. Hours M - F 8am - 6pm, Sat 8am - 1pm Supplemental condenser water available for tenant use 120/208-volt, three (3) phase service; electrical closet in floors 1-37
ELECTRIC	Cummins diesel-fueled 520 Amp Emergency life safety generator Recently upgraded Firecom Class E System
LIFE/SAFETY	24/7 security guards with turnstile access control CCTV surveillance throughout lobby, loading dock and entrance ways
SECURITY/ACCESS	Messenger center on premises
TELECOM/CABLE	Verizon, Zayo, AT&T, Cogent Communications, Broadview Networks, Sprint, Spectrum, Teleport Communications and Level 3
TRANSPORTATION	1.5 blocks east of Grand Central Station. Easy access to the Queens-Midtown Tunnel
AMENITIES	Espresso Bar