

601

L E X I N G T O N

Upcoming Availability

Entire 23rd Floor 29,989 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 programs and some of its best transit access.

Upcoming Availability: Q4 2027

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29,989 RSF

Property Features

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

Entire 23rd Floor

Q4 2027 Possession

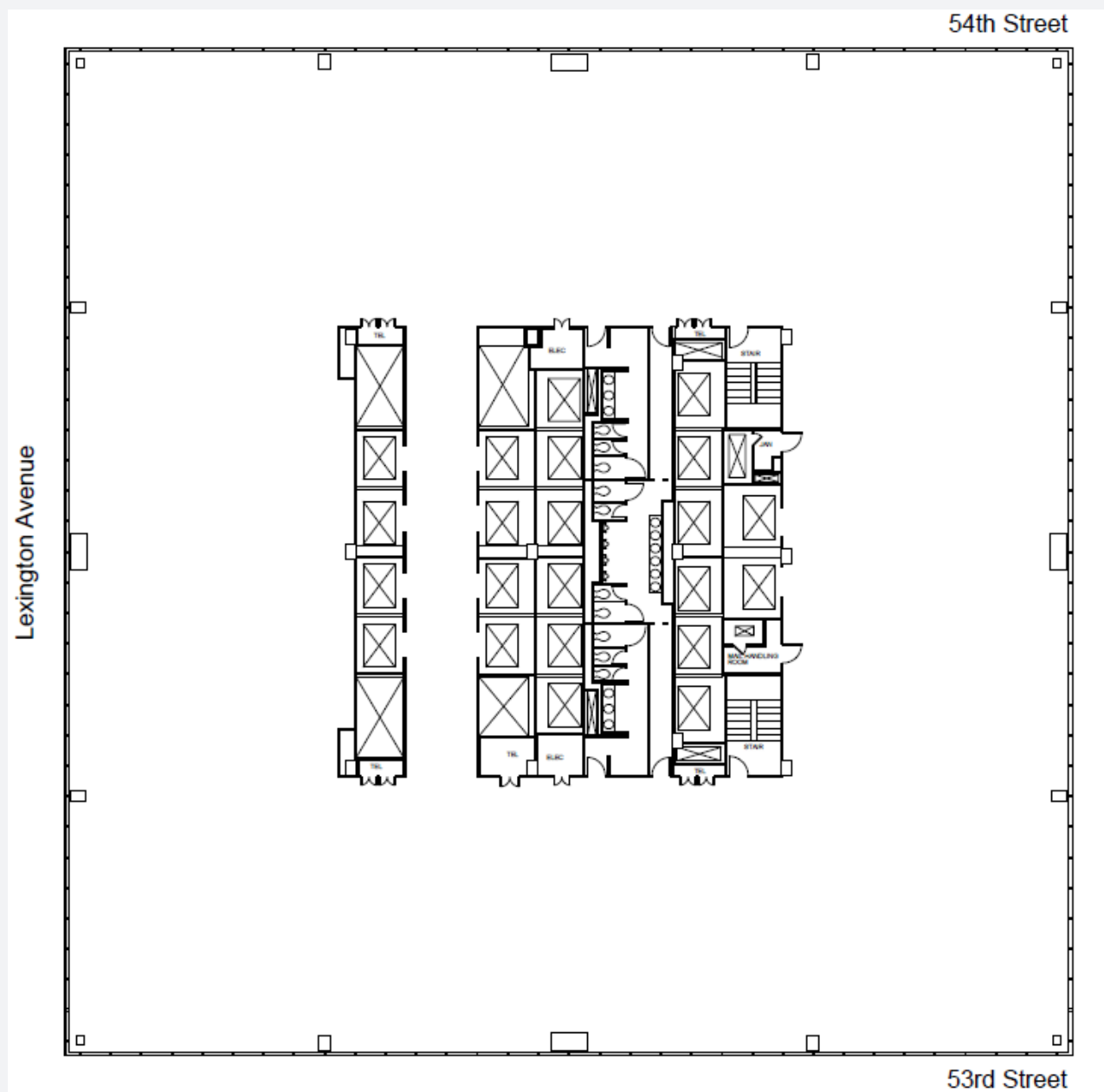
29,989 RSF

Rare full floor availability

Abundant natural light

Iconic cityscape views

Column free with 12'6" slab heights



Entire 23rd Floor

Open / Trading

Q4 2027 Possession

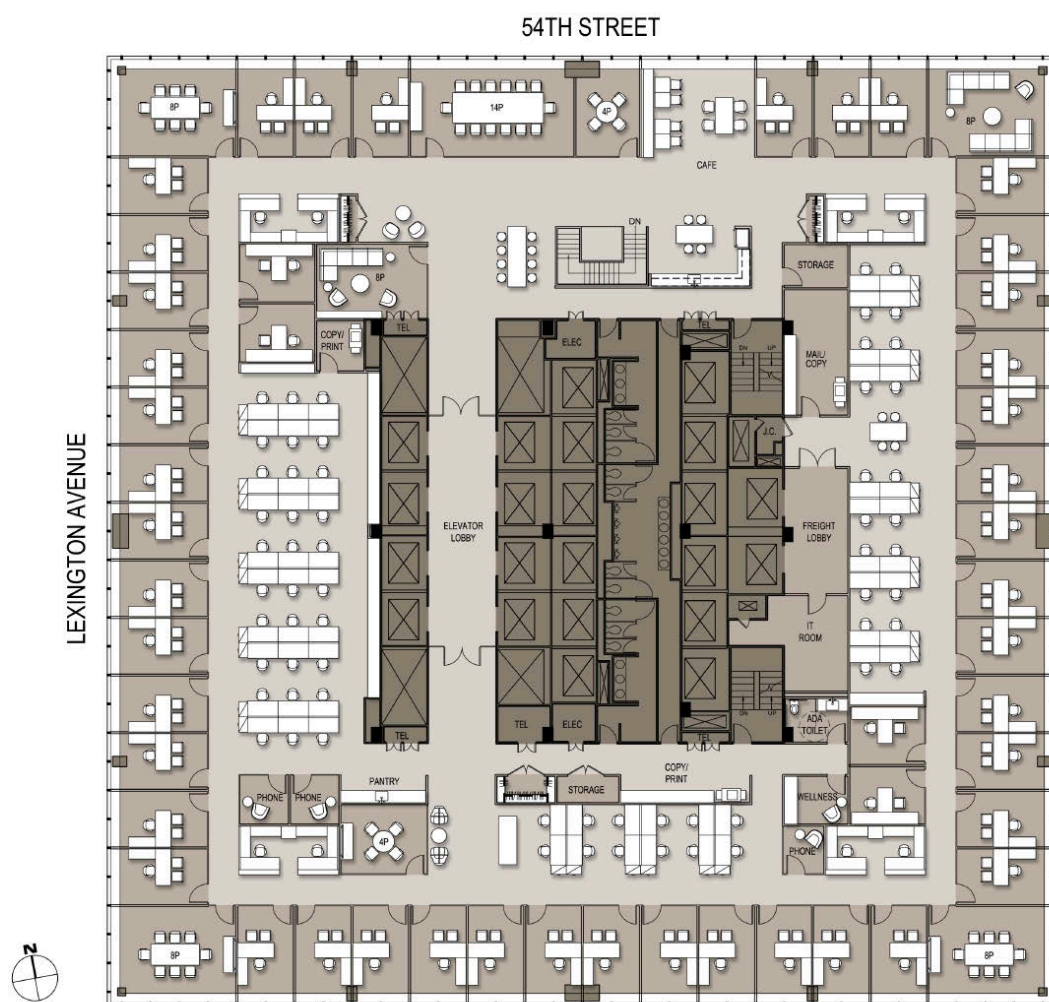
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Entire 23rd Floor

