

GRAND CENTRALLY
LOCATED

420^{LEX}
THE GRAYBAR BUILDING

BUILD-TO-SUIT
OPPORTUNITY
13K 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

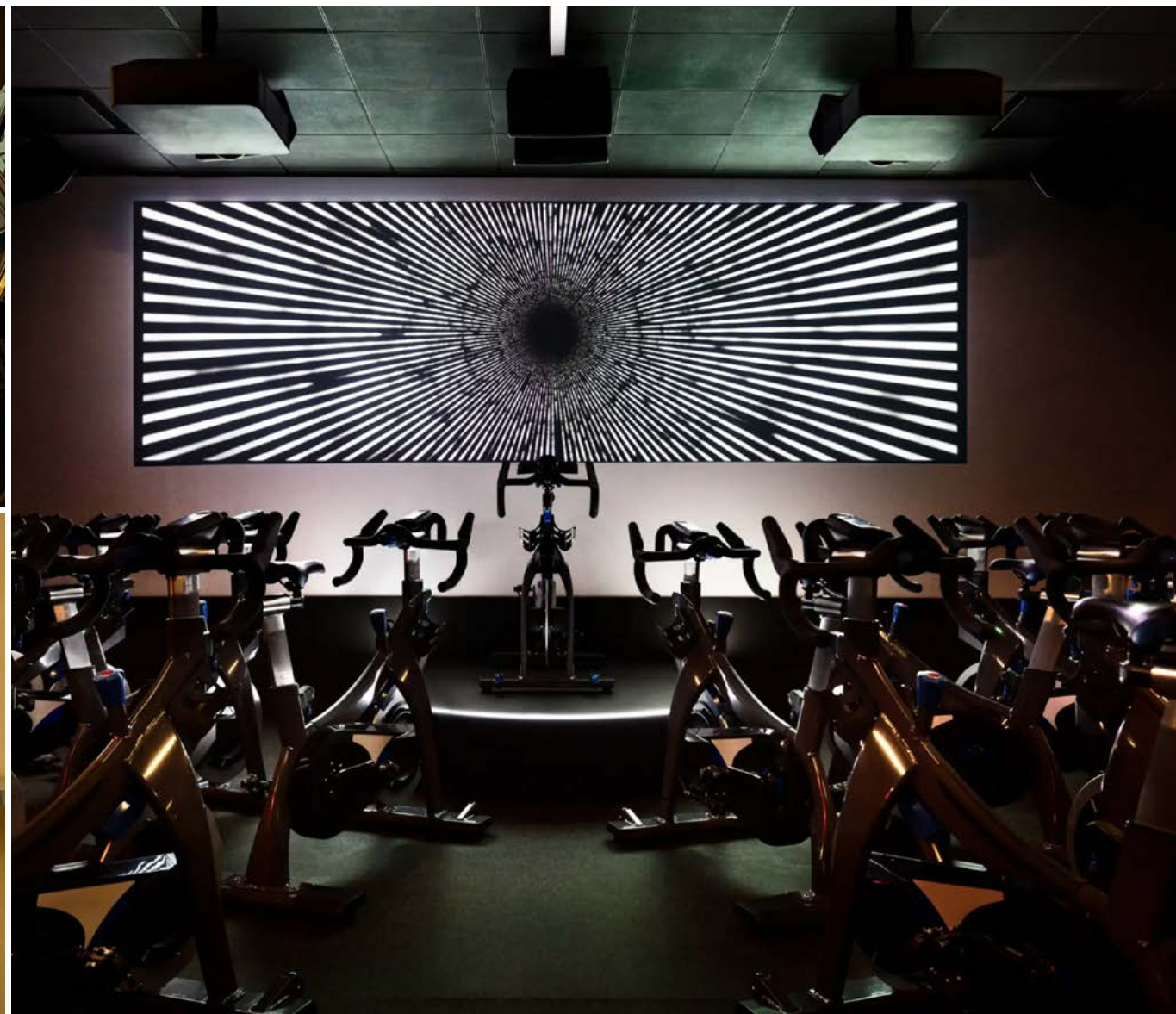
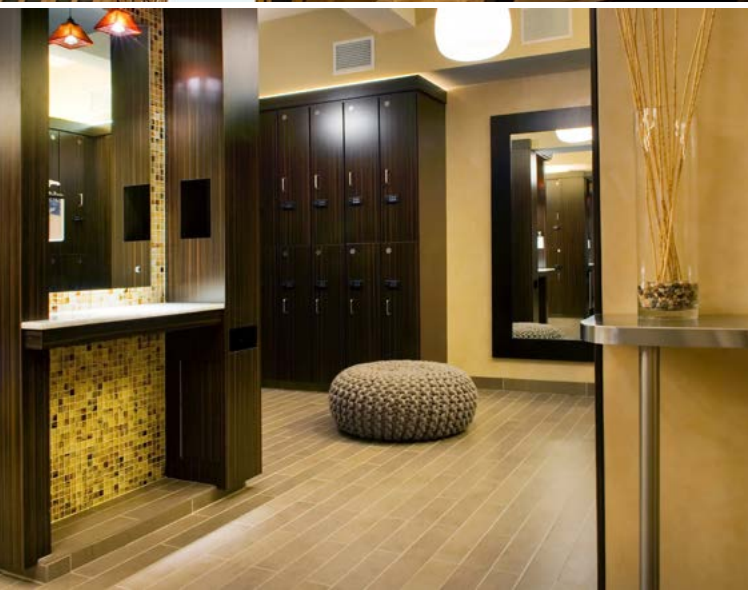
Verizon

