



| 560 |  
| LEX |



# CONTENTS

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- Introduction
- The Building
- Amenities
- Pre-Builts
- Connectivity
- Team

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# INTRODUCTION



# What Matters, Where It Matters

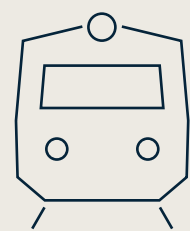
560 Lexington Avenue checks all the boxes: modern and efficient design, valuable amenities, quick access to Grand Central Terminal, the subway, and connectivity to Park Avenue at a price that adds value on a balance sheet. With all of the details handled, you can focus on the big picture, your business.





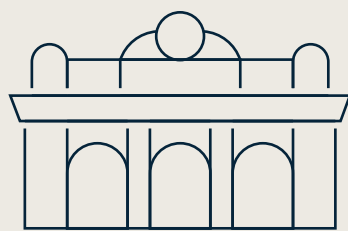
# Workplaces That Work For You

560 Lexington Avenue brings people together in environments that make work easier, smarter, and more comfortable. We integrate advanced technologies to enhance efficiency and the overall tenant experience, ensuring the building meets the evolving needs of modern business. With thoughtfully designed spaces and premium amenities, we create workplaces that empower companies to focus on the future.



1 MIN

Direct entrance to 6 train located at the building and E and M just two blocks away



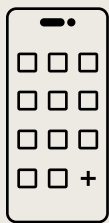
5 MINS

Just 238 steps from the Grand Central–Madison northern entrance, offering tenants unmatched ease and access



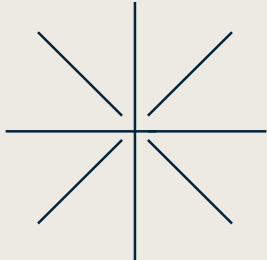
8 STATIONS

Citi Bike stations within a 5 block radius



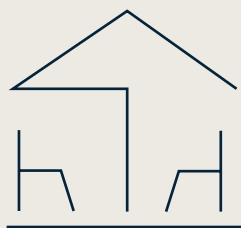
## RUDIN EXPERIENCE APP

Stay up to date on exclusive events, tenant perks, and real-time building updates



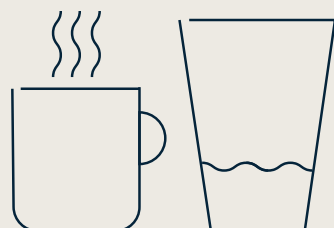
## TENANT EXPERIENCE PROGRAM

Our program offers engaging events and activities and exclusive perks to drive employee engagement and build a vibrant workplace community



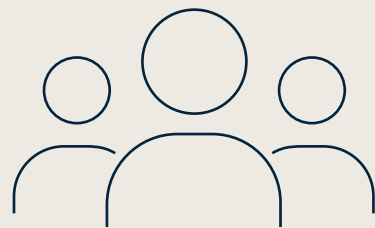
## PRIVATE TERRACE

An exclusive outdoor terrace for tenants, with views overlooking Park Avenue and St. Bart's.



## LOUNGE

Tenant-only lounge with coffee and comfortable seating



## CONFERENCING

Flexible meeting spaces to fit your teams' needs



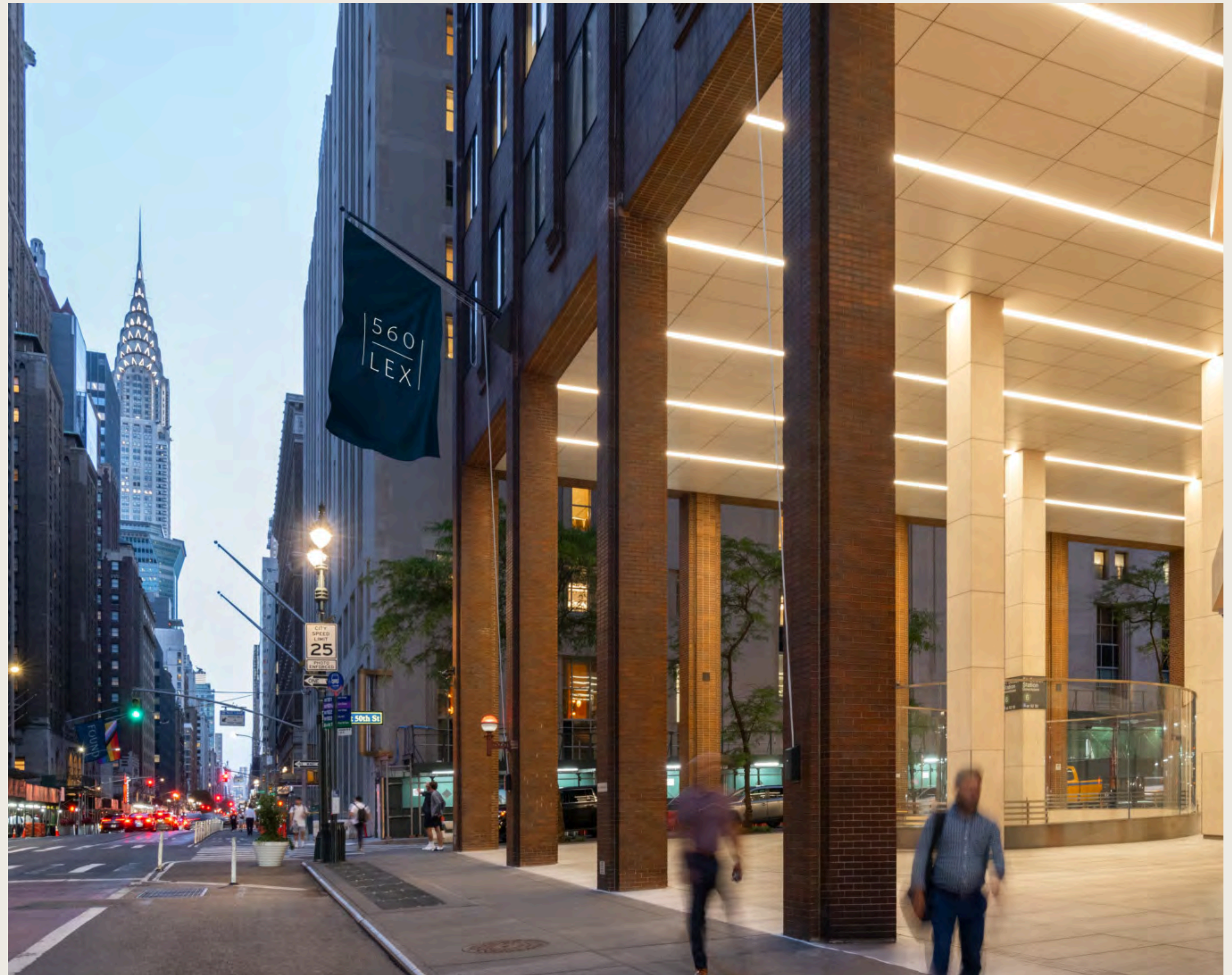
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# THE BUILDING