Office Intensive / Professional Services

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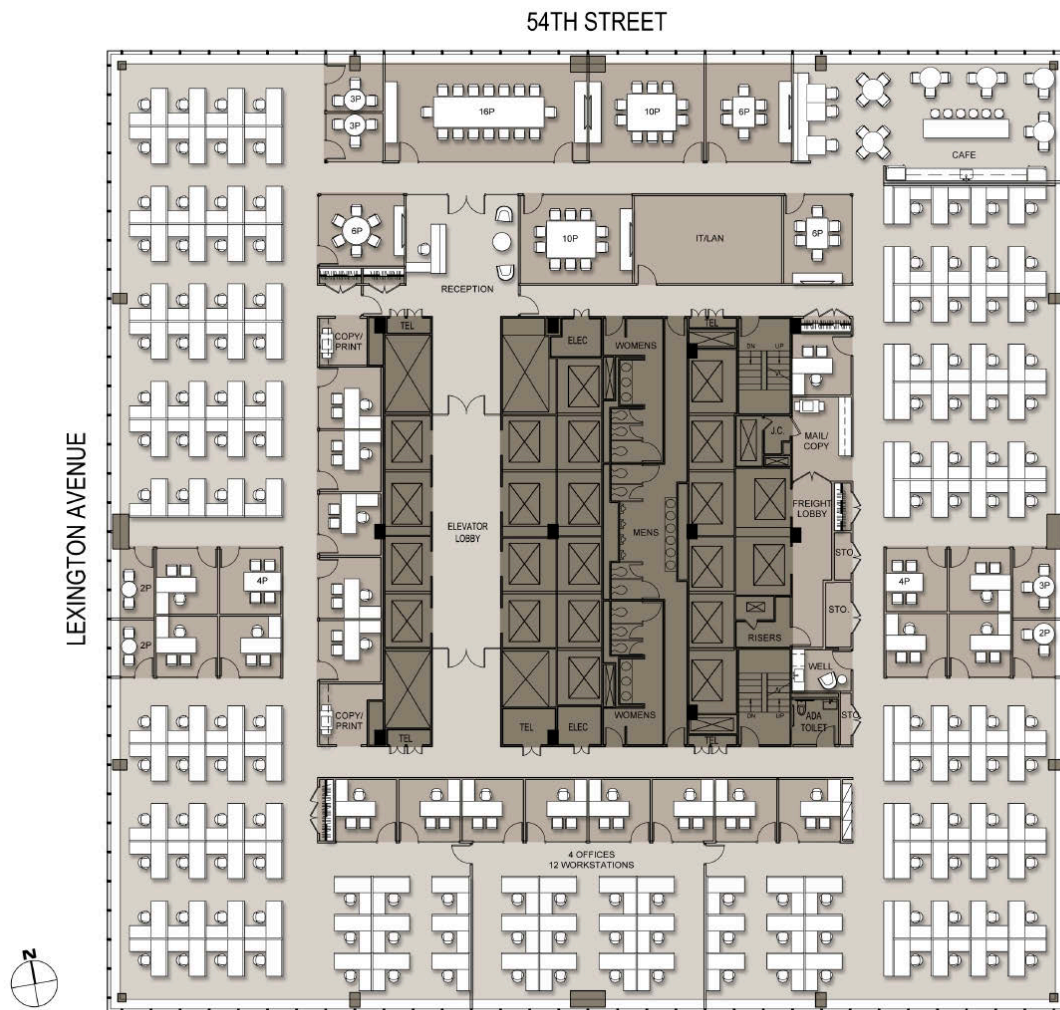
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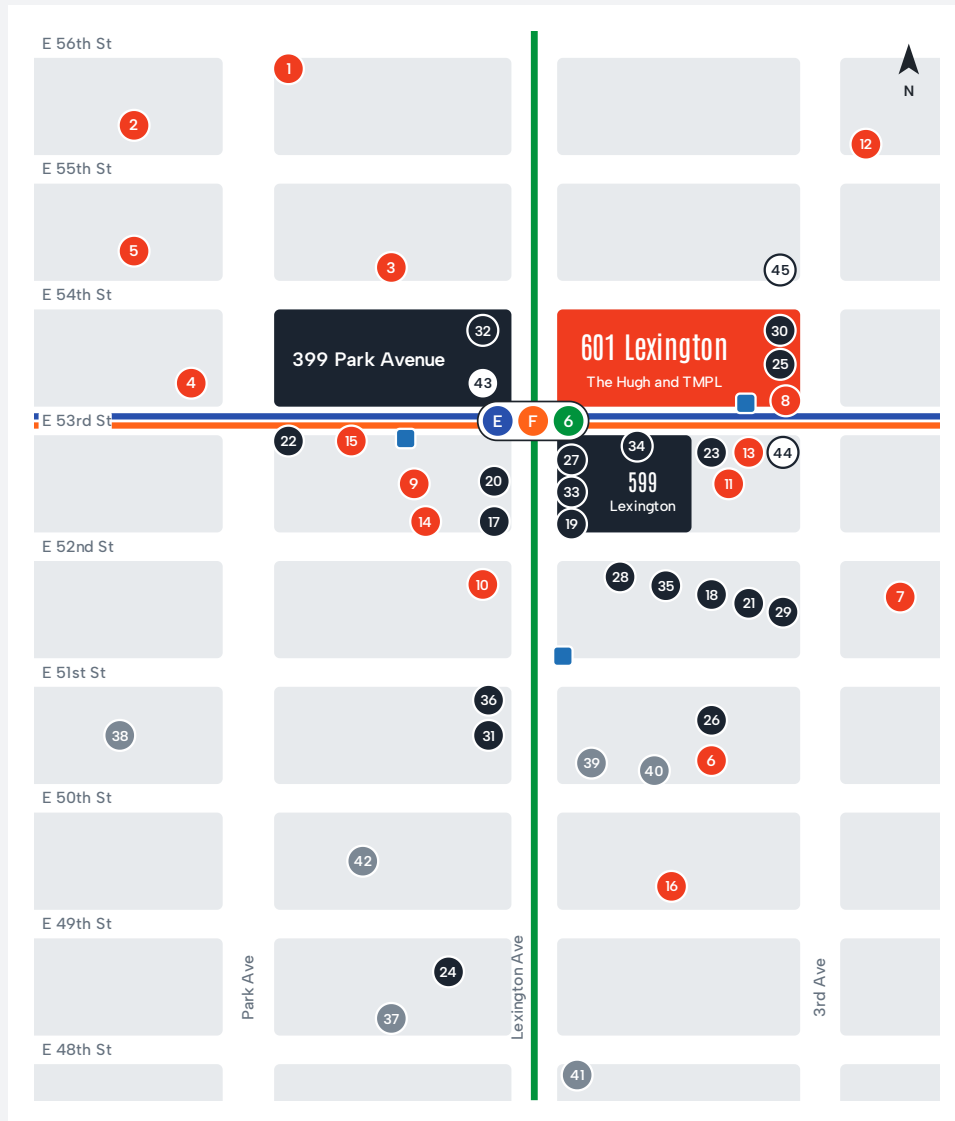


