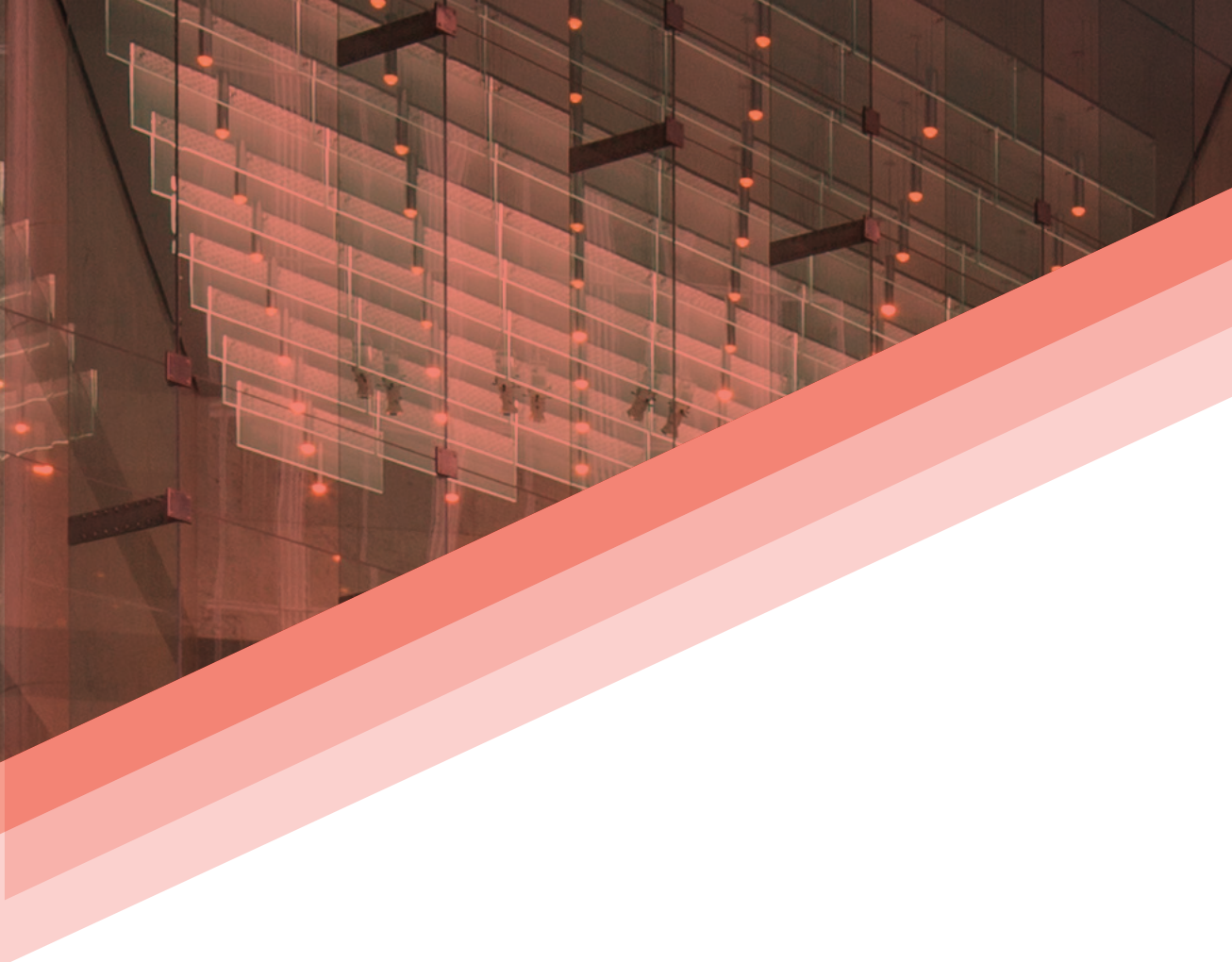