# Office Space That Hits the Mark

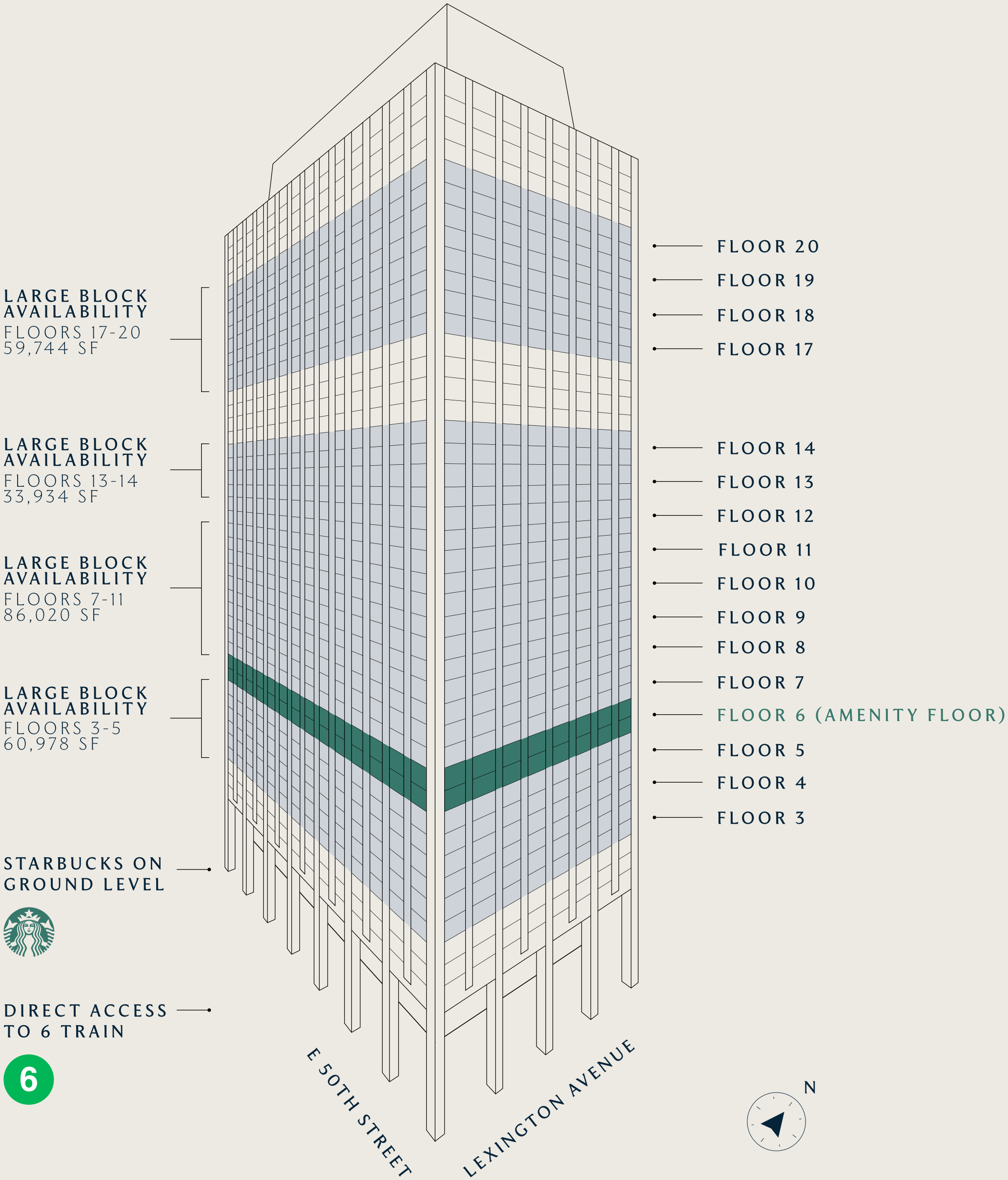
Built in 1981, 560 Lexington Avenue has kept pace with the needs of high-performing businesses, undergoing several major renovations with an eye toward sophistication, modernity, and versatility. The building offers 17,000- and 20,000-square-foot floor plates for single- and multi-floor tenants, with amenities that truly support thriving businesses.