Mangia



EQUINOX

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





19
GRAYBAR

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 800



Suite 800

HIGH-STYLE CORPORATE PRE-BUILTS

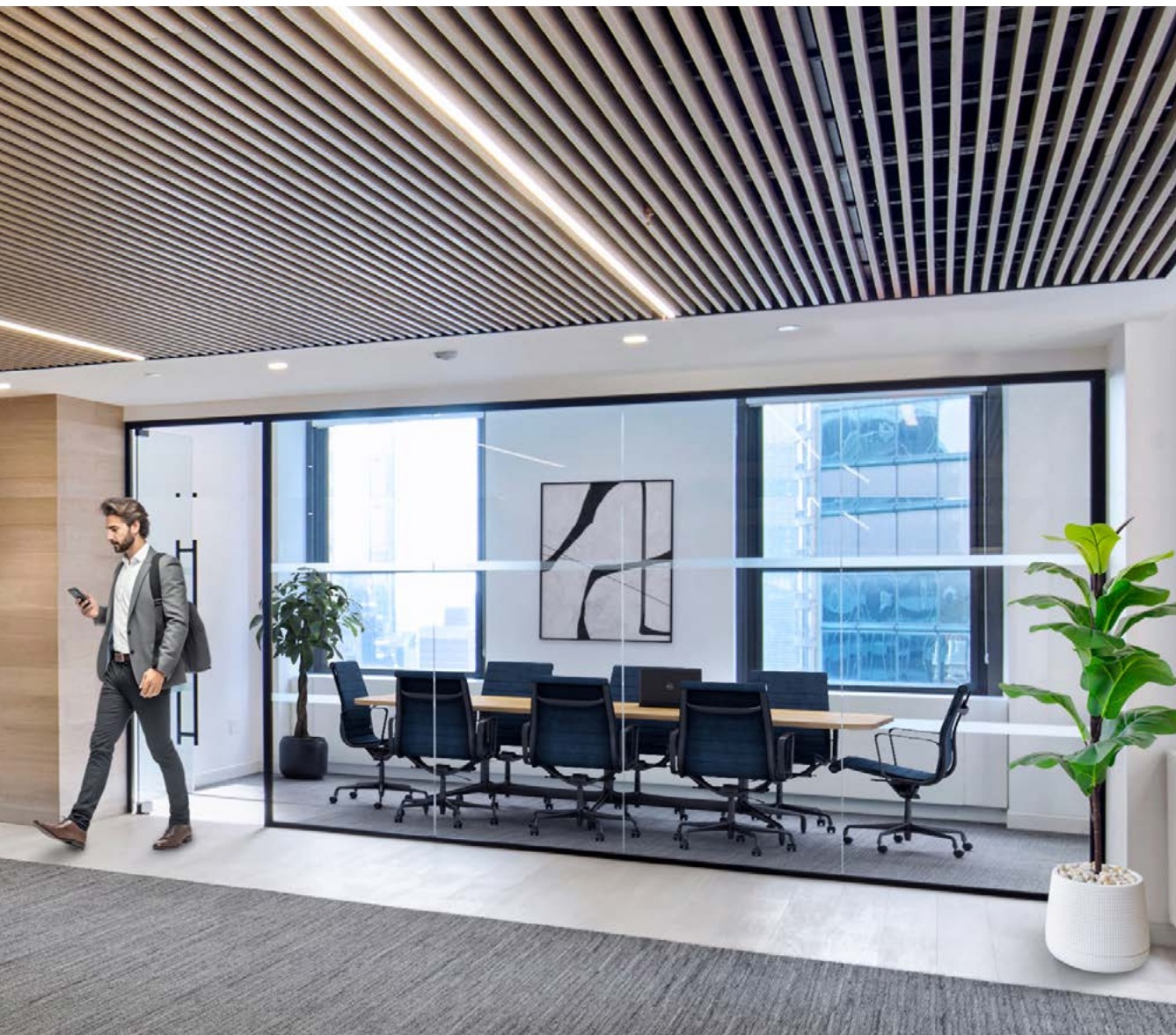
Drop ceilings

New pantries

Multiple meeting rooms

Glass front offices +
conference rooms

Marble + stainless steel finishes





Open Pantries

AVAILABILITIES

LARGE SUITE

Up to 11,300 RSF

CLICK TO VIEW

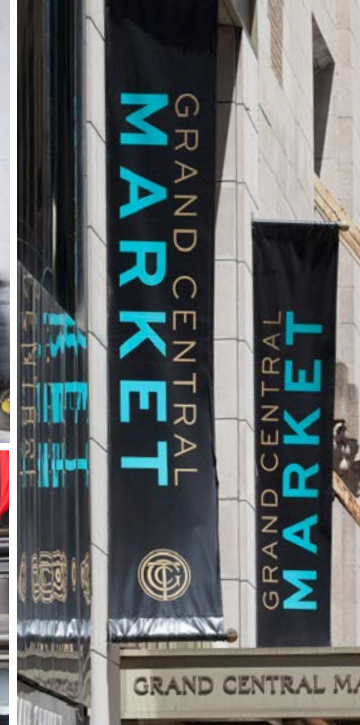
