

ALTUS

SUITES AT ONE VANDERBILT

FLOOR 54

PRESTIGE

INSPIRE

BESPOKE

FRESH

"AS THE LARGEST OWNER OF COMMERCIAL PROPERTY IN NEW
YORK CITY, WE ARE PROUD TO SET A NEW STANDARD FOR 21ST
CENTURY DEVELOPMENT IN MIDTOWN MANHATTAN."

MARC HOLLIDAY
CEO, SL GREEN REALTY CORP.



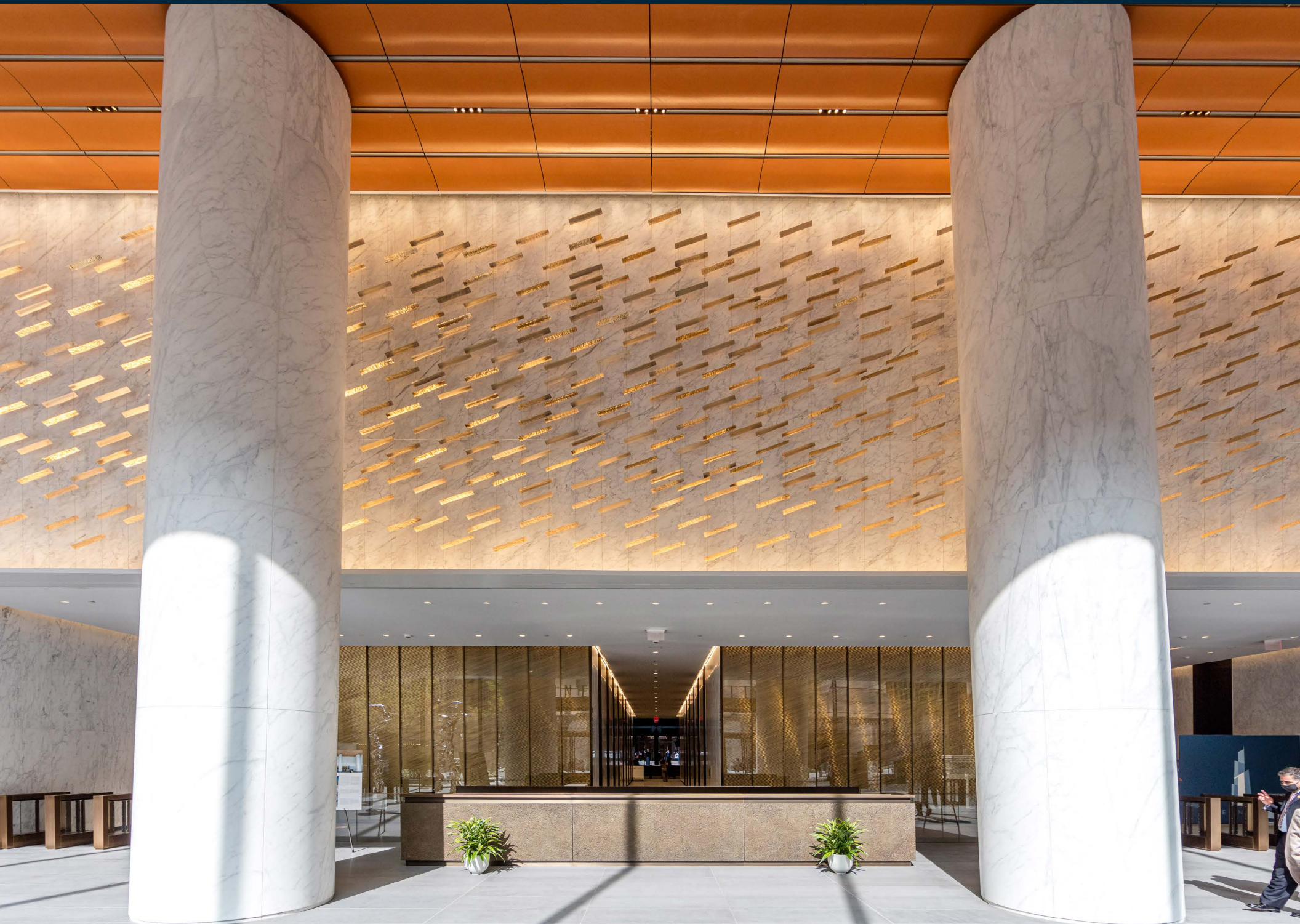
