

# 137 E. 46<sup>TH</sup>

STREET

BETWEEN LEXINGTON & THIRD AVENUE

LEFT LANE  
MUST  
TURN LEFT





# MIDTOWN EAST

Steps from Grand Central Terminal, 485 Lexington Avenue offers unbeatable access to major subways, buses, Metro-North, and the LIRR. The surrounding Midtown East neighborhood is packed with dining, retail, and fitness options and anchored by Fortune 500 headquarters, major financial institutions, and top law firms driving powerful weekday foot traffic.

The area is also undergoing one of the city’s largest office-to-residential transformations, bringing thousands of new residents and creating a true seven-day-a-week market. Retailers here will benefit from the rare combination of a dense office population, constant commuter flow, and a rapidly growing residential base.

## NEIGHBORING TENANTS

FORM 50®

Bright Horizons

DOS TOROS  
TAQUERIA

DOS CAMINOS

Springbone  
KITCHEN

PA Hudson Allergy



# SPACE DETAILS

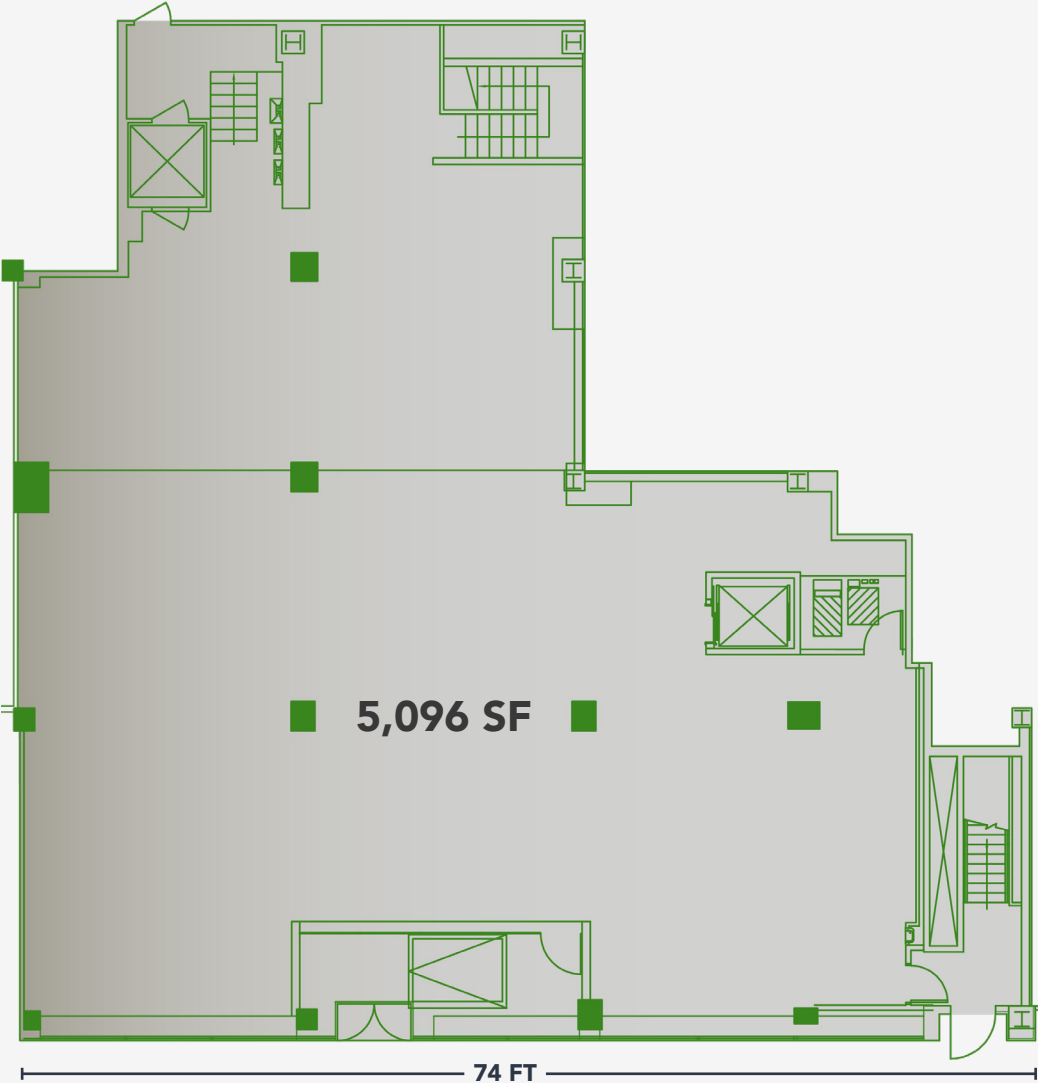
APPROXIMATE SIZE  
Ground Floor: 5,096 SF  
Mezzanine: 8,042 SF

