

GRAND CENTRALLY
LOCATED

420^{LEX}
THE GRAYBAR BUILDING

BUILD-TO-SUIT
OPPORTUNITIES
13K-34K RSF

TURN-KEY
READY OFFICES
1K-11K RSF



With a central location in the heart of Midtown and direct access to Grand Central Terminal, **420 LEX** provides tenants of all sizes with enormous flexibility.

A **wide variety** of office sizes and configurations, robust, **on-site amenities**, direct access to local and commuter transit and **proximity to neighborhood conveniences** combine to create an ideal daily environment.



ABOUT THE BUILDING

Direct access to Grand Central Terminal

Tenant conference center

Tenant-controlled HVAC

Operable windows

Landmarked Art Deco Design

MAJOR TENANTS

Apple

New York Life Insurance

MassMutual

Pride Global

AWARDS

ENERGY STAR-Certified

Wired Certified Platinum

BOMA 360 Award Winner

LEED GOLD-Certified

WELL HRS

RETAIL TENANTS

Equinox

Bluemercury

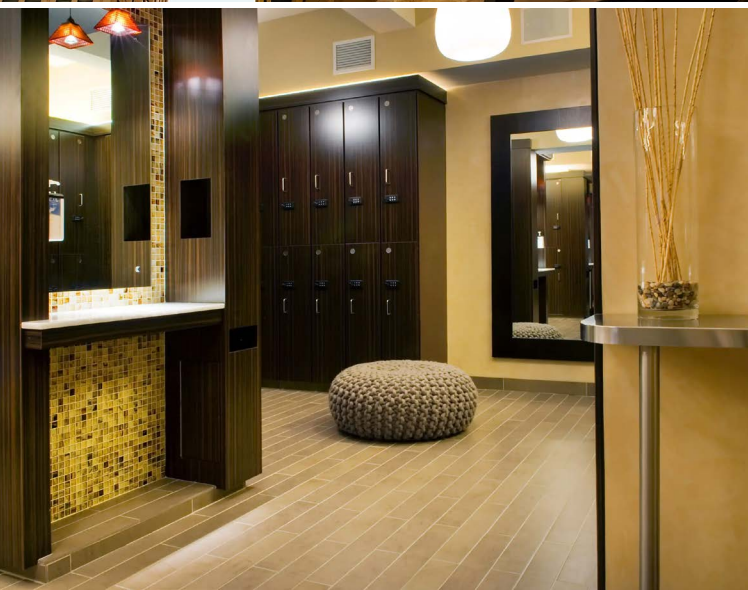
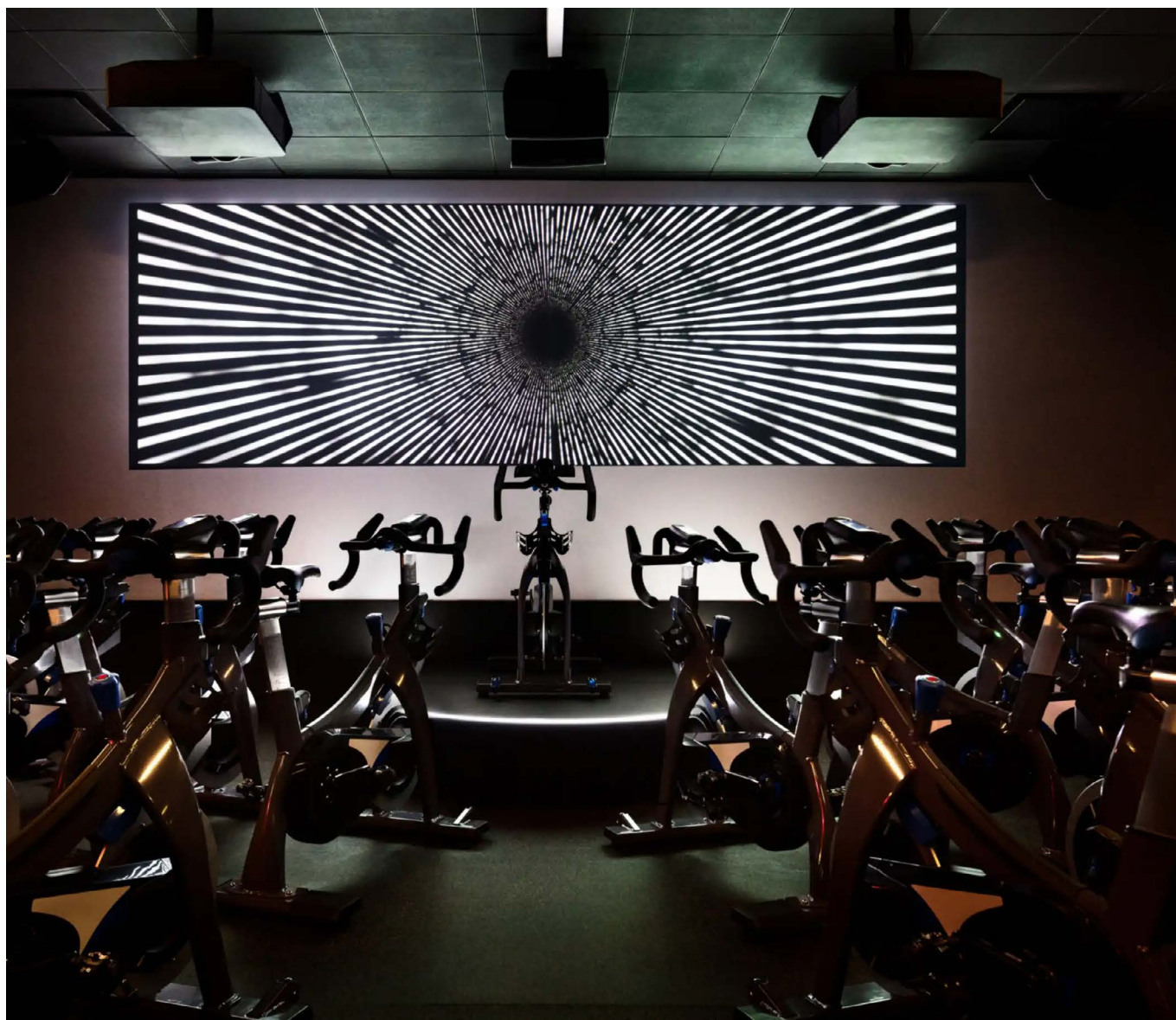
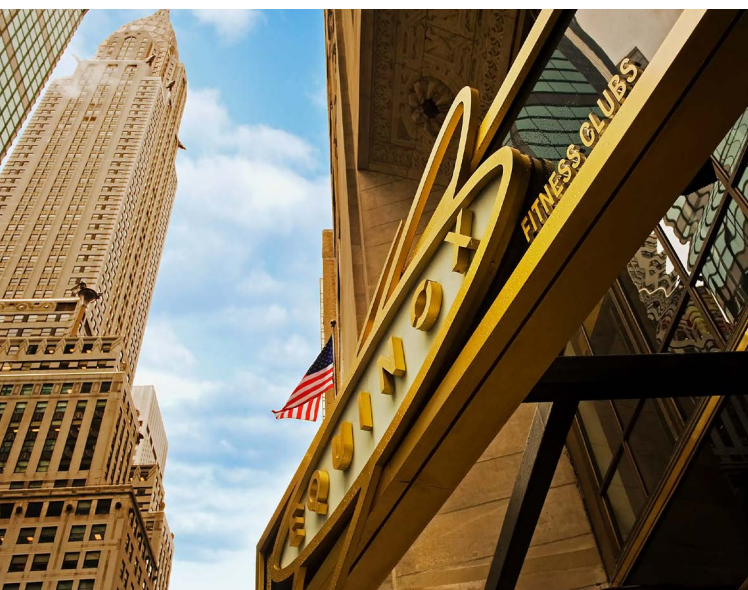
Verizon