REDEFINING MIDTOWN



INSPIRING PLAZA ENTRY

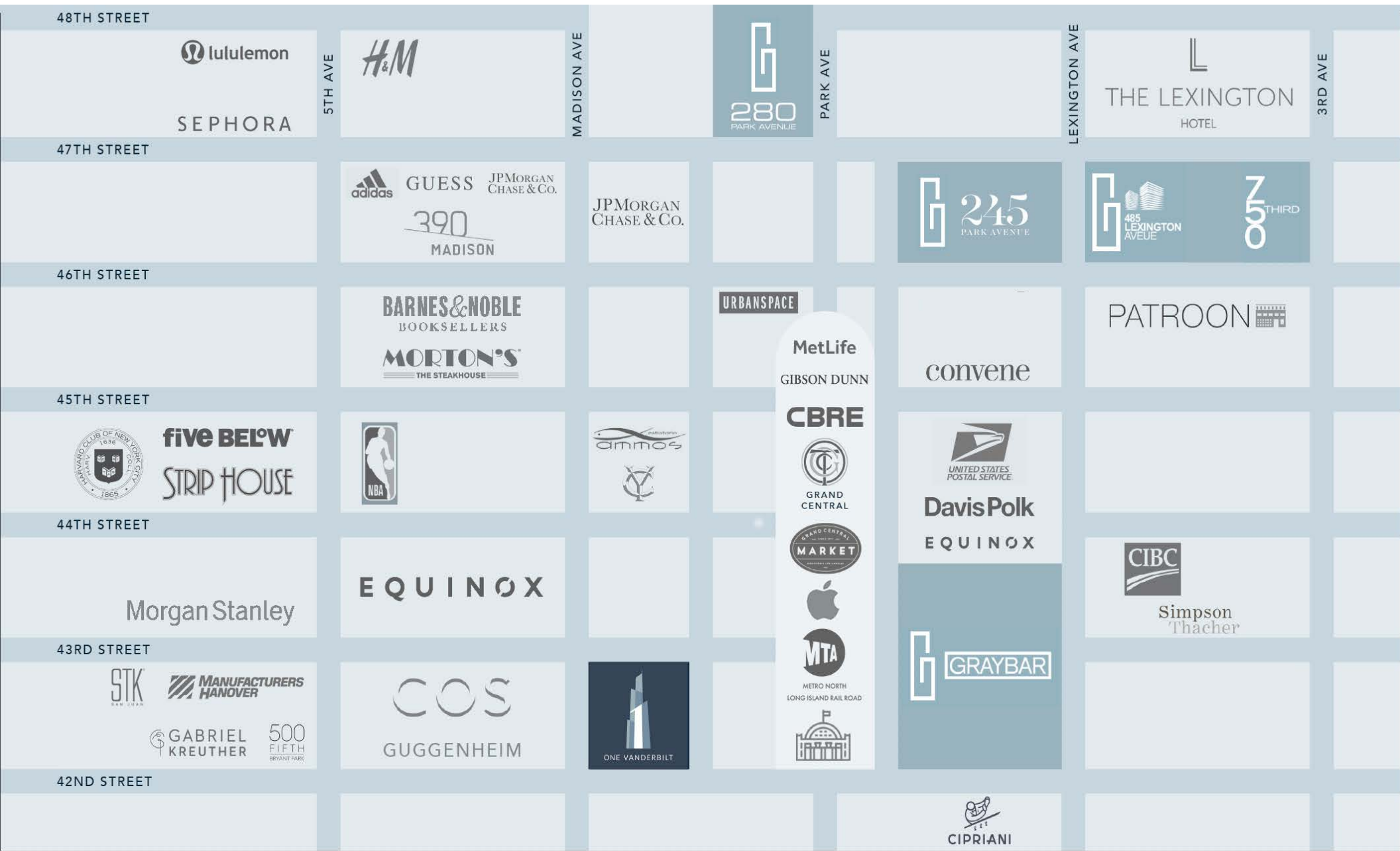


CAPTIVATING ENTRY EXPERIENCE



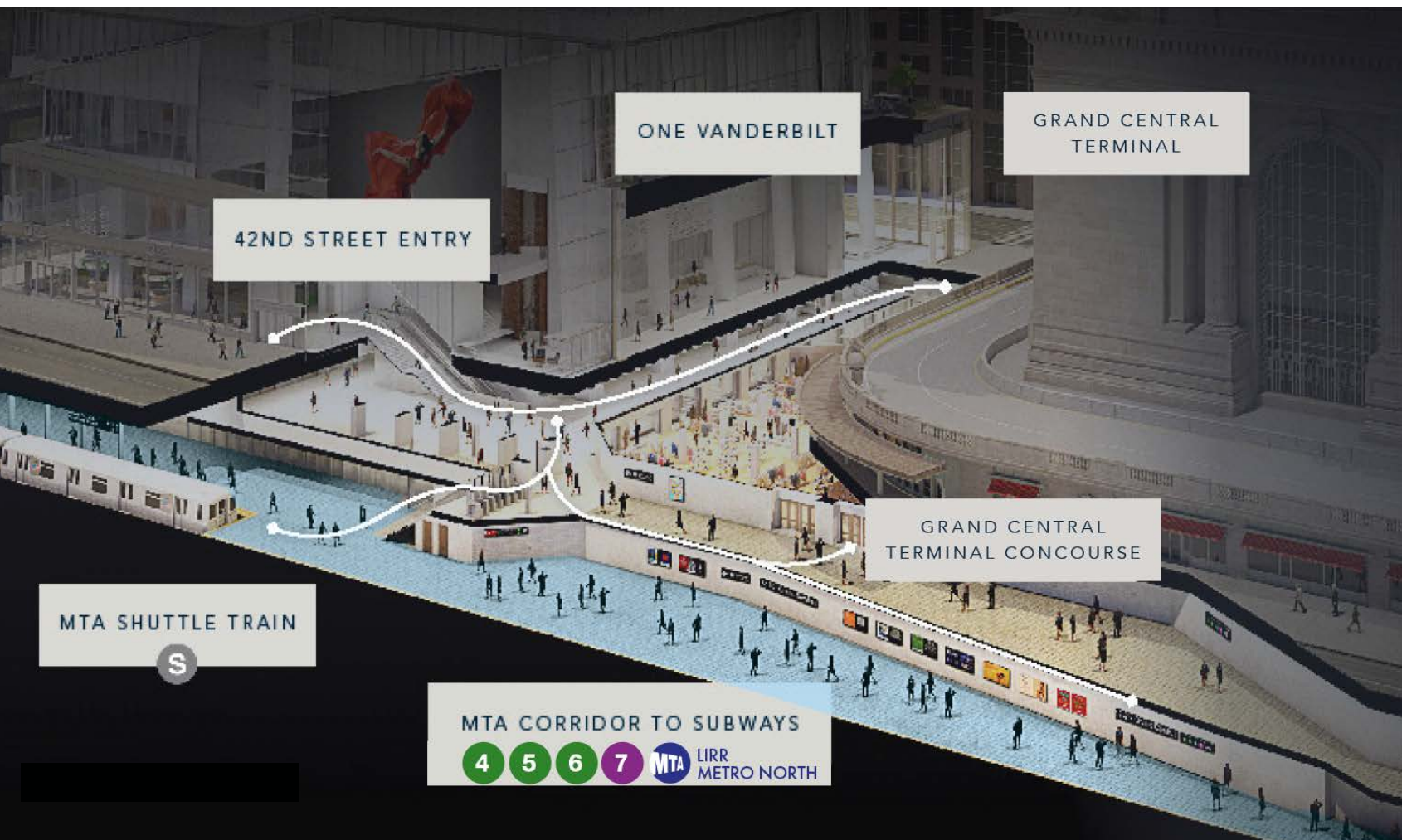
WELCOME TO THE NEIGHBORHOOD

Located in the heart of East Midtown, One Vanderbilt offers unparalleled access to retailers, restaurants, and businesses.