# Explore Availability at 560 Lexington

FLOOR	FLOOR TYPE	SQUARE FEET	AVAILABILITY / COMMENTS
20	Entire Floor	17,778 RSF	Arranged
19	Entire Floor	17,778 RSF	1 / 2026
18	Partial Floor	6,685 RSF	1 / 2026
17	Entire Floor	17,778 RSF	1 / 2026
14	Entire Floor	16,772 RSF	New Pre-Built, Available Immediately
13	Entire Floor	17,162 RSF	1 / 2026
12	Partial Floor	5,618 RSF	Immediate
11	Entire Floor	17,204 RSF	1 / 2026
10	Entire Floor	17,204 RSF	1 / 2026
9	Entire Floor	17,204 RSF	1 / 2026
8	Entire Floor	17,204 RSF	1 / 2026
7	Entire Floor	17,204 RSF	Immediate
6	Amenity and Meeting Center with Outdoor Terrace		
6	Partial Pre-Built	9,910 RSF	Coming in 2026!
5	Entire Floor	20,006 RSF	1 / 2026
4	Entire Floor	20,491 RSF	1 / 2026
3	Entire Floor	20,481 RSF	1 / 2026





“I LIKE THAT WE’VE ENGAGED  
THE CITY, THAT THE CITY’S BEEN  
INVITED INTO THE SPACE.”



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ROGER DUFFY, PARTNER AT SOM, ON THE DESIGN OF 560 LEXINGTON



# A Bright Corner of Manhattan

In 2015, the Rudin family partnered with the renowned design firm Skidmore, Owings & Merrill to reinvent the covered entrance to 560 Lexington, which also offers access to the 6 train and a convenient Starbucks location. With its airy palette of limestone,

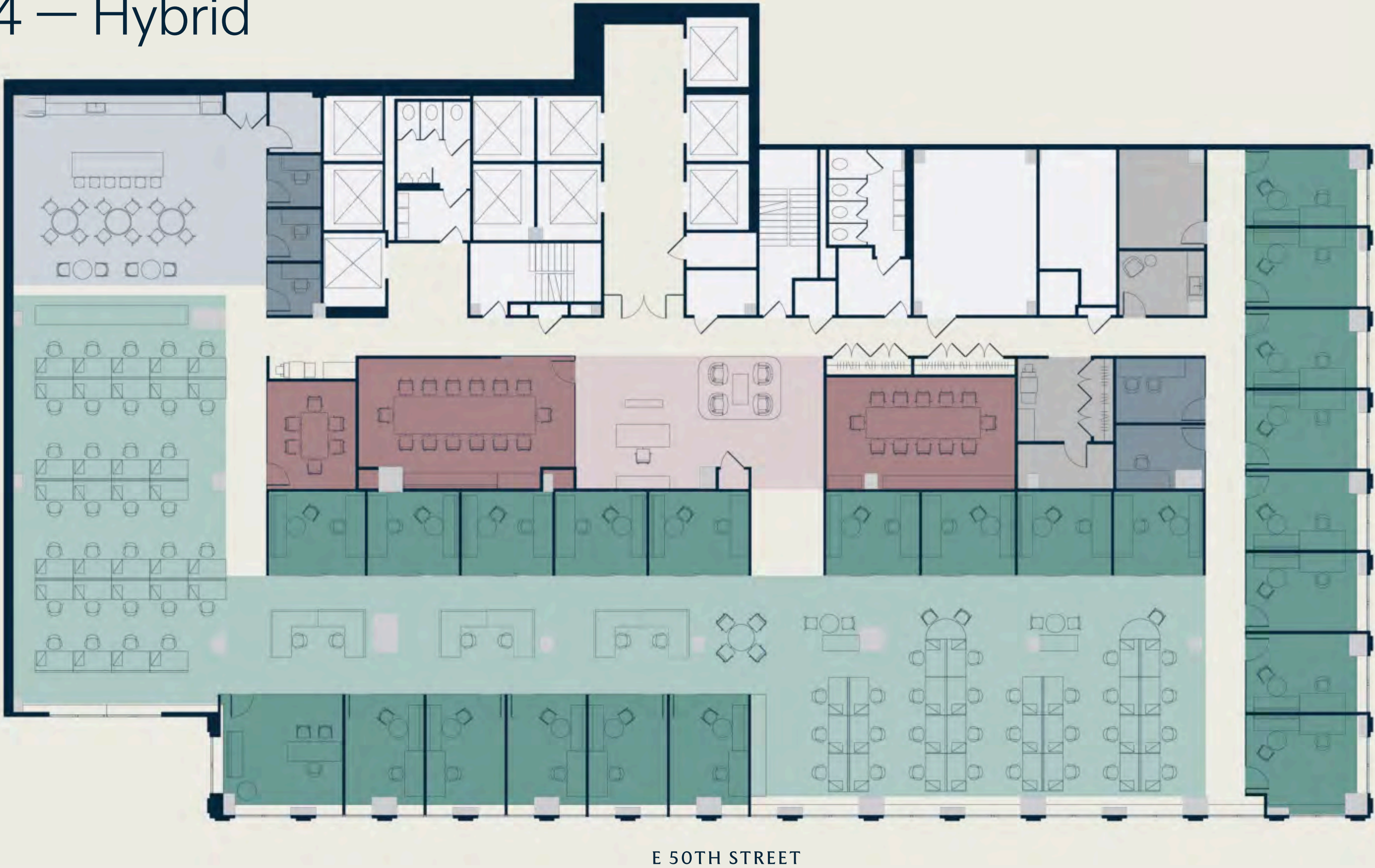
white granite, and elegantly curved glass, the corner has become, to quote the New York Times, “an oasis of light.” Here, beneath a rippling brick facade designed by Aleksandra Kasuba, 560 Lexington seamlessly connects with its surrounding neighborhood.