Webster Bank



EQUINOX

FROM WORK TO WORKOUT,
EQUINOX FITNESS CLUB IS
AN IN-BUILDING AMENITY





GRAYBAR
19

18,000 SQUARE-FOOT
TENANT-ONLY LUXURY
CONFERENCE CENTER



DOWNLOAD
THE GRAYBAR 19
TOURBOOK

HIGH-STYLE INDUSTRIAL PRE-BUILTS

Exposed ceilings, duct work +
columns

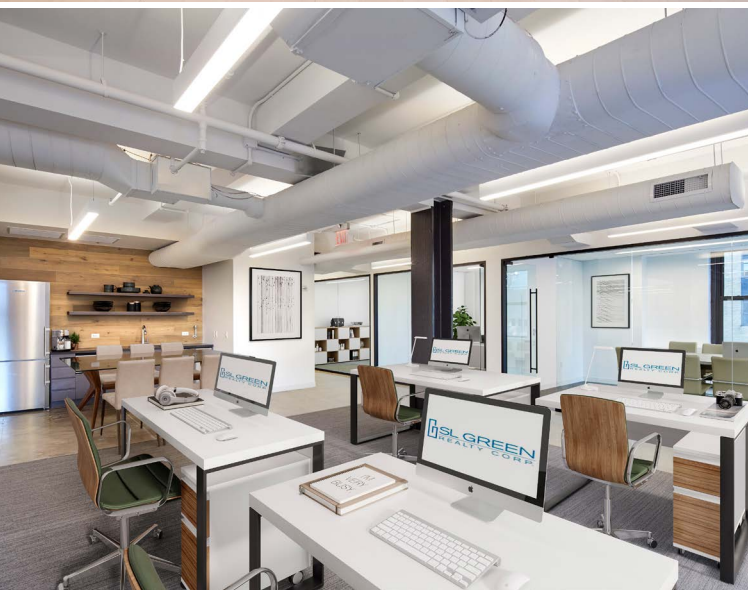
Glass front offices +
conference rooms

Wood finishes

Polished concrete floors

Open pantries + stainless steel
appliances

Efficient Layouts





Suite 2600 | Reception



Suite 2600 | Open Work Area



Suite 2600 | Glass-front Offices



Suite 2525 | Pantry

HIGH-STYLE CORPORATE PRE-BUILTS

Drop ceilings

New pantries

Multiple meeting rooms

Glass front offices +
conference rooms

Marble + stainless steel finishes





Suite 835 | Reception



Suite 1626 | Open Work Area



Suite 2640 | Glass-front Offices



Pantry Finishes | Artist Rendering



Terrace opportunity with quintessential city views

AVAILABILITIES

LARGE SUITES *Up to 34,000 RSF*

[CLICK TO VIEW](#)