UNPARALLELED ACCESS TO PUBLIC TRANSIT

One Vanderbilt sits in the heart of Midtown Manhattan and offers unrivaled convenience and access to major commuting arteries including the 4, 5, 6, S trains, the MetroNorth, and the Long Island Rail Road connection as part of the MTA's East Side Access project. The lobby of One Vanderbilt is integrated with a 4,000 square foot public transit hall, which serves as a direct link to Grand Central Terminal.



Bus Lines

M101	M102	M103
M1	M2	M3
Q32	M55	

Subway – 0.3 mile



Subway – 0.5 mile



Visit [MTA.info](https://www.mta.info)



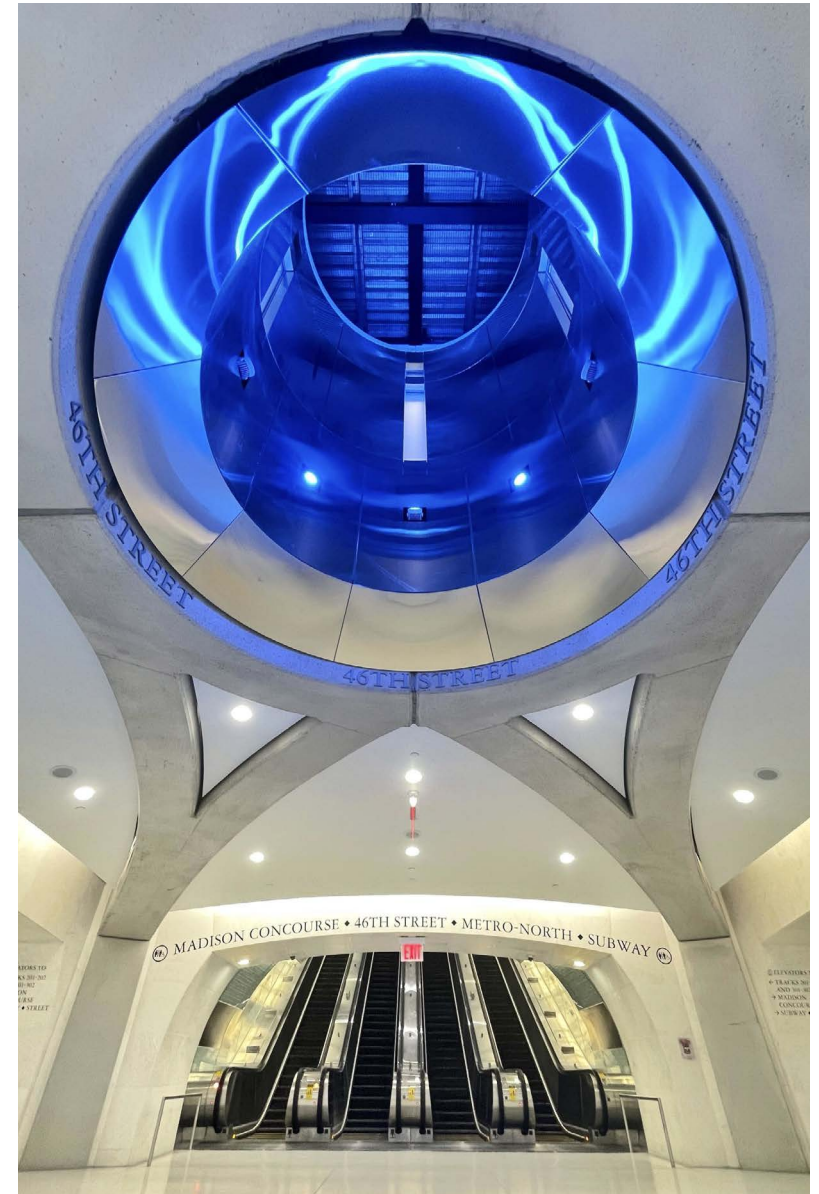
EASY ACCESS TO THE LONG ISLAND RAILROAD

New LIRR's \$11-billion, 350,000-square-foot Grand Central Madison Station opened January 2023.

Riders of Long Island Railroad now have a direct connection for all eleven LIRR lines to Grand Central Terminal.



Yayoi Kusama and Kiki Smith's mosaic for the Grand Central Madison Station



THE ALTUS SUITES

ELEVATE YOUR BUSINESS
TO A HIGHER LEVEL

THE ALTUS SUITES

at One Vanderbilt—the finest address in
Manhattan and headquarters to the world's
leading companies.

TURN-KEY READY, FULLY FURNISHED SUITES

Complemented by stunning views across all of New
York City provide an exceptional, professional and
personal quality of life.