FRONTAGE  
74 FT on E 46th Street

POSSESSION  
Immediate

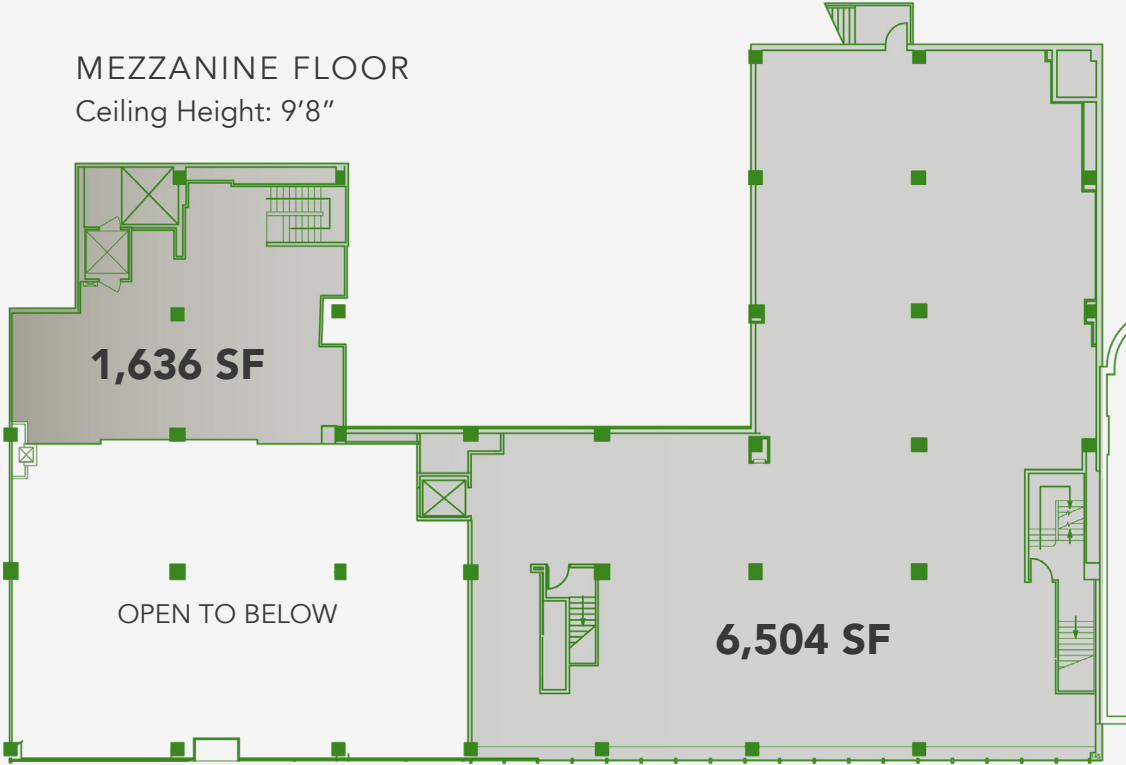
SITE STATUS  
Formerly NY Public Library

GROUND FLOOR  
Ceiling Height: 18'11"



EAST 46TH STREET

MEZZANINE FLOOR  
Ceiling Height: 9'8"



