

GRAND CENTRAL  
PENTHOUSE  
COLLECTION

10  
GRAND CENTRAL  
10  
PENTHOUSE  
COLLECTION

155 EAST 44TH STREET NEW YORK, NY 10017, USA



# PENTHOUSE COLLECTION

**34TH FLOOR**      **5,212 RSF**      **AVAILABLE IMMEDIATELY**







36TH FLOOR RECEPTION FEATURING 20 FT CEILINGS AND ALL NEW GLASS EVERYWHERE





DRAMATIC STAIRWAY CONNECTING THE 35TH AND 36TH FLOOR DUPLEX



PENTHOUSE COLLECTION FINISHES



# SINGLE FLOOR PENTHOUSE OPPORTUNITIES

ENTIRE 34TH • 5,212 RSF  
BUILD TO SUIT  
AVAILABLE IMMEDIATELY

- 
- 



44TH STREET

EAST RIVER





LOBBY: AN ENHANCED OFFICE EXPERIENCE INSPIRED BY THE FINEST HOTELS AND CLUBS





THE LOUNGE: THE PERFECT PLACE FOR EMPLOYEES TO COLLABORATE, DRINK AN ESPRESSO OR QUIETLY READ





40-SEAT CONFERENCE FACILITY: IDEAL FOR MEETINGS OF ALL SIZES





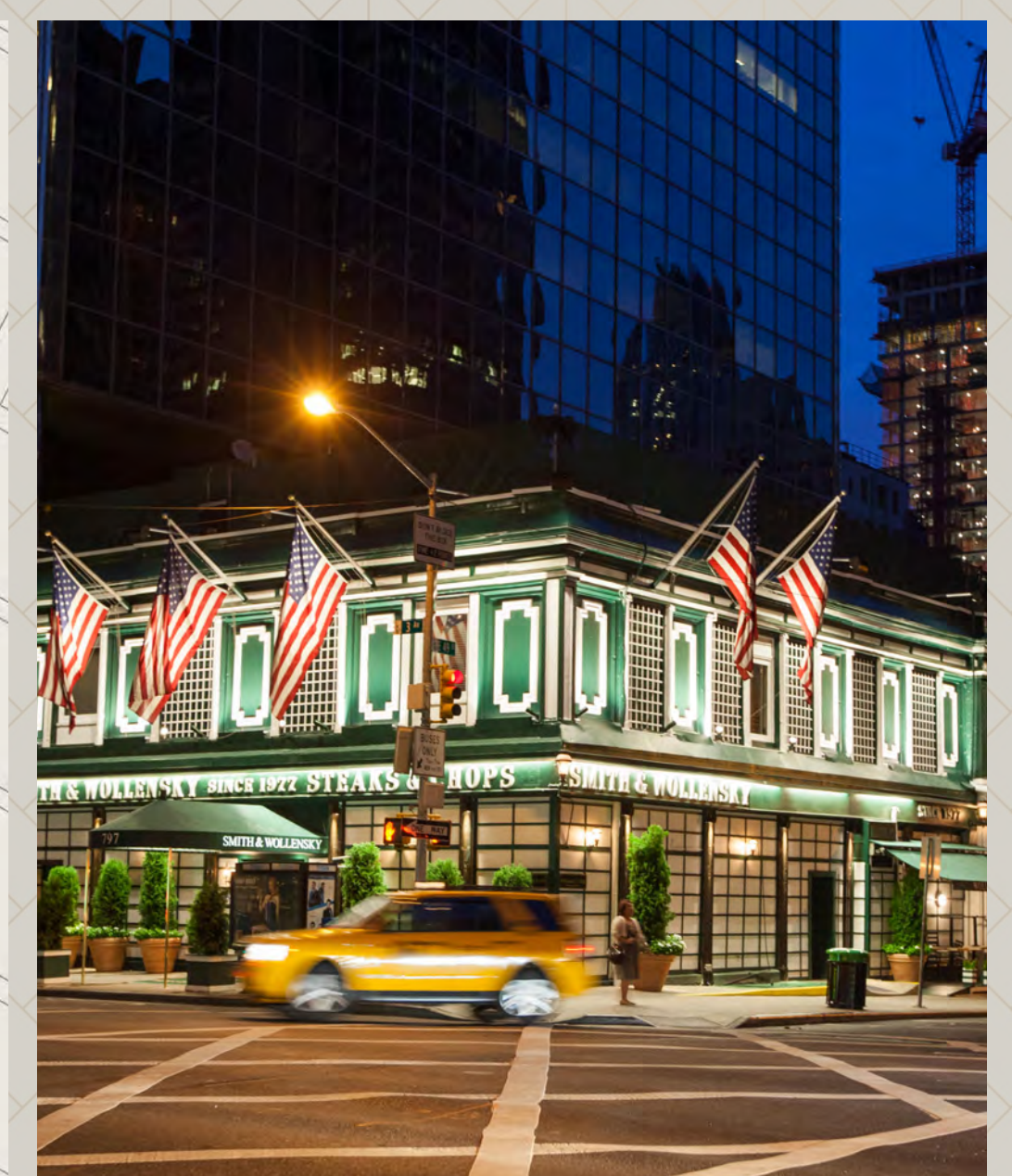
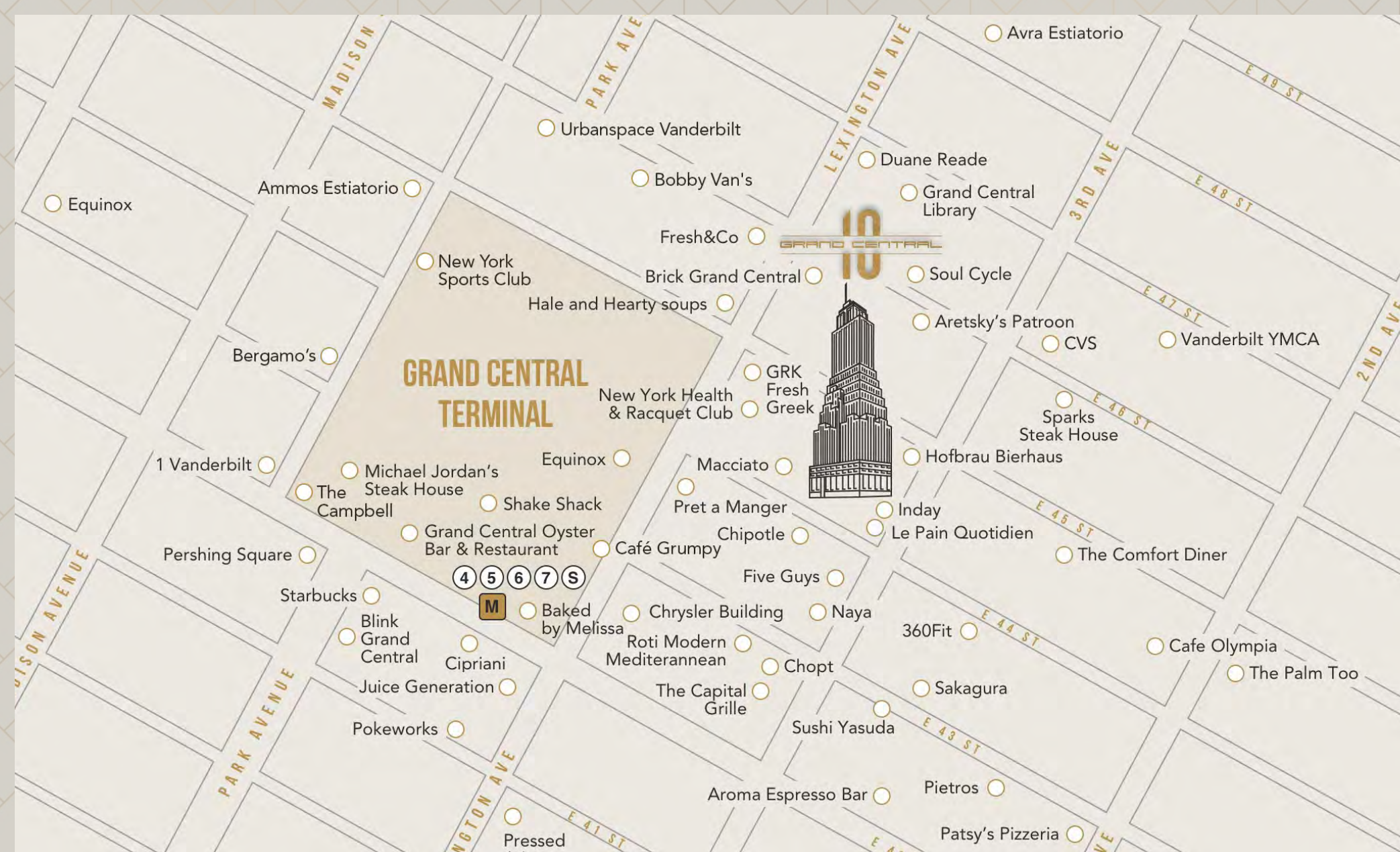
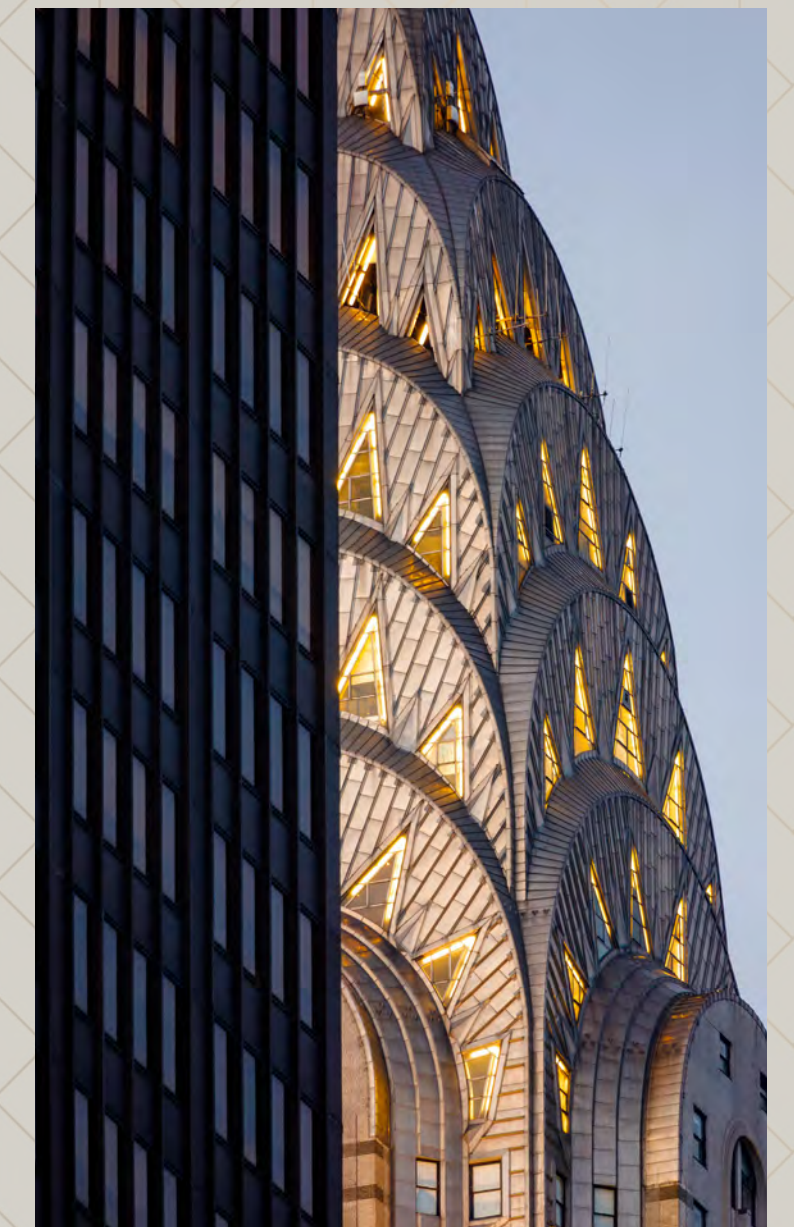
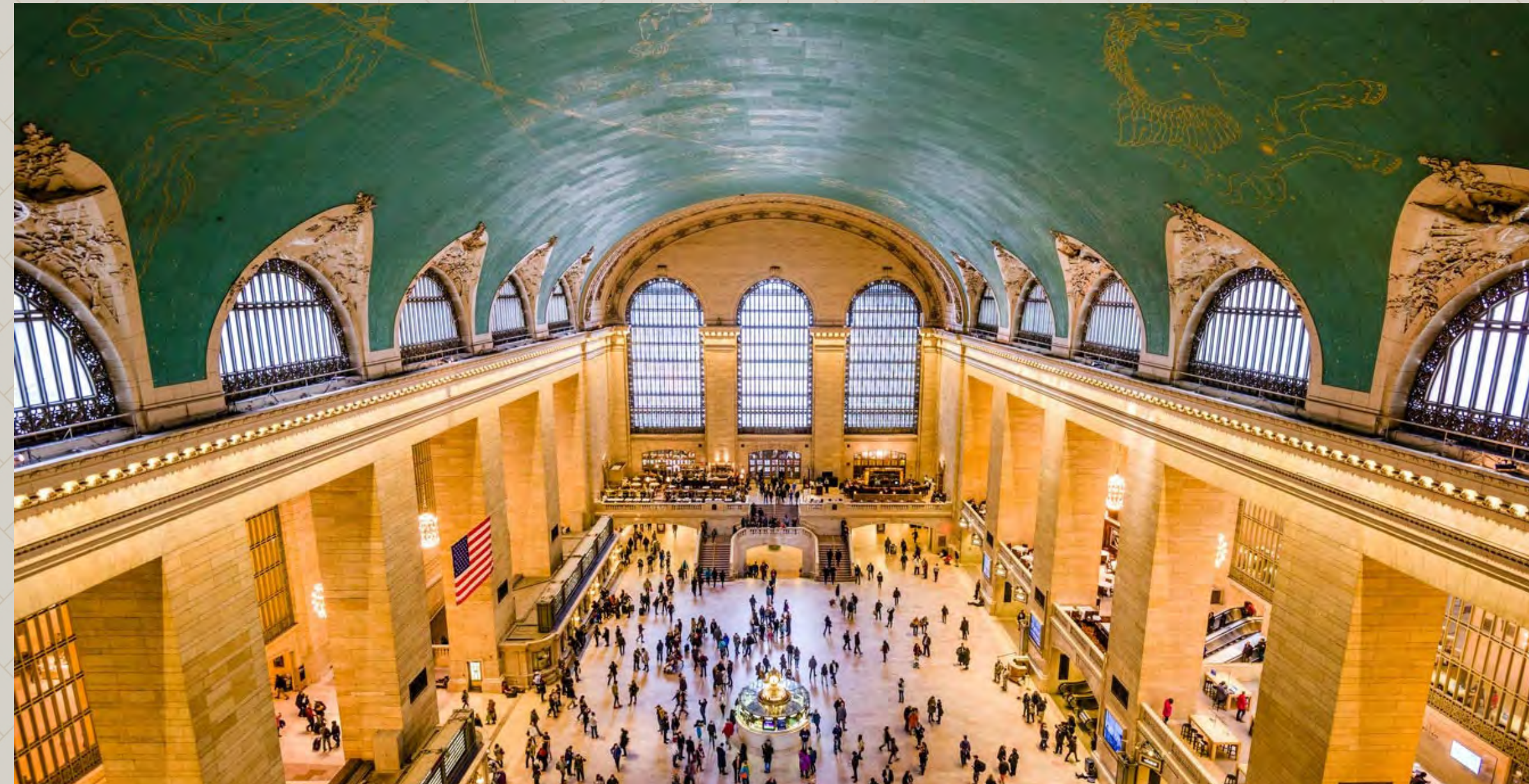
THE IVY TERRACE: AN OPEN AIR SANCTUARY IN THE HEART OF MIDTOWN



# THE ULTIMATE AMENITY

## MERE STEPS FROM GRAND CENTRAL

- On-site retail includes Sweetgreen, Little Collins, Inday, Mulberry & Vine and LPQ
- Surrounded by neighborhood amenities including countless dining options, high-end retail, boutiques and fitness
- Numerous food and shopping options surround the building
- Multiple subway lines and Metro-North





# POST COVID-19 HEALTH & WELLNESS

---

- Outdoor doorman greets tenants and guests with vestibule doors open for a touchless entry experience (along with our Marx Connect app for Bluetooth access and enhanced communication)
- U/V lights in lobby ductwork
- Signage located in the lobby and common areas encouraging social distancing and good hygiene
- Thermal temperature screening
- Hand sanitizing stations in the lobby
- Queues for elevator access to maintain social distancing and assist with touchless floor access
- Direct staircase access to tenant floors, to help minimize foot traffic in the lobby and elevators
- Increased frequency of cleaning and disinfection in common areas and restrooms
- Enhanced HVAC air filtration and humidity control practices in common areas
- Bi-polar ionization system on club floor