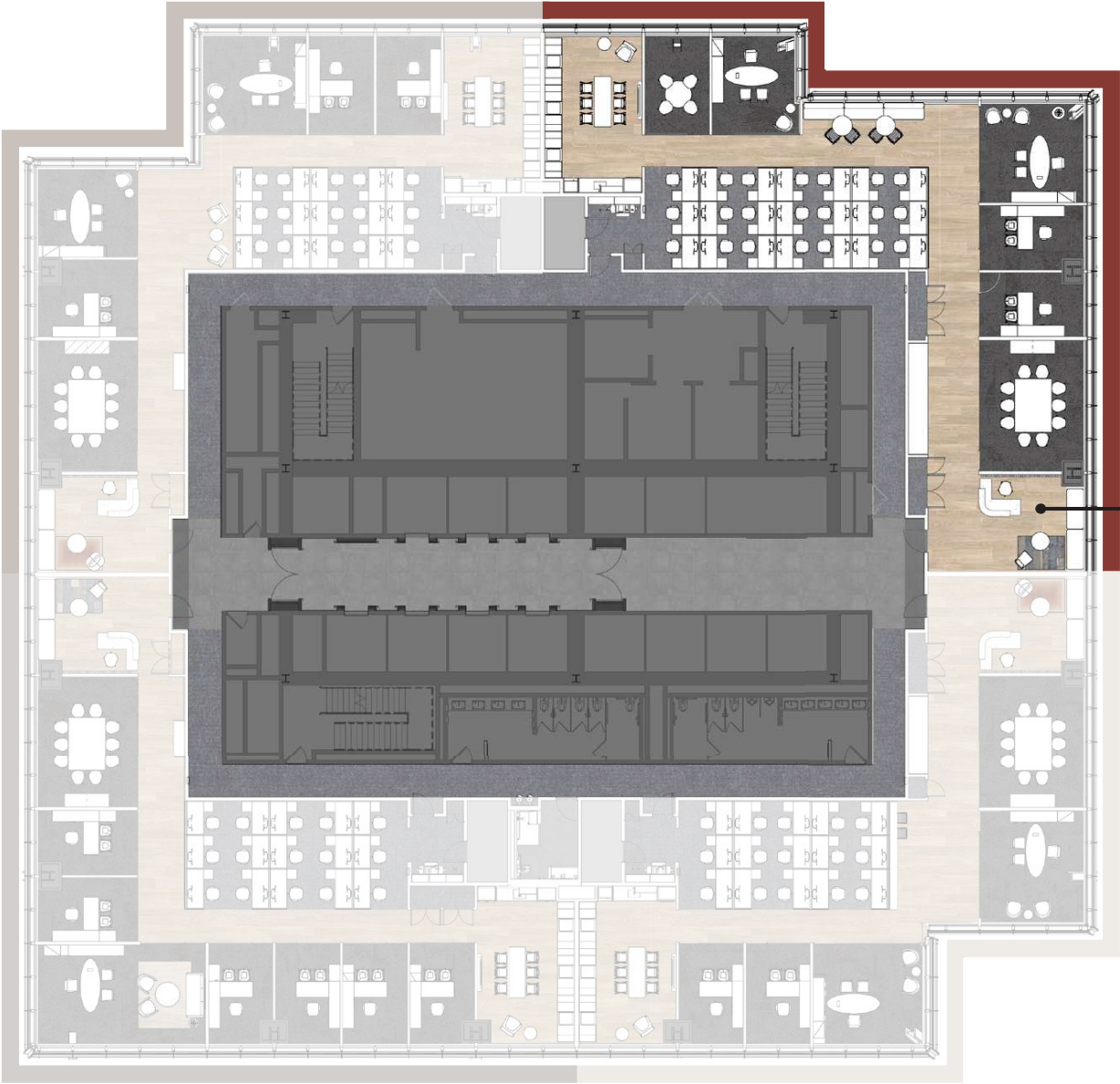
UNIQUE AMENITIES FEATURE:

Michelin-star Restaurants, Le Pavillon and Joji

Hospitality Concierge

Garage Parking with Valet Service

Executive Shower on Floor



RSF

SUITE B

SUITE B

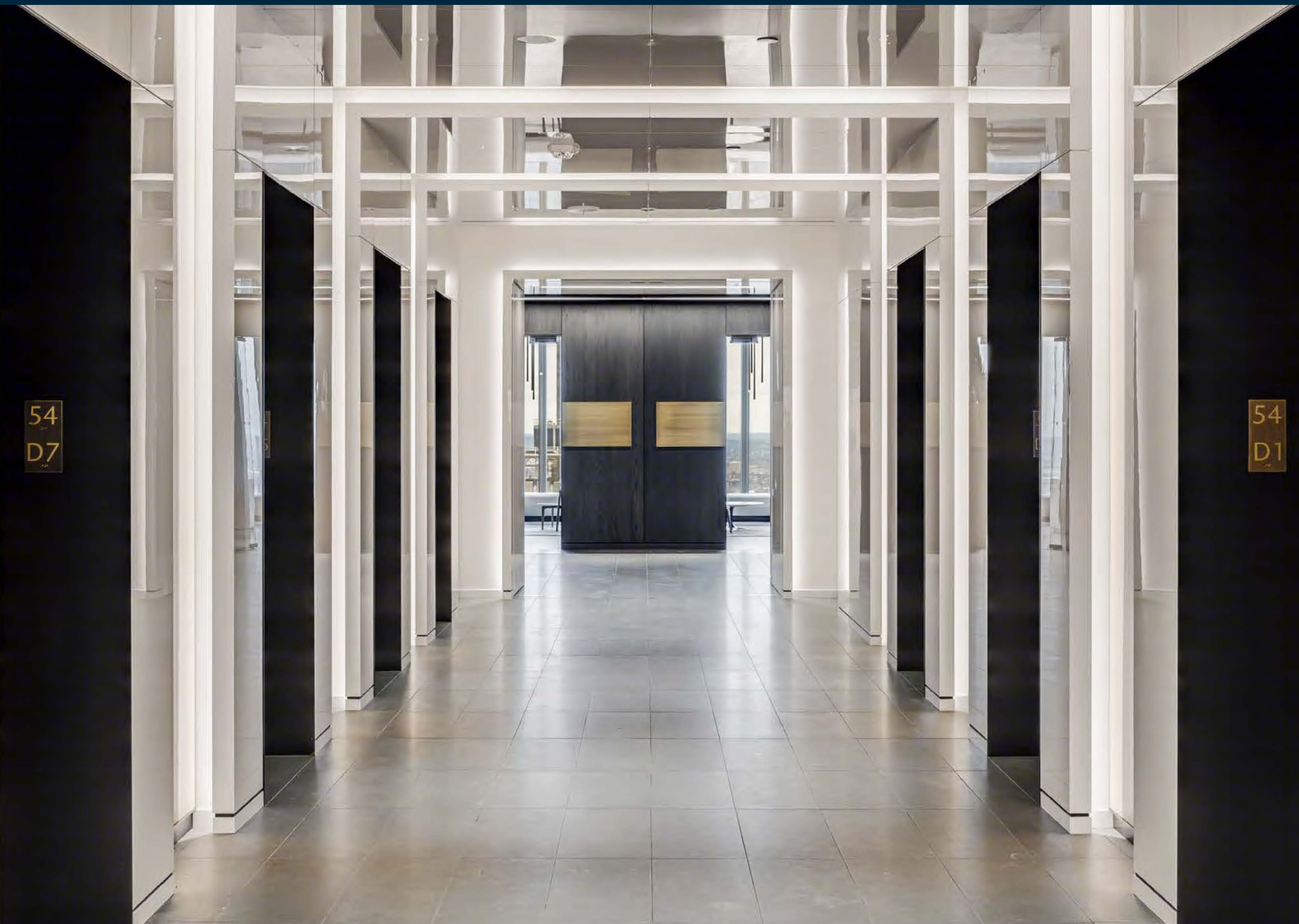
7,204

- 2 Conference Rooms
- 2 Offices
- 2 Executive Offices
- 21 Workstations
- Eat-in pantry