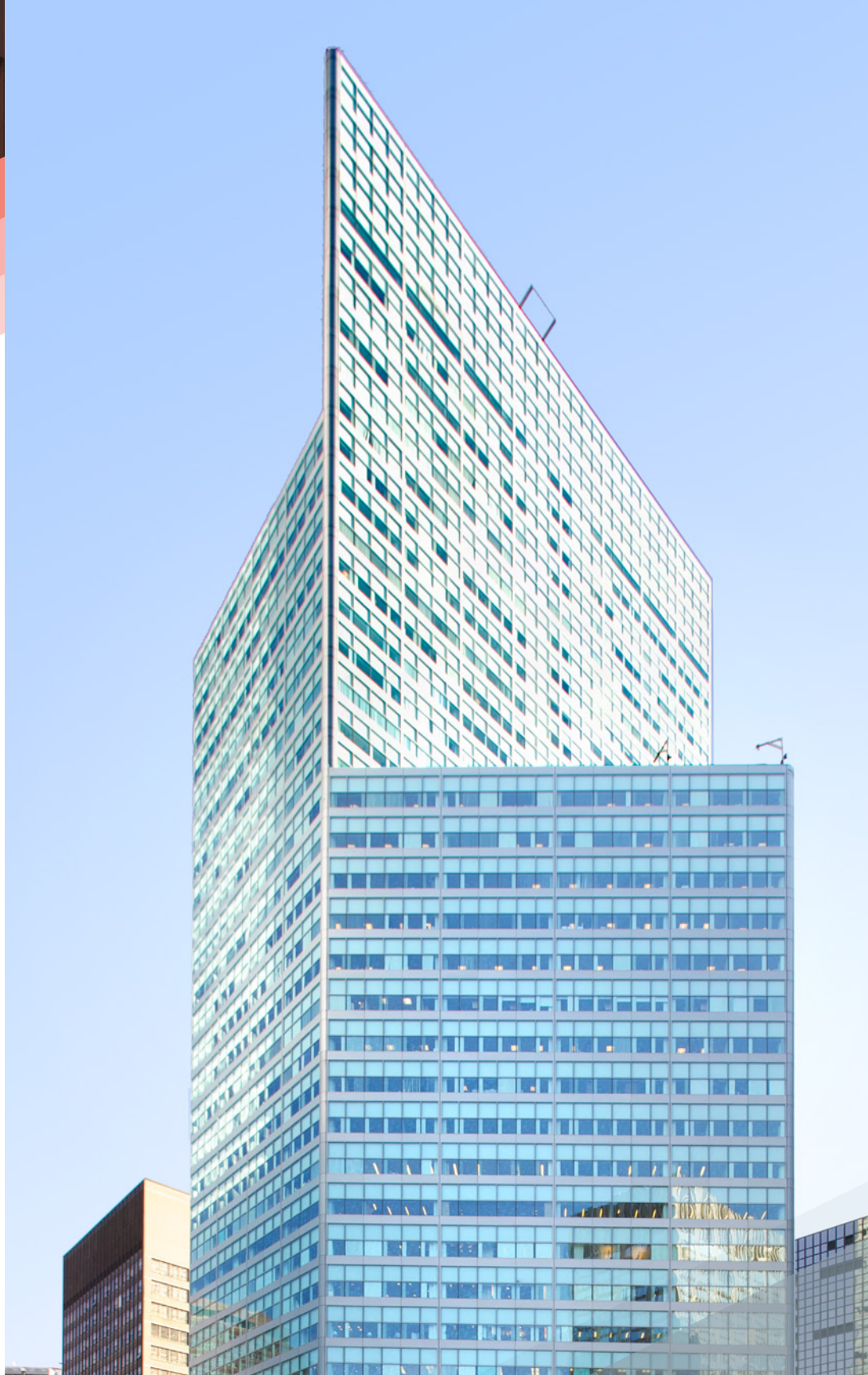