# Floor 3 & 4 — Hybrid

20,491 RSF  
230 RSF/Seat



WORK SEATS			COLLABORATION & COMMONS			
<div></div> Offices	_____	23	<div></div> Enclosed Conference	_____	3	<div></div> Cafe
<div></div> Workstations	_____	66	<div></div> Phone Rooms	_____	5	<div></div> Wellness Room, IT Room, Copy Room
Total seats	_____	89	<div></div> Reception			



# Floor 3 & 4 - Open

20,491 RSF  
175 RSF/Seat



LEXINGTON AVENUE

E 50TH STREET



## WORK SEATS

Offices	10
Workstations	107
Total seats	117

## COLLABORATION & COMMONS

Enclosed Conference	4	Cafe
Phone Rooms	5	Wellness Room, IT Room, Copy Room
Reception		



# Floor 3 & 4 - Office Intensive

20,491 RSF  
394 RSF/Seat



WORK SEATS		
Offices	_____	40
Workstations	_____	12
Total seats	_____	52

COLLABORATION & COMMONS		
Enclosed Conference	_____	4
Phone Rooms	_____	2
Reception	_____	

Cafe	_____	
Wellness Room, IT Room, Copy Room	_____	





# Floor 7 - 11 - Hybrid

20,491 RSF  
280 RSF/Seat



WORK SEATS		
Offices	_____	16
Workstations	_____	57
Total seats	_____	73

COLLABORATION & COMMONS		
Enclosed Conference	_____	5
Phone Rooms	_____	1
Reception		
Cafe		
Wellness Room, IT Room, Copy Room		



# Floor 7 - 11 - Open

17,204 RSF

191 RSF/Seat



LEXINGTON AVENUE

E 50TH STREET



## WORK SEATS

Offices	9
Workstations	81
Total seats	90

## COLLABORATION & COMMONS

Enclosed Conference	5	Cafe
Phone Rooms	1	Wellness Room, IT Room, Copy Room
Reception		