EAST 46TH STREET

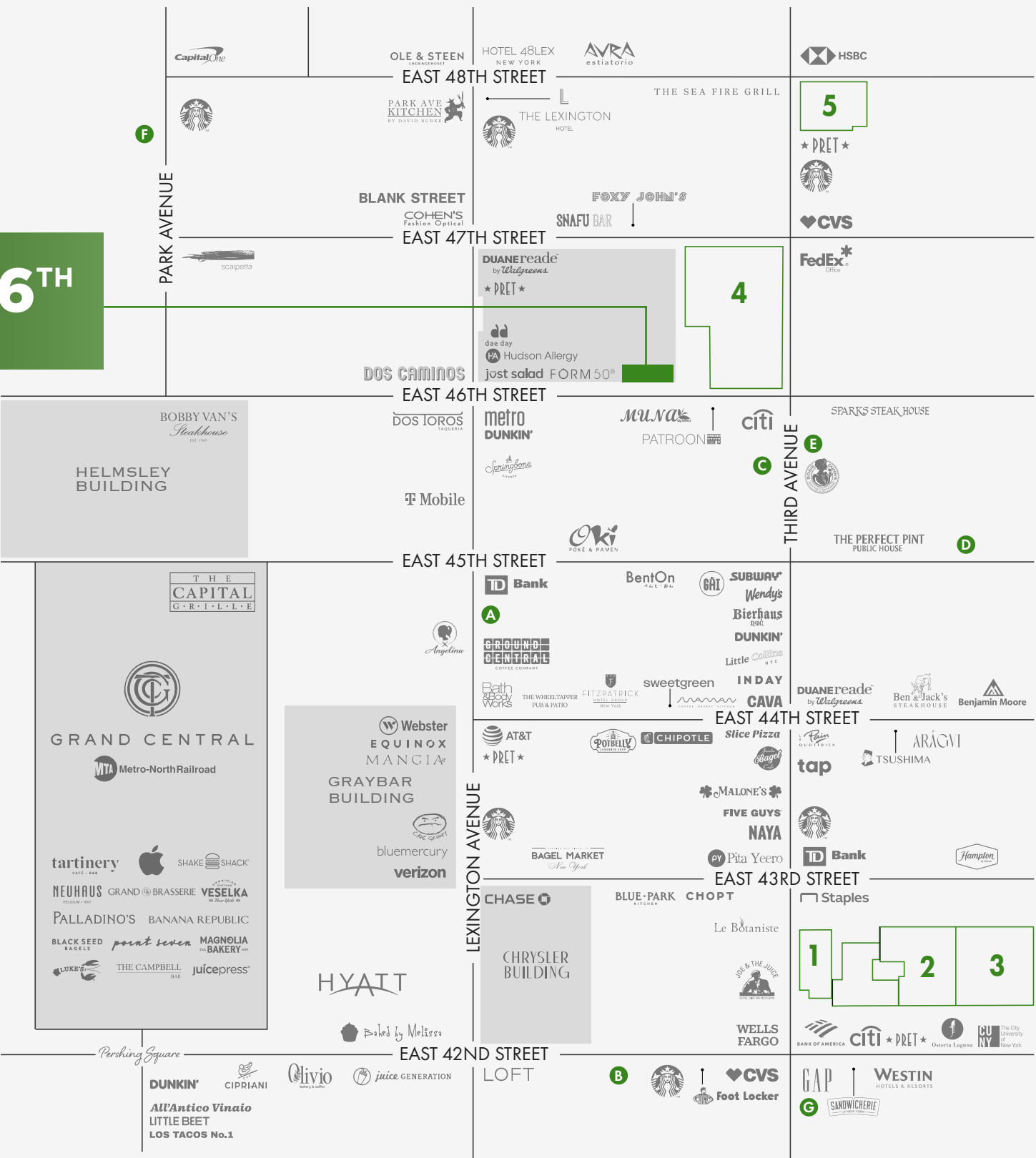
RESIDENTIAL CONVERSIONS

RESIDENCES	# OF UNITS
① 675 Third Ave.	464
② 219 E 42nd St.	536
③ 235 E 42nd St.	927
④ 750 Third Ave.	680
⑤ 767 Third Ave.	337
830 Third Ave.	188
845 Third Ave.	411
300 E 42nd St.	135
622 Third Ave.	1111
355 Lexington Ave	297
TOTAL: 5,086 UNITS	

OFFICE HEADQUARTERS

TENANT	ADDRESS	SIZE
A Davis Polk	450 Lexington Ave.	710,000 SF
B Wells Fargo	150 East 42nd St.	433,000 SF
C TIAA	730 Third Ave.	360,476 SF
D A&E	227 East 45th St.	150,379 SF
E Cerberus Capital	733 Third Ave.	124,327 SF
F JP Morgan Chase	270 Park Ave.	2,500,000 SF
G Empire State Development Corporation	655 Third Ave.	117,191 SF

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# 137 E. 46TH ST

## CONTACT EXCLUSIVE AGENTS

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**slg**  
SL GREEN RETAIL