

# 465

## LEXINGTON AVENUE

EAST BLOCK BETWEEN EAST 45TH AND 46TH STREETS



# SPACE DETAILS

## Approximate Size

Ground Floor	1,100 SF
Lower Level	8,125 SF
Second Floor	2,450 SF
Total	11,675 SF

## Term

Long term

## Possession

Immediate

## Site Status

Vacant, formerly Brick New York

## Frontage

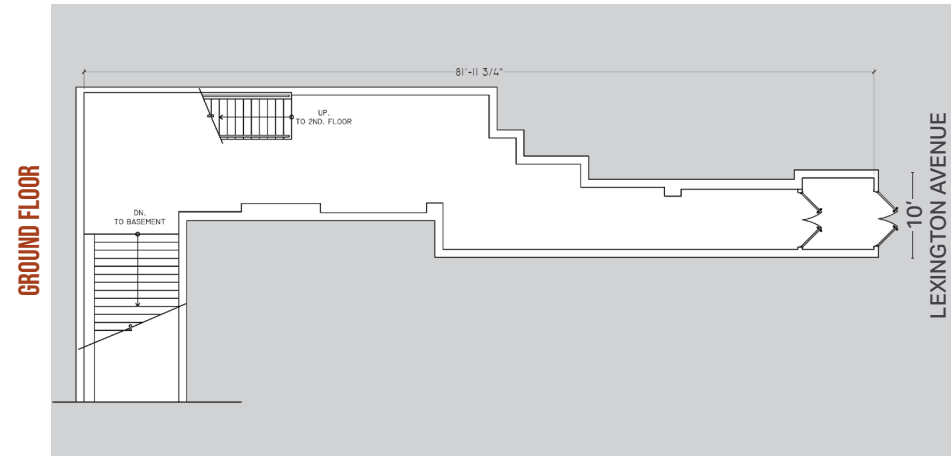
Ground Floor	10 FT
Second Floor	40 FT

## Neighbors

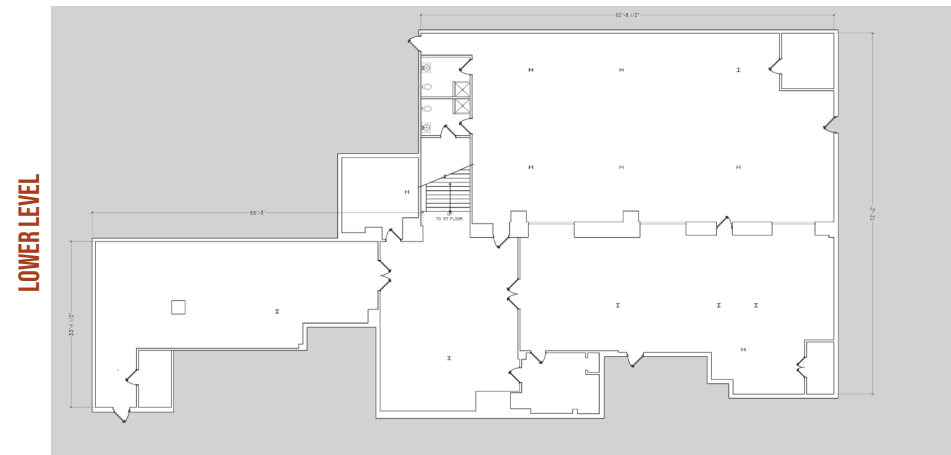
Dos Toros, Equinox, Dos Caminos, T-Mobile, Sswing, Bobby Van's, Form 50 Fitness, Sticky's, TD Bank, Angelina Cafe, Cafe Metro, Urbanspace, and Dunkin'