Sample Building Standard Finishes



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

-  1 425 Park Ave
-  2 Aquavit
-  3 Bobby Van's
-  4 Casa Lever
-  5 Cellini
-  6 Empire Steak House
-  7 Frida
-  8 Ilili
-  9 Le Jardinier
-  10 Le Relais de Venise
-  11 Nippon
-  12 P.J. Clarke's
-  13 Sugarfish
-  14 The Grill
-  15 The Lobster Club
-  16 Toscana 49

Quick bites and coffee

-  17 Carrot
-  18 Chipotle
-  19 Chop't
-  20 Devoción
-  21 DIG
-  22 Dishes
-  23 Fields Good Chicken
-  24 Fresh & Co
-  25 Gregory's Coffee
-  26 Irving Farm New York
-  27 Juice Generation
-  28 Paris Baguette
-  29 Potbelly
-  30 Pret
-  31 Schnipper's
-  32 Shake Shack
-  33 Starbucks
-  34 Sweetgreen
-  35 The Mill
-  36 UrbanSpace

Hotels

-  37 InterContinental
-  38 Lotte New York Palace
-  39 The Benjamin
-  40 The Kimberly Hotel
-  41 The Lexington Hotel
-  42 Waldorf Astoria

Shops and fitness

-  43 CVS (24 hours)
-  44 Duane Reade
-  45 Equinox



The Hugh

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



Inside The Hugh & Illi

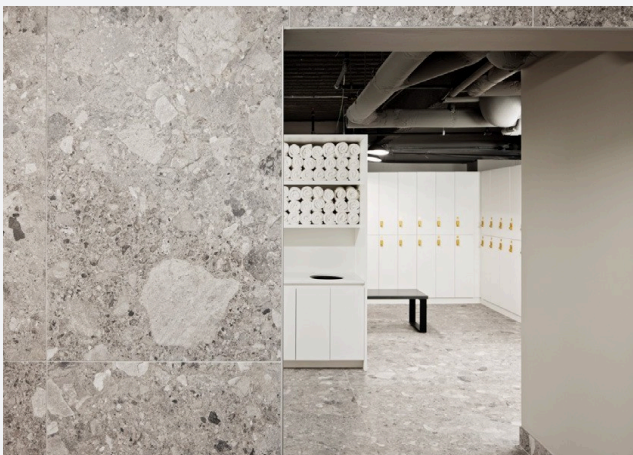


On-Site Health Club

TMPL

25,000 SF

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

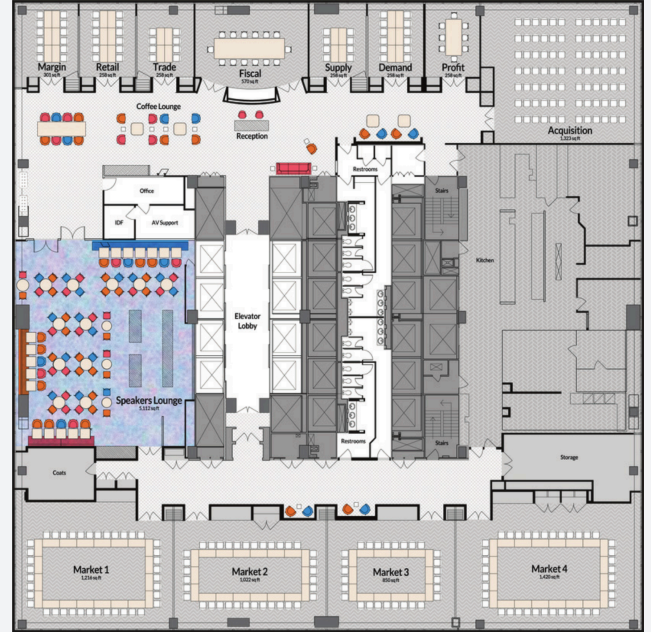


14th Floor Conference Center

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	Between 53rd Street and 54th Street
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 psf
Slab height	12'6" typical
Mullion width	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