BOUTIQUE PRE-BUILTS *Up to 6,600 RSF*

CLICK TO VIEW

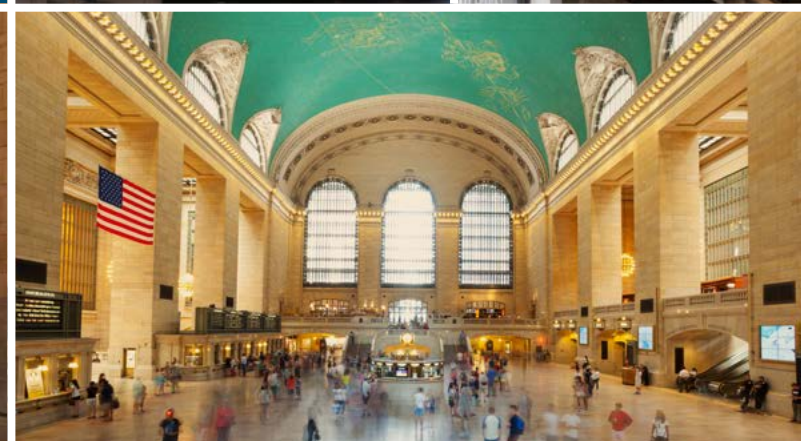
BUILD-TO-SUIT

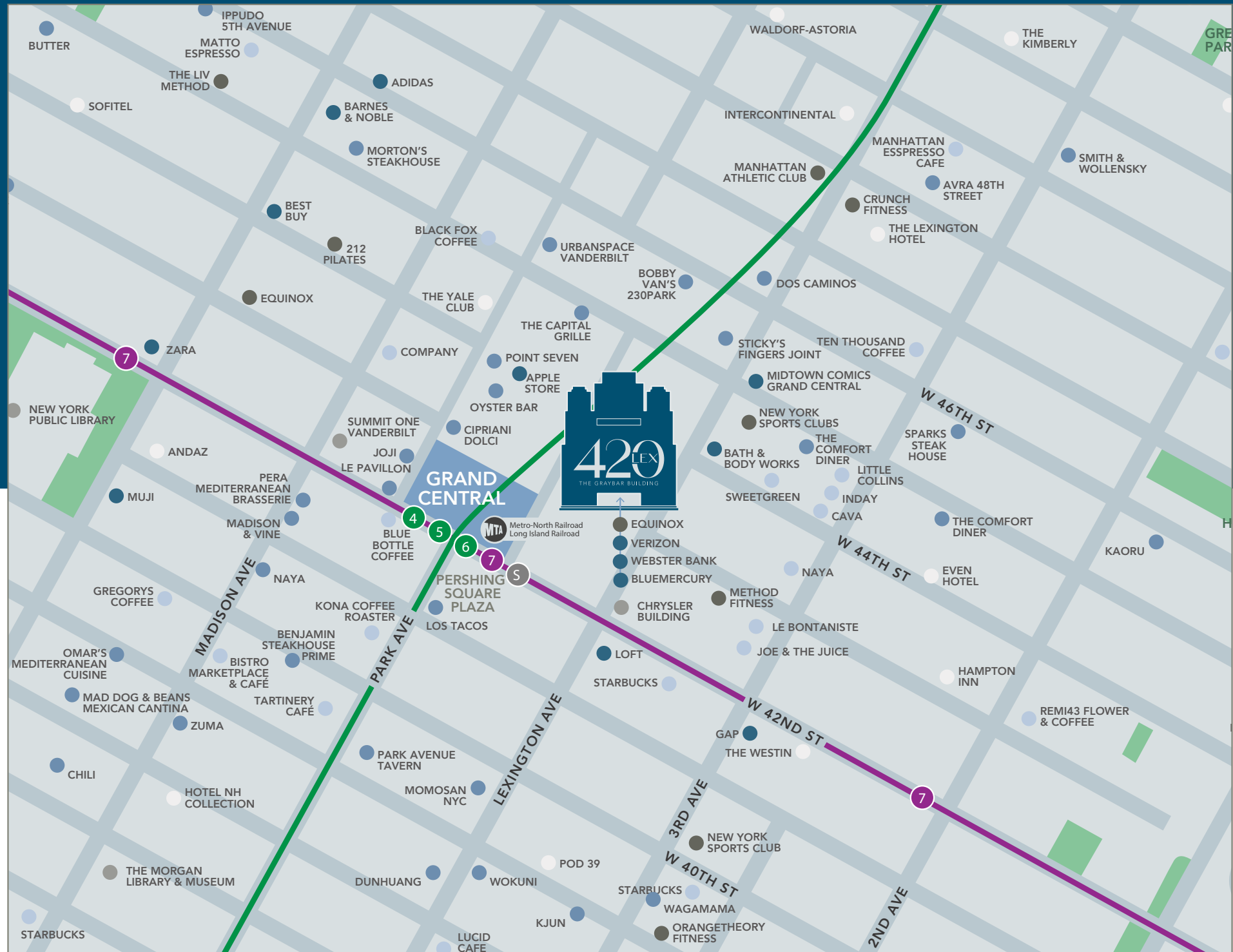
Available 13,492 RSF

CLICK TO VIEW



CENTRAL TO ALL THAT'S GRAND





GRAND CENTRAL

Metro-North Railroad
Long Island Railroad

PERSHING SQUARE PLAZA

MADISON AVE

PARK AVE

LEXINGTON AVE

3RD AVE
W 40TH ST

W 42ND ST

W 44TH ST

W 46TH ST

7

4

5

6

7

S

7

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"

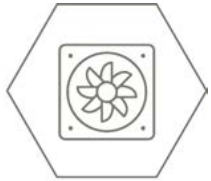


ELEVATORS

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

ABOUT SL GREEN



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 December 31, 2025, SL Green held interests in **56 buildings** totaling **31.4 million square feet**. This included ownership interests in **28.0 million square feet** of Manhattan buildings and **2.7 million square feet** securing debt and preferred equity investments.

420^{LEX}

THE GRAYBAR BUILDING

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