CLICK HERE FOR A
VIDEO TOUR OF SUITE B

GRAND ARRIVAL



54
D7

54
D1

DRAMATIC RECEPTION



REFINED FINISHES



SWEEPING VIEWS



PLUG AND PLAY



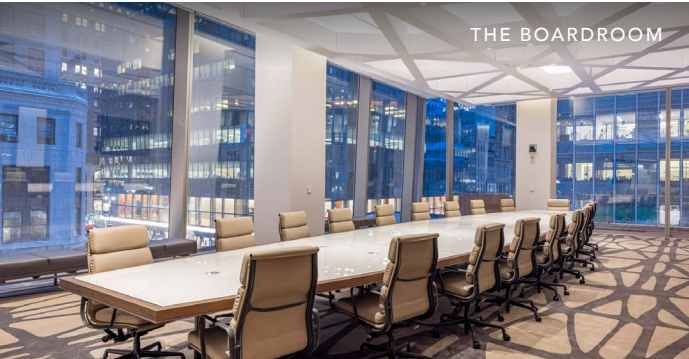
The Vandy Club Conference Center

Meeting &
Event Spaces

The Vandy Club offers multiple spaces to fulfill your meeting room needs. The floor features The Auditorium, a state-of-the-art space designed for elegance and performance in equal measure with reference-grade projection and sound systems seamlessly blended in its refined interior. Coupled with The Vandy Club’s seamless high-speed Wi-Fi internet, The Auditorium offers its hosts the utmost in flexibility, accommodating high-impact film screenings, dining, and presentations with one-touch, minimal setup simplicity.

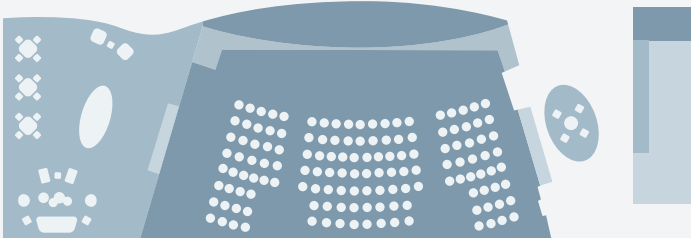
The cinema audio system, with its Meyer Sound main, rear, side, and overhead surround loudspeakers controlled by Dolby surround processor, leverages products normally found in professional film facilities, production studios, and producers’ screening rooms. The projection system is equally well-appointed with three 4K UHD high brightness projectors for creative event production together with a Barco ultra-wide DCI capable cinema projector and a Stewart Filmscreen VistaScope motorized masking screen system.

Together with the surround audio system, the combined sound and picture experience of The Auditorium is tailored for quality of the highest expectation.



BOOK A CONFERENCE ROOM – Contact the Hospitality Team at hospitality@slgreen.com or 212-230-2360. Please also refer to the One Vanderbilt mobile app for booking options.

