

137 E. 46TH

STREET

BETWEEN LEXINGTON & THIRD AVENUE



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®

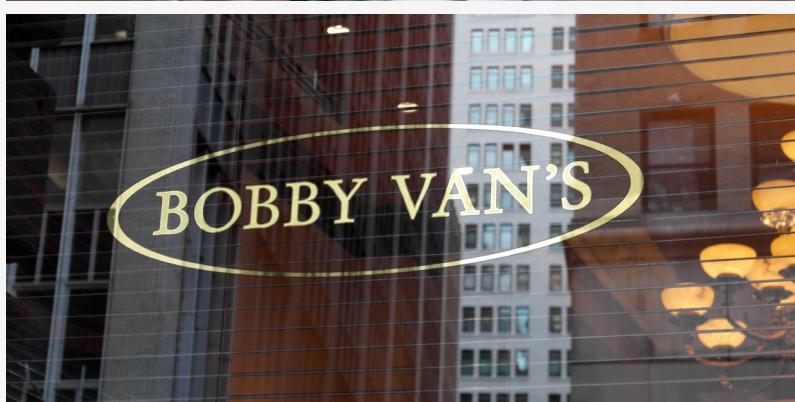
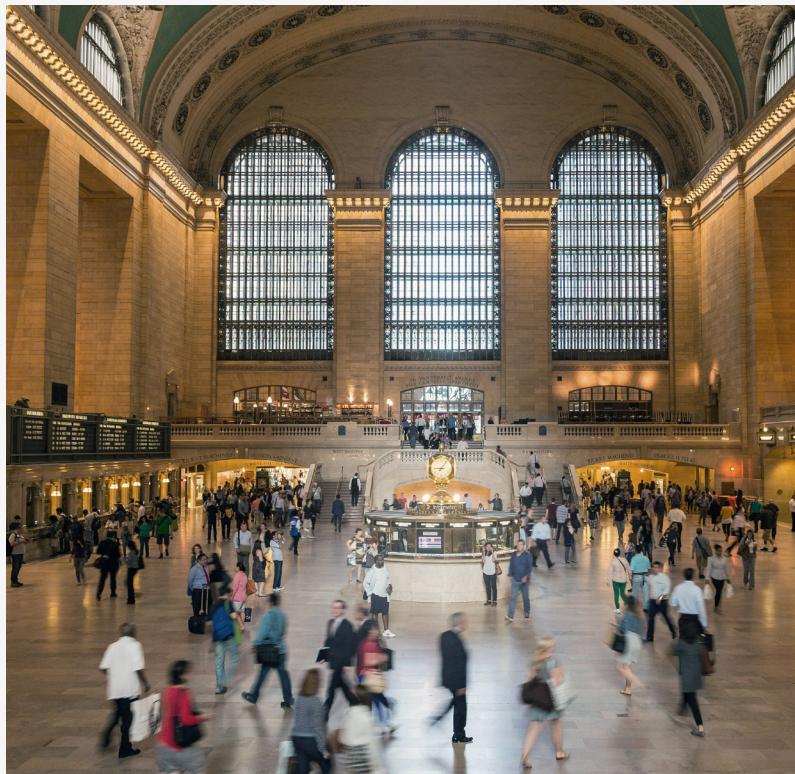
 **Bright Horizons**