5 9 9 L E X



599 LEXINGTON AVENUE



EXCEPTIONAL
ACCESS AND AREA
AMENITIES

CLASS A HIGH RISE IN THE HEART OF MIDTOWN MANHATTAN

CBRE, Inc., as exclusive leasing agent, is pleased to offer base, midrise, and tower floors for lease at 599 Lexington. This Class A high rise in the heart of Midtown Manhattan is owned and operated by Boston Properties (BXP), and makes up the BXP Midtown Campus along with 601 Lexington Avenue and 399 Park Avenue.

Campus amenities include:

1. The Hugh, a culinary collective featuring 21 restaurants, including a wine bar and taproom
2. Expansive street-level retail and dining
3. Unparalleled transit access, including on-site subway station entrances
4. TMPL Fitness and ETC Venues (now part of the Convene portfolio) conference facility
5. Unique greenery and a pocket park



THE BUILDING



Outfitted with MERV-14 filtration, building has received Fitwel Healthy Building certification.



Architectural gem designed by Edward Larrabee Barnes



On-site access to the 6, E and M subway lines



Recently renovated world-class lobby by FXFOWLE with 50' ceiling



First-Class building management and ownership



Innovative institutional ownership, with investments in the area



AMENITIES

BXP'S MIDTOWN CAMPUS

Includes 599 Lex, 601 Lex,
and 399 Park



Access to conferencing
AT 601 LEX



State-of-the-art
HEALTH AND
WELLNESS CENTER.
TMPL



NEW URBAN MARKET THE HUGH
is directly across the street, and features
full-service restaurant concepts



Extensive ground-floor retail, including
desirable fast-casual restaurants such as
SUGARFISH, JUICE GENERATION,
FIELDS GOOD CHICKEN, SWEETGREEN,
AMAZON GO, AND CAFE JOYEUX

THE SPACE

-  Efficient, column free floor plates
-  Floor by floor HVAC units



AVAILABILITY

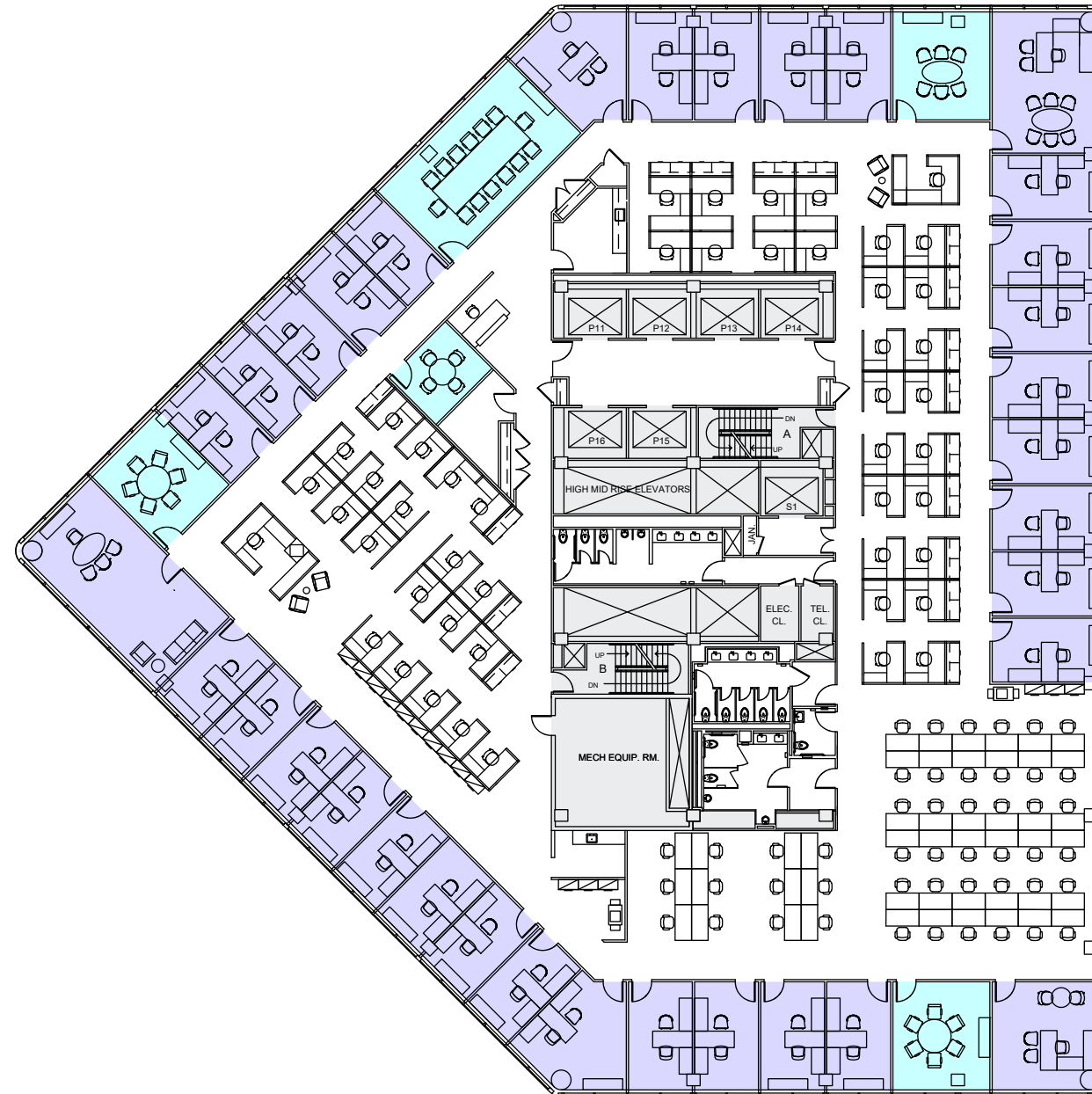
Floor	RSF	Possession	Condition
E25	25,938	1/1/2026	High-end installation