The Auditorium



SPACE	SEATS AVAILABLE
The Auditorium	140
The Boardroom	38
The Meeting Room	24

PRE-FUNCTION LOUNGE



BOARDROOM



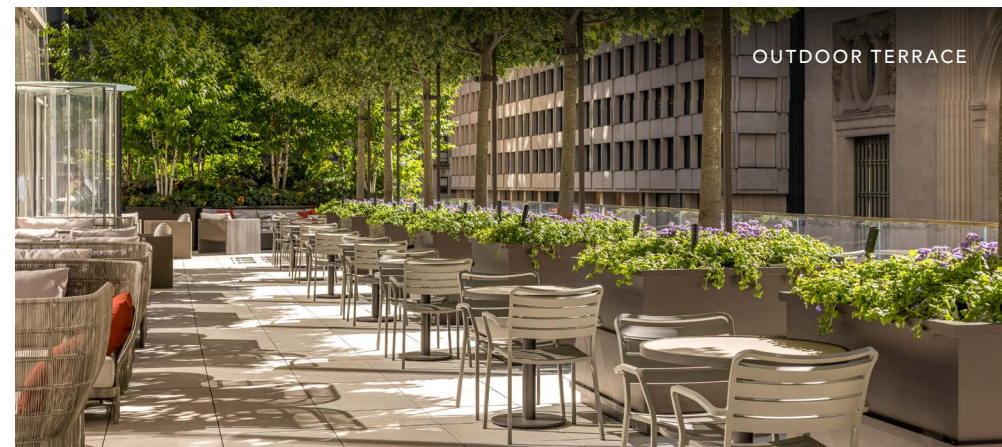
BUILDING AMENITIES

The Grand Gallery

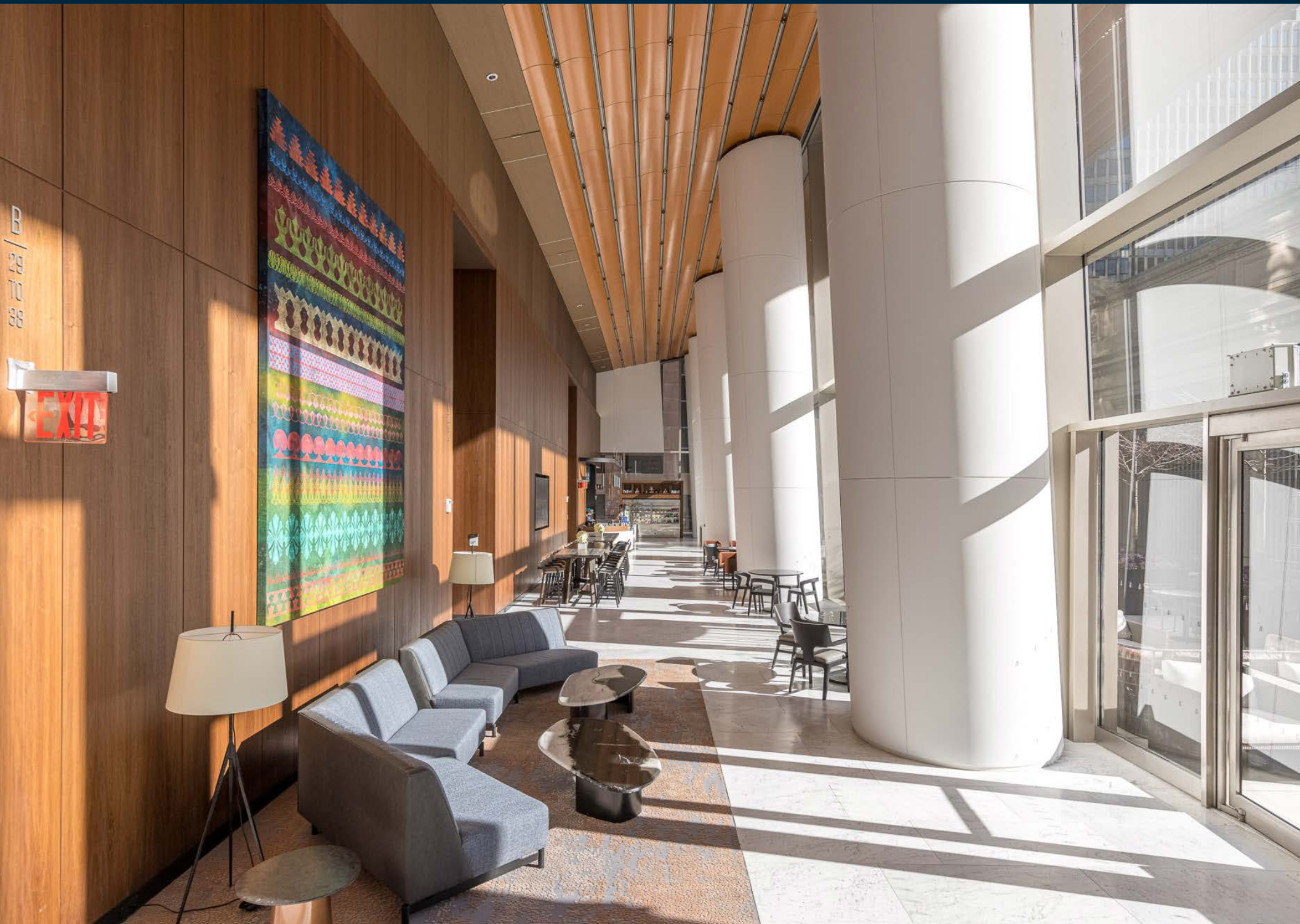


La Terrace by DB is a unique food and beverage experience for tenants featuring an exclusive menu of sandwiches, salads, paninis, and pastries. La Terrace by DB will also service a variety of coffee, beer, and wine options. Casual seating is available in the Grand Gallery where tenants and guests can enjoy the soaring ceiling heights and ambient music.

To view our menu, visit the One Vanderbilt mobile app.



THE GRAND GALLERY



OUTDOOR TERRACE



Building Amenities & Services

Vandy Concierge

→ The Vandy Club,
3rd Floor

A dedicated concierge at One Vanderbilt will welcome you as soon as you step foot onto The Vandy Club floor. Our Vandy Concierge will be available to assist you with service offerings at One Vanderbilt such as conference bookings, reservations, private events, and more.

Contact hospitality@slgreen.com for more information.

Bicycle Storage & Shower Room

→ B1 Level

Active commuters are encouraged to use One Vanderbilt's dedicated bicycle storage room featuring access to a showering facility for added convenience. This is the largest bicycle room in New York City with 186 racks available on the B1 level of the building. The storage room is accessible 24/7 via an elevator adjacent to the Messenger Center located on 43rd Street.

Contact one.vanderbilt@slgreen.com for more information.

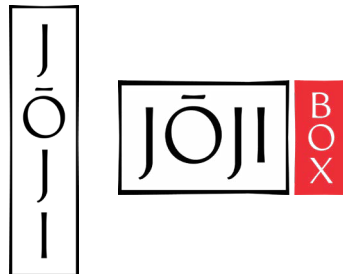


RESTAURANTS

One Vanderbilt is home to culinary destinations throughout the building including Le Pavillon, a premier dining destination created by Michelin-starred Chef Daniel Boulud.



APRÈS



In-Office Dining from
La Terrace by DB
In-building delivery service | Tenant Access