# Floor 7 - 11 - Office Intensive

17,204 RSF  
430 RSF/Seat



## WORK SEATS

Offices	32
Workstations	8
Total seats	40

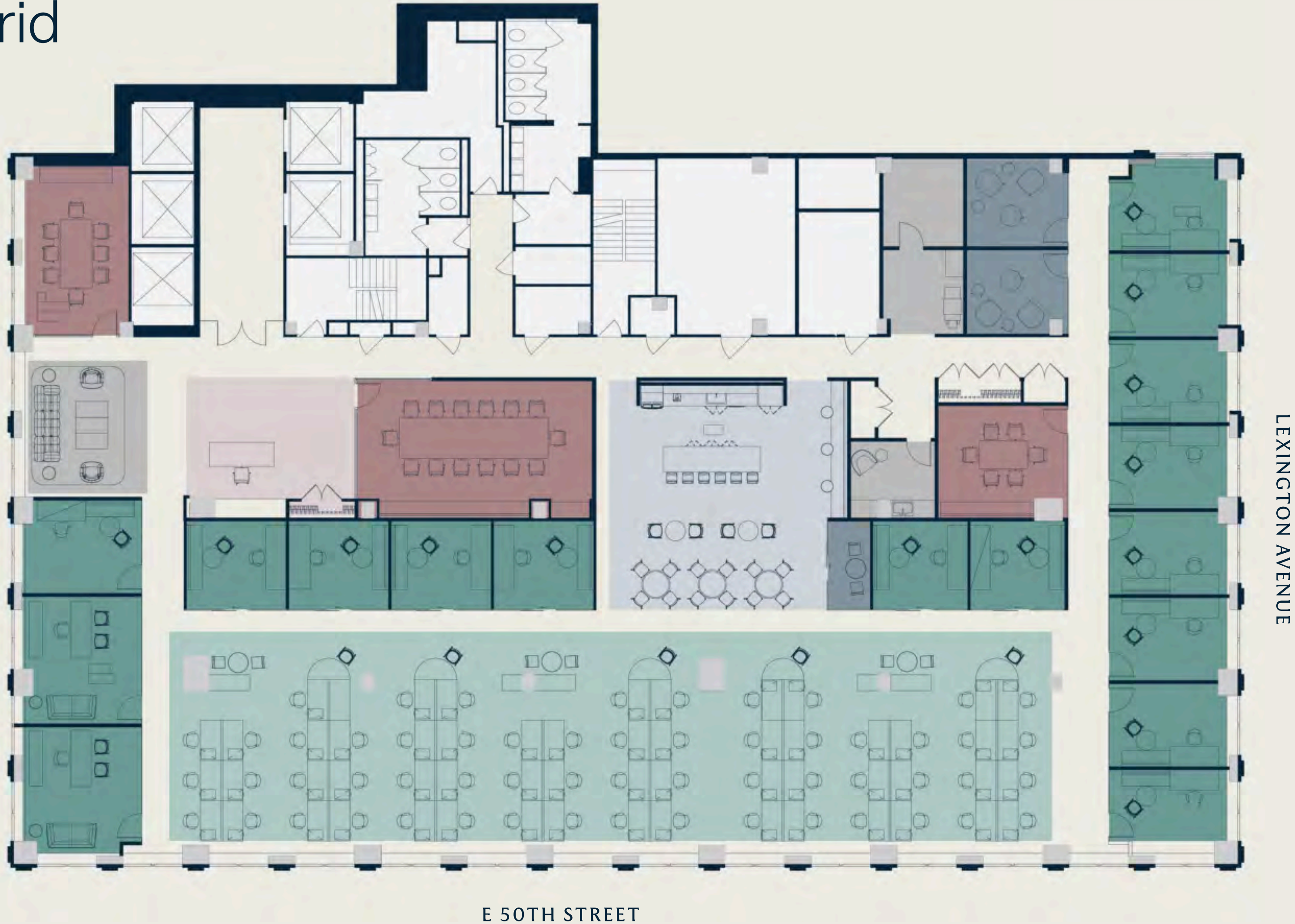
## COLLABORATION & COMMONS

Enclosed Conference	3	Cafe
Phone Rooms	2	Wellness Room, IT Room, Copy Room
Reception		



# Floor 17 - 20 - Hybrid

17,778 RSF  
240 RSF/Seat



WORK SEATS		
Offices	17	
Workstations	57	
Total seats	74	

COLLABORATION & COMMONS		
Enclosed Conference	3	Cafe
Phone Rooms	3	Wellness Room, IT Room, Copy Room
Reception		



# Floor 17 - 20 - Open

17,778 RSF  
191 RSF/Seat

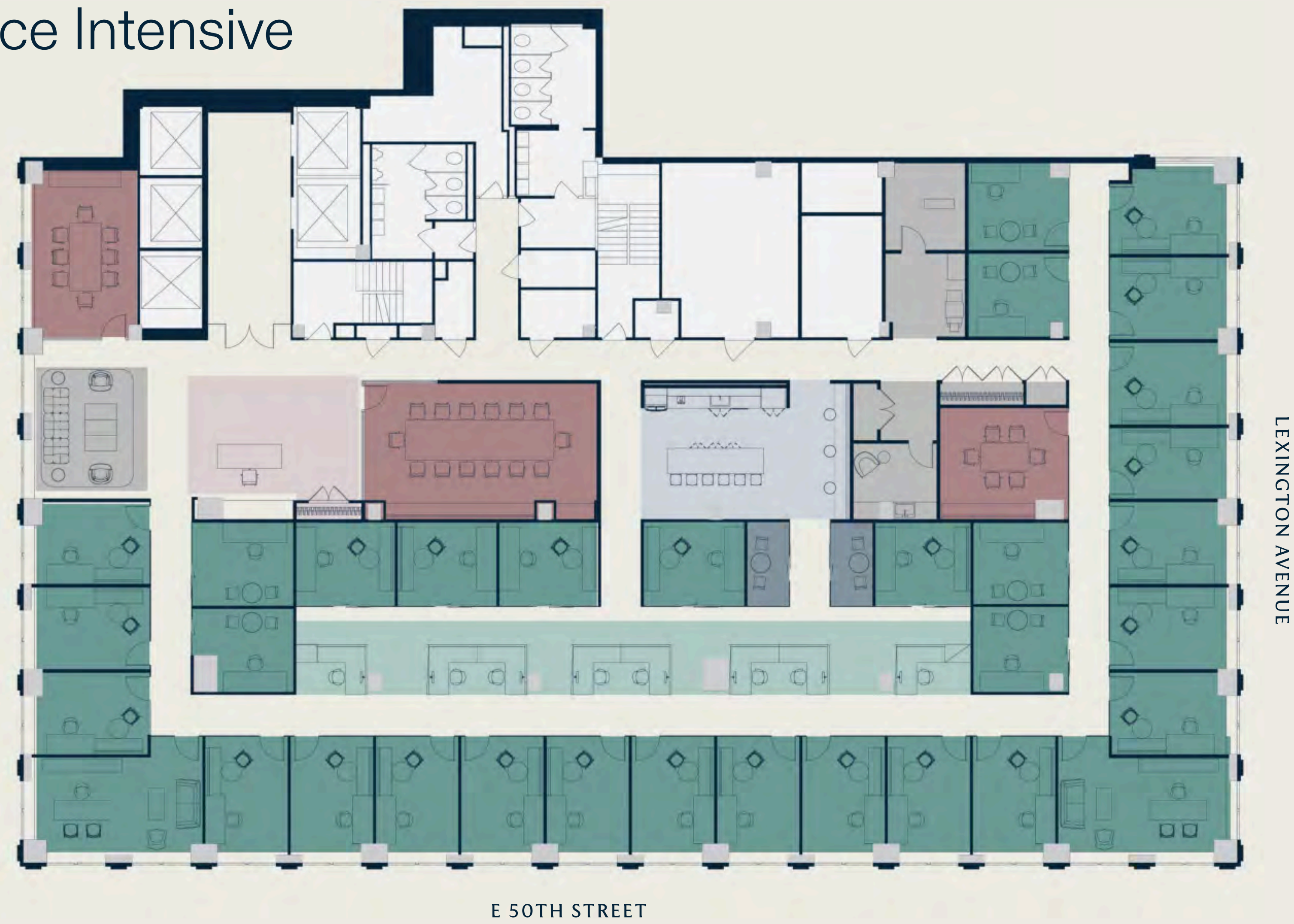


WORK SEATS			COLLABORATION & COMMONS		
Offices	6		Enclosed Conference	4	Cafe
Workstations	87		Phone Rooms	2	Wellness Room, IT Room, Copy Room
Total seats	93		Reception		