AS BUILT

FLOOR 25
25,938 RSF

53RD STREET

LEXINGTON AVE



52ND STREET

- RECEPTION 1
- CONFERENCE ROOMS 5
- EXECUTIVE OFFICES 5
- OFFICES 29
- WORKSTATIONS 48
- BENCHES 48
- COPY AREAS 2
- PANTRIES 2
- IT ROOM 1
- STORAGE ROOMS 2
- COAT CLOSETS 4

TEST FITS

FLOOR 25
25,938 RSF

LEXINGTON AVE



- | | |
|---------------------|-----------------|
| RECEPTION 1 | COPY AREAS 1 |
| CONFERENCE ROOMS 5 | PANTRY 1 |
| EXECUTIVE OFFICES 3 | IT ROOM 1 |
| OFFICES 30 | STORAGE ROOMS 1 |
| WORKSTATIONS 84 | COAT CLOSETS 3 |

53RD STREET



- | | |
|---------------------|-----------------|
| RECEPTION 1 | COPY AREAS 1 |
| CONFERENCE ROOMS 5 | PANTRY 1 |
| EXECUTIVE OFFICES 3 | IT ROOM 1 |
| OFFICES 22 | STORAGE ROOMS 1 |
| WORKSTATIONS 126 | COAT CLOSETS 2 |

52ND STREET



- | | |
|---------------------|-----------------|
| RECEPTION 1 | COPY AREAS 1 |
| CONFERENCE ROOMS 5 | PANTRY 1 |
| EXECUTIVE OFFICES 3 | IT ROOM 1 |
| OFFICES 34 | STORAGE ROOMS 1 |
| WORKSTATIONS 60 | COAT CLOSETS 2 |

PHOTOS
FLOOR 25



VIEWS
FLOOR 25



SOUTHWEST VIEW



NORTH VIEW

LOCATION/ NEIGHBORHOOD

TRANSIT



On Site Access to 6, E, and M Trains



10 Min Walk
to Grand Central
(MetroNorth, 4,5,6,7,S Trains)



44 Min Car Ride
to JFK



50 Min Subway Ride
to JFK