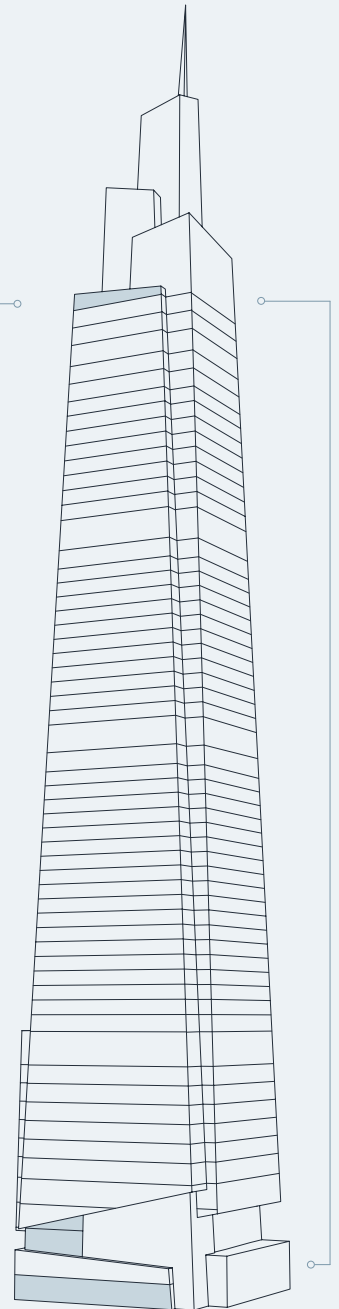
Après

La Terrace by DB
3rd Floor | Tenant Access

Le Pavillon
2nd Floor | Public Access

Épicerie Boulud
Ground Floor | Public Access

Joji & Joji Box
B1 Transit Hall | Public Access



RESTAURANTS



→ 2nd Floor

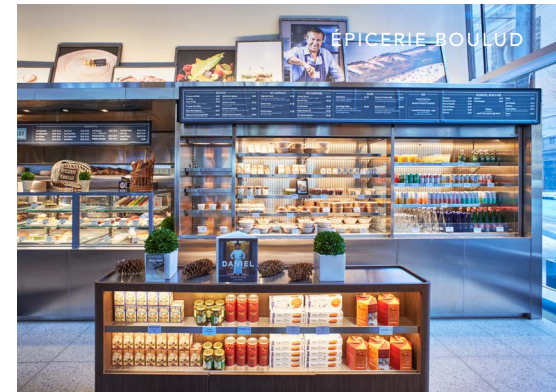
Le Pavillon offers an opportunity to become a timeless destination in an iconic new landmark of New York City. Housed in a space that sits at the very heart of one of the most important culinary capitals in the world, Le Pavillon is a deeply personal expression of Daniel's New York. Grounded in the informal elegance that passionate diners worldwide have come to recognize as distinctly Daniel, Le Pavillon boasts a playful energy that speaks to who Chef Daniel is at heart. Le Pavillon at One Vanderbilt offers an intimate taste of Chef's personal journey from French farm boy to American master chef.

To learn more about Le Pavillon, visit lepavillonnyc.com



→ Ground Floor

Épicerie Boulud is Chef Daniel Boulud's eat-in and take-out market and café, with locations throughout New York City. Visit the ground floor market on 42nd Street and enjoy seasonal, house-made ingredients, from fresh bread and viennoiserie to made-to-order sandwiches, soups, salads, charcuterie and cheese boards, and French pastries. This all-day café serves coffee, breakfast, lunch, and a rotating selection of hot plats du jour.



→ B1 Level

Jōji intimate dining room is infused with authentic Japanese character, designed with a deep reverence of nature to create a refined and serene dining experience. The traditional multi-course Omakase experience, led by Chef George Ruan, is uniquely designed for each guest using only the finest seasonally available ingredients, paired with premium sake and fine wine. With dining operations overseen by Chef Daniel Boulud, Jōji delivers a sophisticated, elegant culinary journey for every guest.

RESTAURANTS



→ 93rd Floor

Après offers guests an international selection of light fare to enjoy while taking in the exhilarating views of the greatest city in the world. In addition to a cozy indoor café, guests can enjoy a beverage or specialty snack at the bar and food carts located on the open-air terrace. While the menu offerings reflect the international stature of The Summit, all food items are locally sourced and organic whenever possible, reinforcing our commitment to wellness and sustainability.

To learn more about Après, visit summitov.com/experience/apres



PUBLIC ART

One Vanderbilt Plaza Viewing Garden

Designed by acclaimed landscape architect, Peter Walker, One Vanderbilt features a pedestrian plaza connecting 42nd Street, the west entrances of Grand Central Terminal, West 43rd Street, and the office and transit entrances of the building. The Vanderbilt Plaza is paved with granite cobbles with a circular design radiating from a series of five discs containing canopy trees pruned to allow pedestrian views across the Plaza and seasonal and groundcover plantings in spring, summer, fall, and winter, much like the channel gardens at Rockefeller Plaza. The planted discs accommodate casual seating, and the trees provide a setting at a pleasing civic scale while relating timelessly both to the historic grandeur of the terminal architecture and the monumental modern tower. This classically elegant Plaza serves as a respectful and memorable new civic addition to East Midtown.



Continuous Life and Death at the Now of Eternity II, Grand Central Terminal

ARTIST:
teamLab

LOCATION:
Transit Hall

This beautiful centerpiece located in One Vanderbilt's transit hall was created by a Japanese based collective of artists, programmers, engineers, CG animators, mathematicians, and architects whose work expresses the relationship between art, science, technology, and the natural world.

This is teamLab's first permanent installation in North America. The imagery of ever-changing flowers is generated in real time. It is not a prerecorded image on a loop. The installation is also integrated into the nature of its New York City environment. When the sun rises in Manhattan, the work becomes brighter. When night falls, the work becomes darker and more mysterious. Like a living garden, flowers change seasonally throughout the period of one year.



LOBBY ART

Untitled, 2020

ARTIST:

Tony Cragg

LOCATION:

Lobby

The fusion of art and architecture at One Vanderbilt creates captivating and awe-inspiring spaces. Our team procured pieces and incorporated design elements that enhance the occupant experience and play a vital role in shaping the building's identity.

Tony Cragg is a world-renowned British Sculptor based in Germany. This piece is from his ongoing *Point of View* series whereby the artist draws on both the natural world and industrial systems to create new forms of sculptural language. The three columns displayed in One Vanderbilt's lobby weigh over 2,000 pounds each and the reflective surfaces engage with the surrounding lobby architecture. Tony Cragg designed the sculpture specifically for the lobby at One Vanderbilt, responding to both the soaring lobby entry to and the location opposite Grand Central Terminal.

Cragg's work has been widely exhibited in New York City, including an exhibition entitled *Walks of Life* at Madison Square Park in 2014 and *Monumental Sculptures* on the Park Avenue Malls in 2018. His commission for One Vanderbilt is his first permanent public sculpture in New York. Much of Cragg's recent work comprises anthropomorphised monumental works, which hint towards representations of the human face through the manipulation of bronze and stainless steel into undulating and topographical forms. *Point of View* possesses a totemic quality yet any sense of permanence is undermined by the ephemerality of the work. This is achieved by way of the highly polished stainless steel of the piece's surface. It is as if the work is a frozen rivulet of water, both delicate and fleeting.