# Floor 17 - 20 - Office Intensive

17,778 RSF  
191 RSF/Seat



## WORK SEATS

Offices	33
Workstations	8
Total seats	41

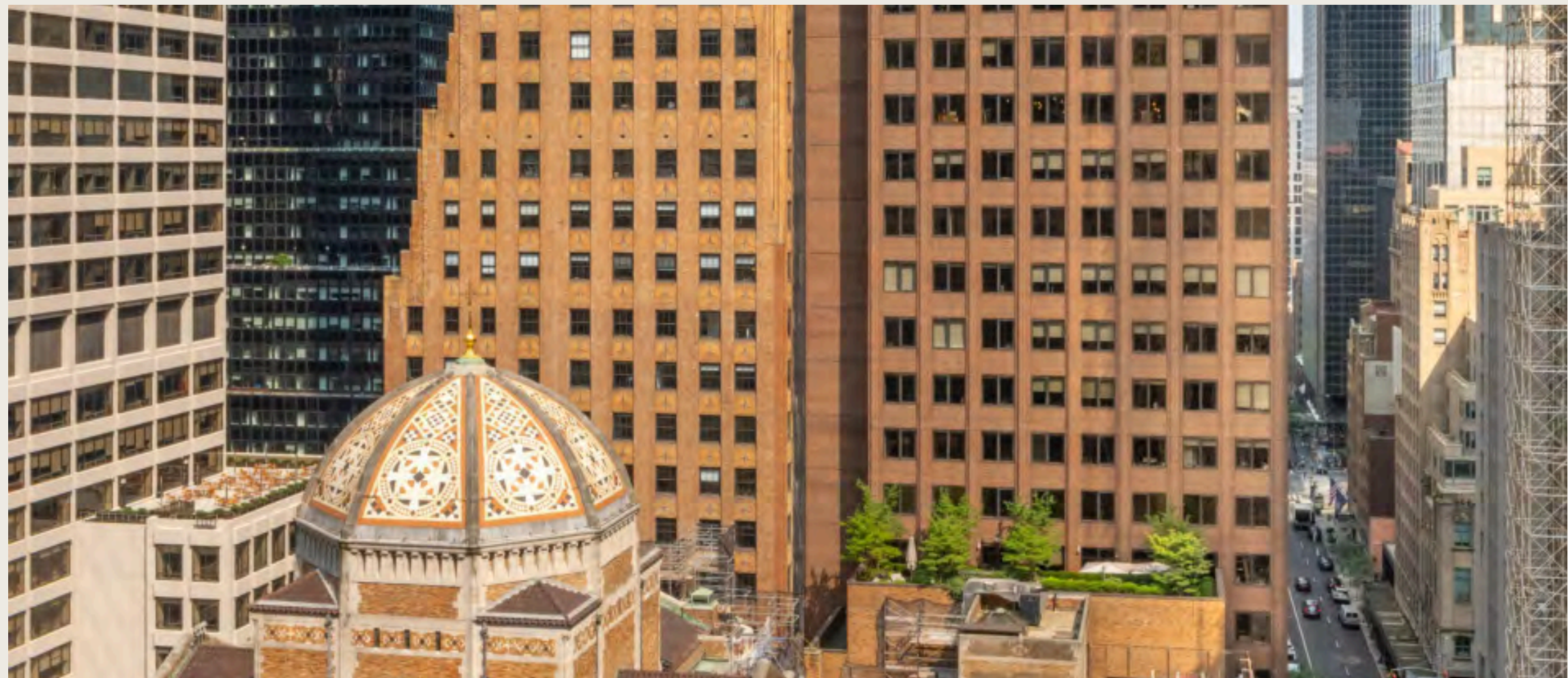
## COLLABORATION & COMMONS

Enclosed Conference	3	Cafe
Phone Rooms	2	Wellness Room, IT Room, Copy Room
Reception		











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# AMENITIES



“PEOPLE WHO KNOW NEW YORK  
UNDERSTAND THAT 560 LEX IS A SMART,  
SAVVY CHOICE. IT’S A BUILDING THAT  
CHECKS ALL THE BOXES.”



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SAMANTHA RUDIN, CO-CEO, RUDIN



# Amenities Worthy of Your Work Ethic

560 Lexington offers amenities that are flexible and polished, supporting collaborative teamwork and client interaction. On the brand-new 6th floor, tenants can access a multi-purpose conference center, private conference rooms, lounge, bar, and spacious indoor/outdoor terrace — all designed with functionality and warm sophistication in mind.

The 6th floor features wood flooring, marble backsplashes, and streamlined modern furniture, creating a space perfectly suited for experienced and savvy teams.







CONFERENCE ROOM



ELEVATOR LOBBY



RECEPTION



LOUNGE



CAFE / PANTRY



GAME ROOM



LOUNGE



MULTI PURPOSE ROOM

\*IMAGES ARE FOR LOOK-AND-FEEL ONLY AND MAY NOT REFLECT FINAL SPACES.