BOUTIQUE PRE-BUILTS *Up to 4,000 RSF*

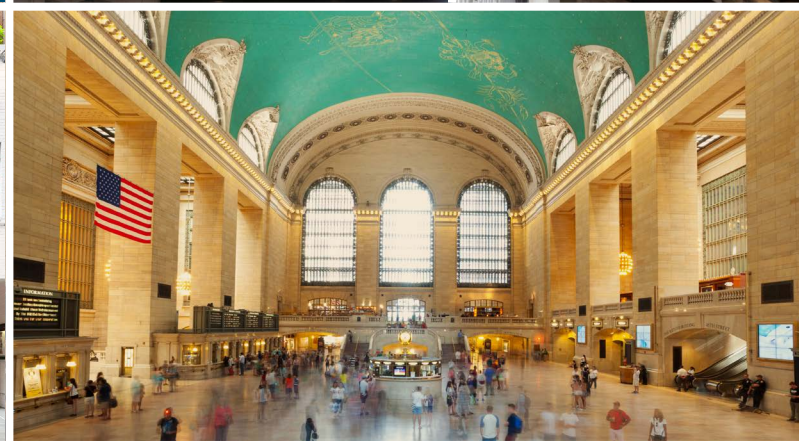
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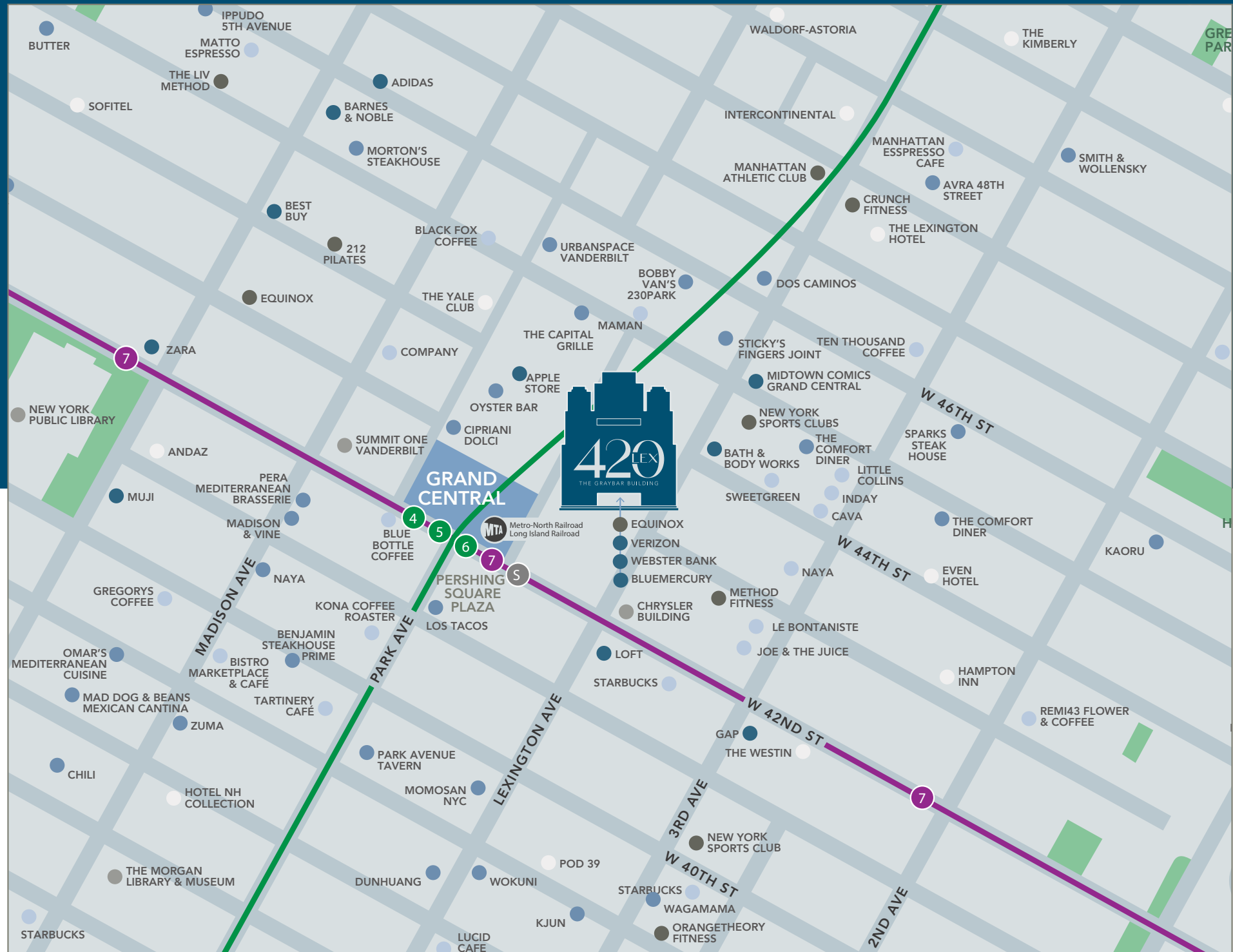
FURNISHED *From 700 - 11,000 RSF*

[CLICK TO VIEW](#)