Art Wall, 2020

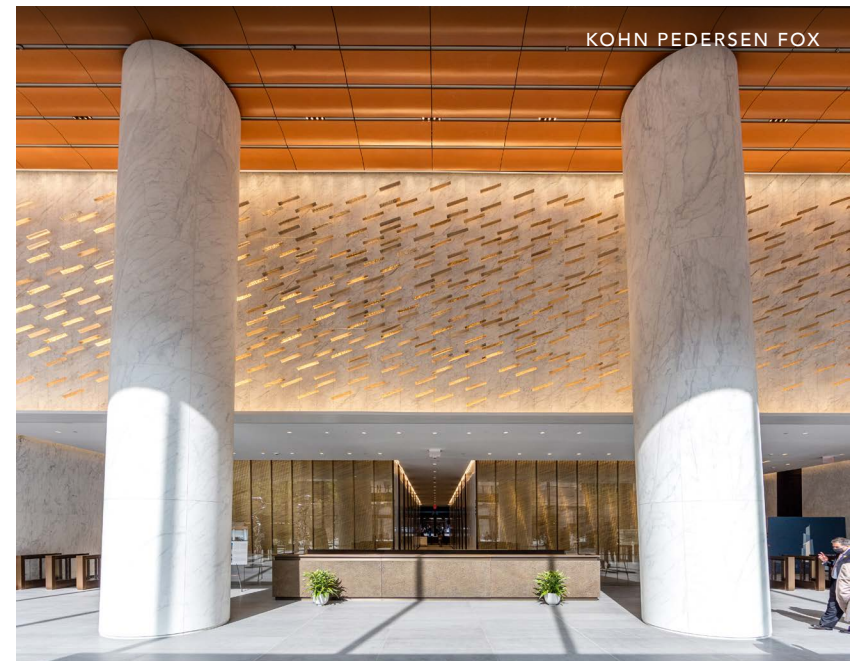
ARTIST:

Kohn Pedersen Fox

LOCATION:

Lobby

The Art installation positioned just in front of the One Vanderbilt main lobby marble wall consists of 540 bronze pieces that are designed to reflect light and convey a sense of movement. The pieces are installed at an angle, echoing the various diagonal architectural features that are characteristic of One Vanderbilt, including the terracotta spandrels that clad the full height of the building and the angular parapets at the top of the tower. This feature enriches the visual layering of the tower entry with a sense of something dynamic, free floating, and uplifting.



BUILDING SPECS

Building Specs

- Opened September 2020
- Lot Area: 43,313 square feet
- 77 Stories
- Height: 1,401 feet
- 99% Leased (as of March 2024)
- Bound by 42nd Street, Vanderbilt Plaza, 43rd Street, and Madison Avenue
- 1.6 million rentable square feet
- 30 high-speed destination dispatch passenger elevators
- LEED v4 Gold
- LEED v3 Platinum
- WELL v2 Platinum
- WELL Health-Safety Rated

Development & Design Teams

- OWNER / DEVELOPER: SL Green Realty Corp.
- ARCHITECT: Kohn Pedersen Fox
- STRUCTURAL ENGINEER: Severud Associates Consulting Engineers
- MEP ENGINEER: Jaros, Baum & Bolles
- PROJECT MANAGER: Hines
- GENERAL CONTRACTOR: Tishman Construction

Public Improvements

- \$220 million in transit improvements
- 9 new subway connections to help support the 750,000 daily commuters through Grand Central
- One Vanderbilt Transit Hall
- New transit entrance on 42nd Street
- Direct connections to the Long Island Rail Road East Side Access concourse
- Improvements to Lexington Station
 - Opened up platforms
 - Modifications to existing stairs
 - Addition of stairs to improve egress and safety
 - Reopening existing passageway and adding two new entrances



Fun Facts

- CURTAINWALL PANELS: 8,690
- CURTAINWALL SURFACE: 760,000 square feet
- DEMOLISHED 4 BUILDINGS (800,000 square feet): 317 Madison, 331 Madison, 48 East 43rd, 51 East 42nd
- 67,000 TONS OF DEBRIS removed during excavation
- 17,945 STEEL MEMBERS in superstructure

Awards

- AWARD OF MERIT: Office/Retail/Mixed Use Category (ENR NY Regional Best Projects 2020)
- URBAN DESIGN AWARD: Merit (AIA NY 2018)
- 2021 ULI NEW YORK AWARD: Excellence in Development
- FUTURE PROJECTS AWARDS: Tall Buildings - Shortlisted (MIPIM Architectural Review 2019)
- INTERNATIONAL ARCHITECTURE AWARD: Winner (The Chicago Athenaeum 2016)

HEALTH & WELLNESS



One Vanderbilt is designed and operated to be the most safe, hygienic, and healthy building in New York City. With thoughtful consideration to wellness elements including quality air and water, cleaning and disinfection, natural light, and building system enhancements, One Vanderbilt offers tenants the flexibility to adjust to the workplace of the future.

Air Filtration



HVAC systems throughout the building are equipped with MERV-16 filters that capture over 95% of airborne particles, exceeding the requirements of New York City's Energy Code.

Enhanced Ventilation



Mechanical systems increase the supply of outdoor air and continuously cycle fresh, filtered air throughout the building, 30% above the recommended outdoor air supply rates.

One Vanderbilt will be among the first buildings in New York City to achieve a WELL certification, which we are targeting at the Platinum level.

We spend 90% of our time indoors, making air quality, noise mitigation, and access to day-lighting a priority for physical health and mental function.

Real-time Air Quality Monitoring



Air quality is assured by WellStat, a monitoring system that provides real-time air quality levels that measure indicators including carbon dioxide, particulates, VOCs, temperature, humidity, and more.

Water Contaminant Testing



All potable water is tested quarterly at the dispensation point for lead, copper, disinfectant byproducts, fertilizers, and other organic pollutants. Water testing is conducted in line with thresholds published by the World Health Organization and the Environmental Protection Agency.

SUSTAINABILITY



One Vanderbilt raises the bar for high-performance buildings in New York City and offers an unsurpassed urban experience with a focus on a sustainable design and operations.

Responsible Construction

Optimized Energy Performance

Energy consumption is 26% below the ASHRAE 90.1-2007 baseline, achieving one of the lowest carbon footprints in NYC.

Recycling Rate

75% recycling rate achieved during project demolition and construction.

MWBEs

19% of contractors were represented by MWBE companies throughout construction.

Responsible Sourcing

Steel rebar used for concrete pouring is comprised of 90% recycled content.

Sustainable Operations

Alternative Energy

1.2 megawatt cogeneration system reduces demand on the NYC electric grid by producing electricity onsite and repurposing waste heat.

Utility Demand Response

Participant in utility demand response programs by voluntarily powering down nonessential equipment when the electric grid is strained.

Water Conservation

90,000-gallon rainwater and collection treatment system reduces annual water demand by 1 million gallons.

Waste Management

Color-coordinated waste management system and annual training for building staff promotes and improves building-wide recycling rates.



ONE VANDERBILT®



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