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# PRE-BUILTS



# 14th Floor Pre-Built

Available Immediately

16,772 RSF  
258 RSF/Seat



LEXINGTON AVENUE

E 50TH STREET

## WORK SEATS

Offices	16
Workstations	48
Total seats	65









# 6th Floor Pre-Built

9,910 RSF  
268 RSF/Seat



LEXINGTON AVENUE

E 50TH STREET



WORK SEATS

Offices	10
Workstations	27
Total seats	38



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# CONNECTIVITY



“560 LEXINGTON EMBODIES THE  
SOPHISTICATION, DISCERNMENT, AND  
KNOW-HOW THAT IS PART OF THE  
BEDROCK OF MANHATTAN.”



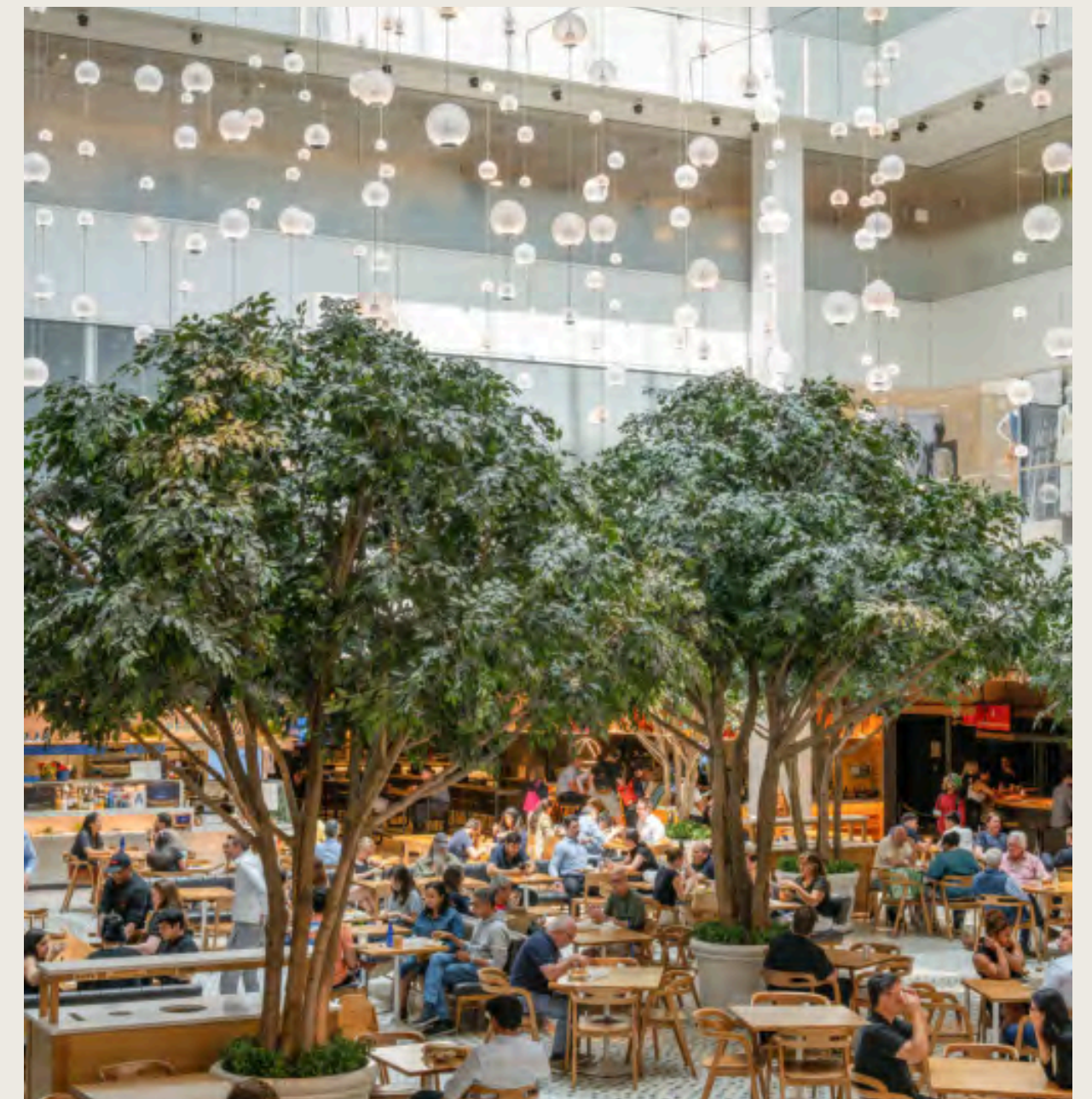
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KEVIN DALY, VICE PRESIDENT OF OFFICE LEASING, RUDIN



# The Heartbeat of New York

At 560 Lexington, you can feel the intelligence and ambition of the city unfolding around you. Home to iconic New York landmarks and forward-thinking businesses, this is a neighborhood that rewards those with big goals and down-to-earth dedication.





# A Neighborhood That Means Business

Getting to work should be the easy part of the day for businesses solving complex problems. 560 Lexington Avenue is located two blocks from Grand Central’s northern entrance and two blocks from the E and M subway lines, with covered access to the 6 train just outside the building’s lobby.