CENTRAL TO ALL THAT'S GRAND





GRAND CENTRAL

MTA
Metro-North Railroad
Long Island Railroad

PERSHING SQUARE PLAZA

LOS TACOS

KONA COFFEE ROASTER

BENJAMIN STEAKHOUSE PRIME

BISTRO MARKETPLACE & CAFÉ

TARTINERY CAFÉ

ZUMA

MAD DOG & BEANS MEXICAN CANTINA

OMAR'S MEDITERRANEAN CUISINE

GREGORYS COFFEE

MADISON & VINE

PERA MEDITERRANEAN BRASSERIE

MUJI

ANDAZ

NEW YORK PUBLIC LIBRARY

ZARA

EQUINOX

212 PILATES

BEST BUY

MORTON'S STEAKHOUSE

BARNES & NOBLE

ADIDAS

THE LIV METHOD

MATTO ESPRESSO

IPPUDO 5TH AVENUE

BUTTER

SOFITEL

WALDORF-ASTORIA

THE KIMBERLY

SMITH & WOLLENSKY

AVRA 48TH STREET

CRUNCH FITNESS

THE LEXINGTON HOTEL

MANHATTAN ATHLETIC CLUB

MANHATTAN ESSPRESSO CAFE

DOS CAMINOS

BOBBY VAN'S 230PARK

URBANSPEACE VANDERBILT

BLACK FOX COFFEE

THE YALE CLUB

MAMAN

THE CAPITAL GRILLE

APPLE STORE

OYSTER BAR

CIPRIANI DOLCI

SUMMIT ONE VANDERBILT

STICKY'S FINGERS JOINT

TEN THOUSAND COFFEE

MIDTOWN COMICS GRAND CENTRAL

NEW YORK SPORTS CLUBS

THE COMFORT DINER

BATH & BODY WORKS

SWEETGREEN

INDAY

CAVA

LITTLE COLLINS

SPARKS STEAK HOUSE

THE COMFORT DINER

W 46TH ST

W 44TH ST

W 42ND ST

W 40TH ST

W 3RD AVE

W 2ND AVE

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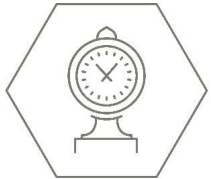
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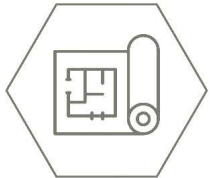
SPECIFICATIONS



LOCATION

Lexington Avenue and 44th Street

Access available through the Graybar passage in Grand Central Terminal



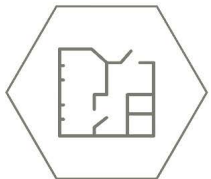
YEAR BUILT

1927, Renovated 2000



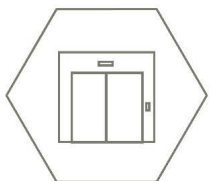
ARCHITECT

Sloan & Robertson



BUILDING SIZE

1,567,399 RSF



BUILDING HEIGHT

Thirty (30) Floors and a Penthouse

BUILDING CONSTRUCTION

Fireproof concrete with steel columns and beams

Masonry facade with deco-era sculptural reliefs

The building has a landmark-quality lobby with marble floors, accent mosaic borders travertine walls, and custom bronze chandelier lighting

Building visitor center with guest pre-registration

FLOOR LOAD

50 LBS PSF

FLOOR SIZES

Floors range in size from 22,000 - 60,000 RSF (7,000 RSF penthouse)

TYPICAL SLAB HEIGHTS

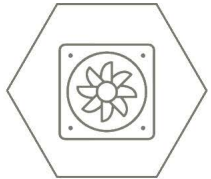
11' 8"

ELEVATORS

Thirty-two (32) passenger cars and two (2) freight cars are available in four separate elevator banks

Loading dock located in Depew place immediately behind the building; access is from 45th Street

SPECIFICATIONS



HVAC/ SUPPLEMENTAL COOLING

Tenant-controlled packaged water and air-cooled systems supply comfort cooling
Perimeter steam heat supplied from Con Edison
Operating hours are Monday-Friday 8am-6pm

LIFE/SAFETY

Addressable Class E System; 400 kW fire, life safety generator



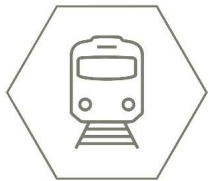
SECURITY/ACCESS

24/7-attended lobby, uniformed security coverage
Building visitor center with guest pre-registration
CCTV surveillance covers lobby, loading dock, and building entrances
Turnstiles with access cards for tenants in the lobby



TELECOM/CABLE

Altice, AT&T, CenturyLink, Congent, Crown Castle Fiber, Spectrum Business, Towerstream
Wired Certified Platinum



TRANSPORTATION

Direct access to Grand Central Terminal with Metro-North Railroad service as well as subway lines 4, 5, 6, 7 and the shuttle line between Grand Central Terminal and Times Square, Long Island Rail Road.



AMENITIES

Numerous bus lines and parking garages are located within walking distance from the building
Graybar19 tenant conference center
Equinox Fitness Club and café located in lobby level of building
Newsstand located in lobby of building
Building visitor center located in lobby of building
Bicycle storage room
Retail tenants include Verizon, Bluemercury, Webster Bank

ENERGY

Energy Star rated, LEED GOLD-Certified as of 2017



SL Green Realty Corp., Manhattan's largest office landlord, is a fully integrated real estate investment trust, or REIT, that is focused primarily on acquiring, managing and maximizing value of Manhattan commercial properties.

As of March 31, 2024, the Company held interests in **57 buildings** totaling **32.4 million square feet**. This included ownership interests in **28.7 million square feet** of Manhattan buildings and **2.8 million square feet** securing debt and preferred equity investments.

420^{LEX}

THE GRAYBAR BUILDING




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