 **DOS TOROS**
TAQUERIA

DOS CAMINOS

 **Springbone**
KITCHEN

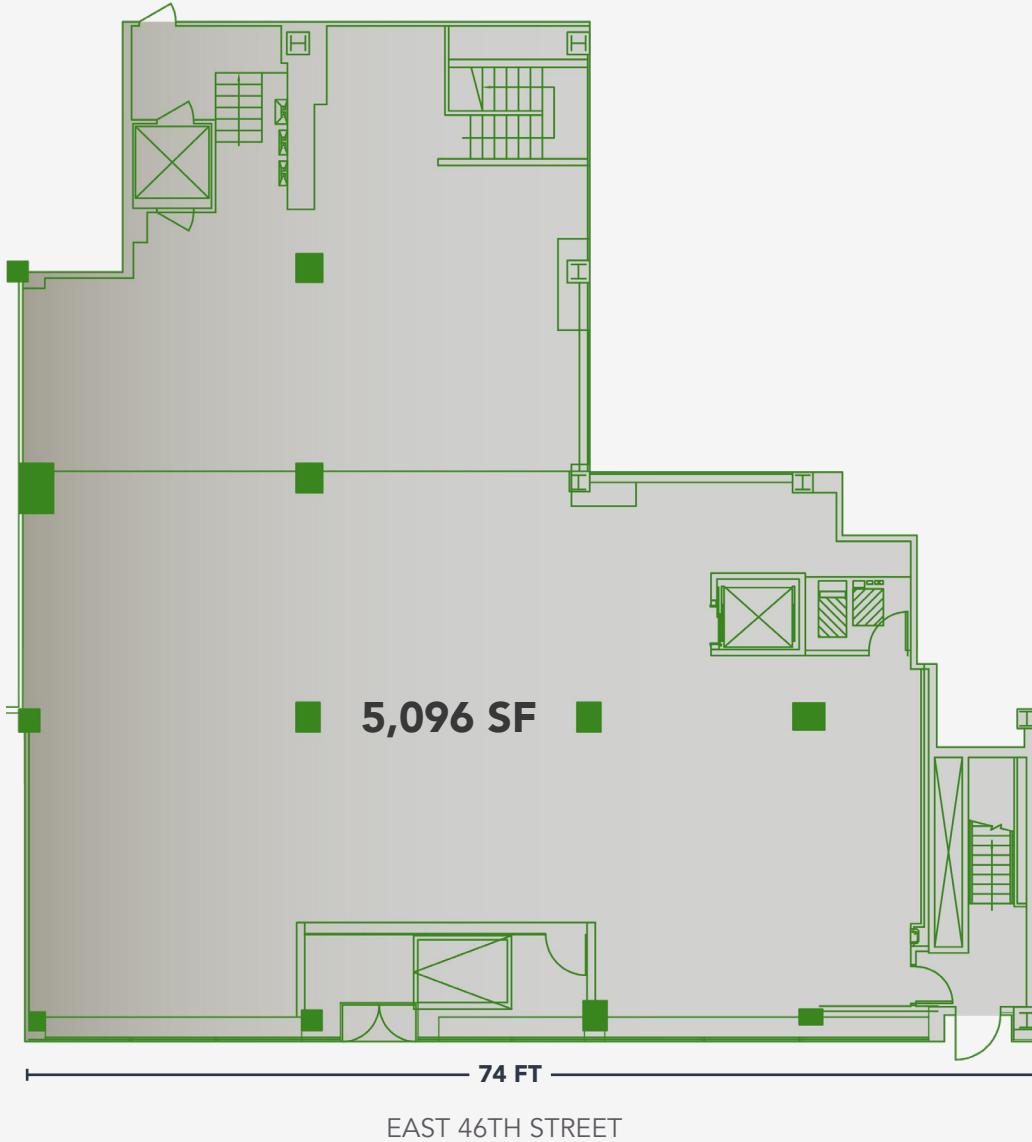
 **Hudson Allergy**



SPACE DETAILS

GROUND FLOOR

Ceiling Height: 18'11"



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

MEZZANINE FLOOR
Ceiling Height: 9'8"



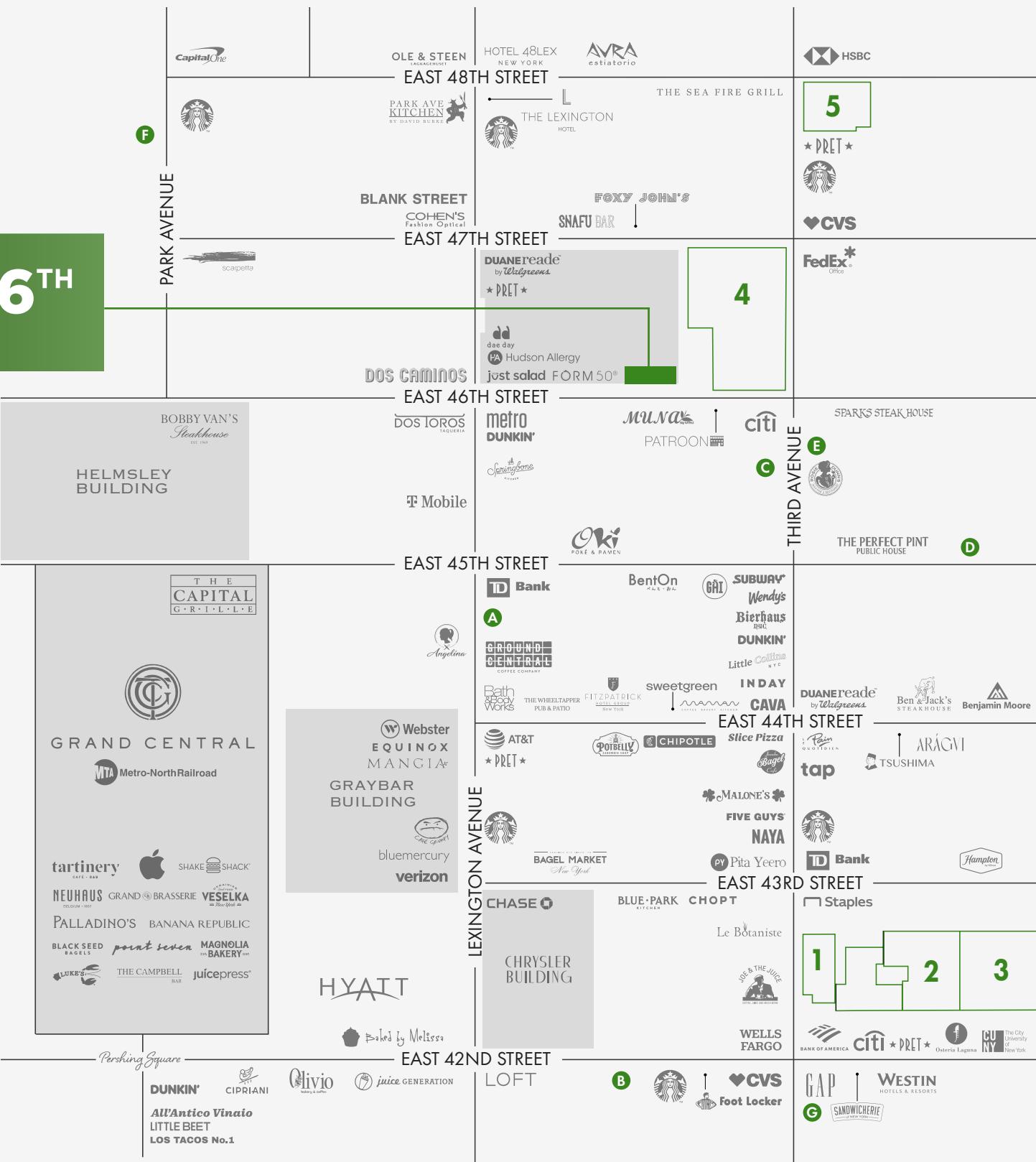
RESIDENTIAL CONVERSIONS

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	

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OFFICE HEADQUARTERS

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



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SG
SL GREEN RETAIL