- DINING

1. The Smith

2. Rosemary’s

3. DIG

4. Fig & Olive

5. Cellini

6. The Hugh

7. Sugarfish

8. Shake Shack

9. Smith & Wollensky

10. Carrot Express

11. Pecora Bianca

12. Fresh & Co

13. Little Beet

14. Pret A Manger

15. Poke Bowl NY

16. Sweetgreen

17. Just Salad

18. Bobby Van’s

19. Fresco by Scotto

20. Casa Lever

21. Avra

22. Lex Yard
- CAFE

23. Tartinery Café

24. Starbucks

25. Cafe Joyeux

26. Manhattan Espresso Cafe

27. Devoción

28. Blank Street Coffee

29. Gregorys Coffee
- BARS

30. The Gold Bar

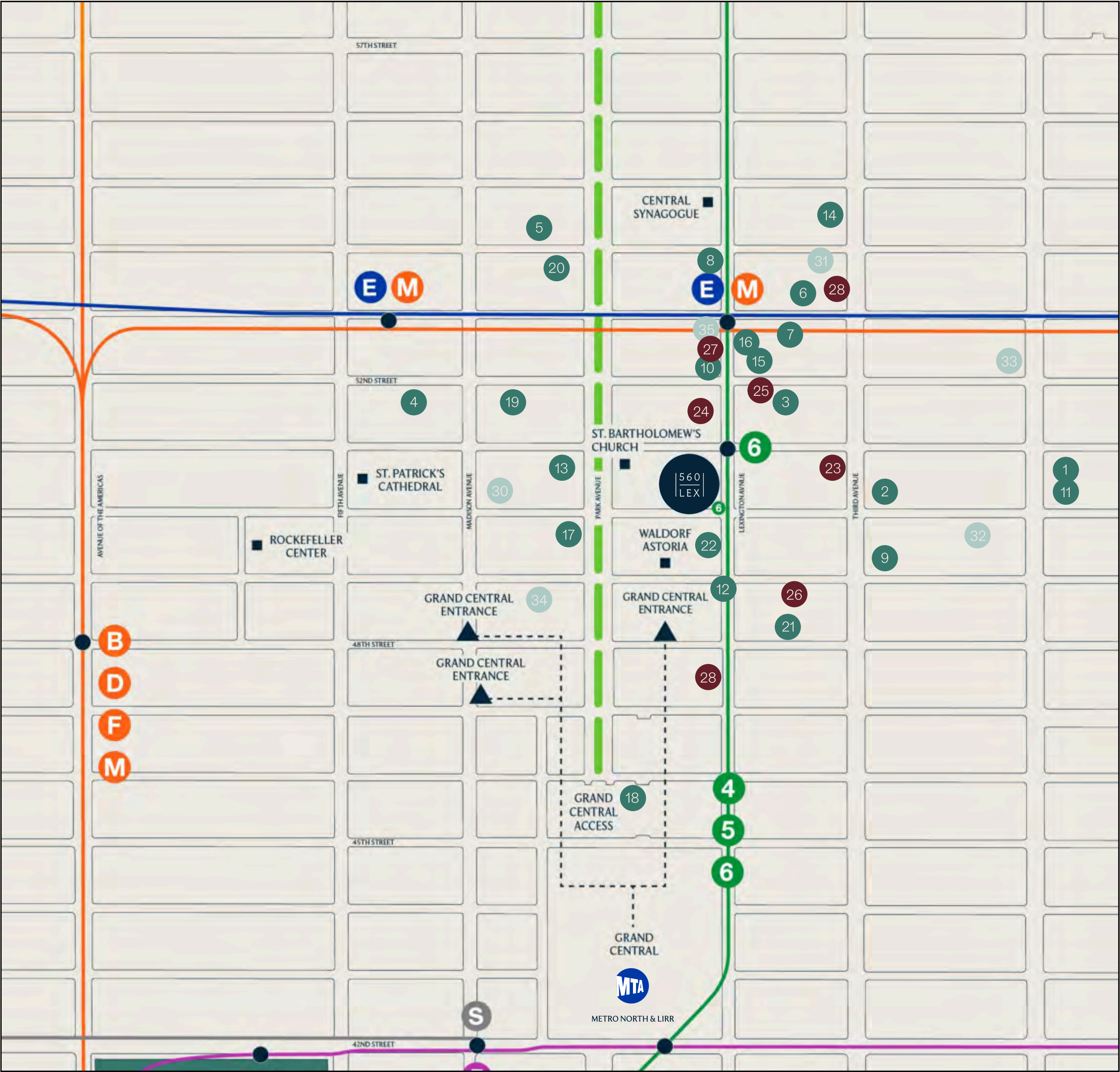
31. The Boardroom

32. Sofia Wine Bar

33. Madam Mikette’s

34. Baretto New York

35. Bar Bastion

















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TEAM



# Trusted Ownership, Unwavering Excellence

560 Lexington Avenue is owned and operated by Rudin, whose trusted reputation provides a stable and reliable environment for teams looking to take their business to the next level. In this building, there's a shared understanding that quality and integrity, with an instinct for the future, are what makes a New York success.

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RUDIN

There's a reason Park Avenue is anchored by Jack Rudin and Lew Rudin Way at East 51st and 52nd Streets—these dedications pay homage to our legacy of honest, sincere service and our unwavering commitment to building a better New York for all. Rudin is much more than the millions of square feet of office space we own and manage; we are defined by the trust we have built and a long-term approach that makes relationships integral to our mission. Our tenants' success is our success, and we are committed to supporting them at every step—because, like our buildings, our partnerships are built to stand the test of time.





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