## Comments

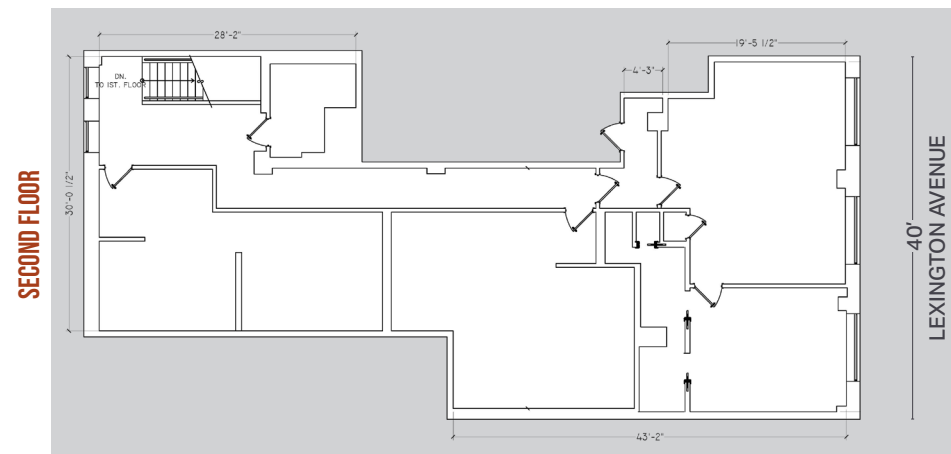
- Turn-key, high-end fitness space with equipment in place
- Steps from Grand Central Terminal where 750,000 people pass through daily
- Short walk to Metro-North Hub with 1,200,000 weekly ridership and 560,000 weekly ridership to Grand Central Madison
- Two blocks east of JP Morgan's new 2.5M - SF headquarters



PLANS NOT SHOWN TO SCALE



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# GROUND FLOOR

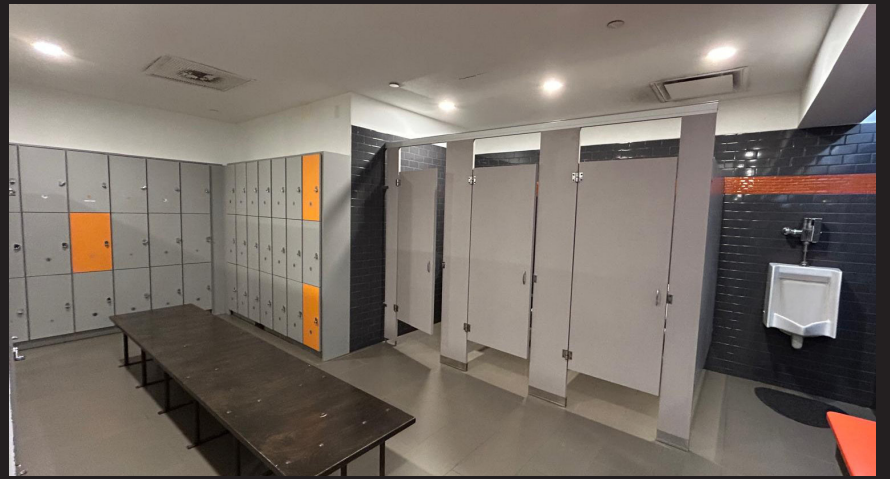


"THE BRICK WALLS ARE THERE FOR A REASON. THE BRICK WALLS ARE NOT THERE TO KEEP US OUT. THE BRICK WALLS ARE THERE TO GIVE US A CHANCE TO SHOW HOW BADLY WE WANT SOMETHING. BECAUSE THE BRICK WALLS ARE THERE TO STOP THE PEOPLE WHO DON'T WANT IT BADLY ENOUGH. THEY'RE THERE TO STOP THE OTHER PEOPLE."

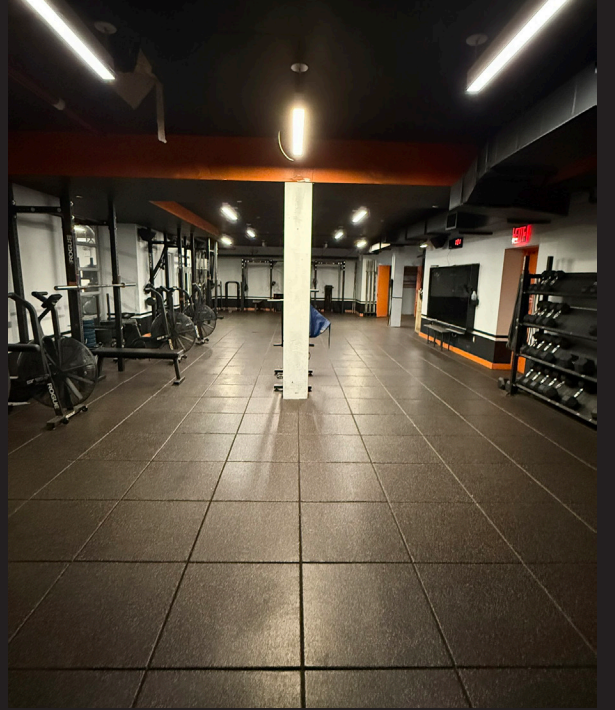
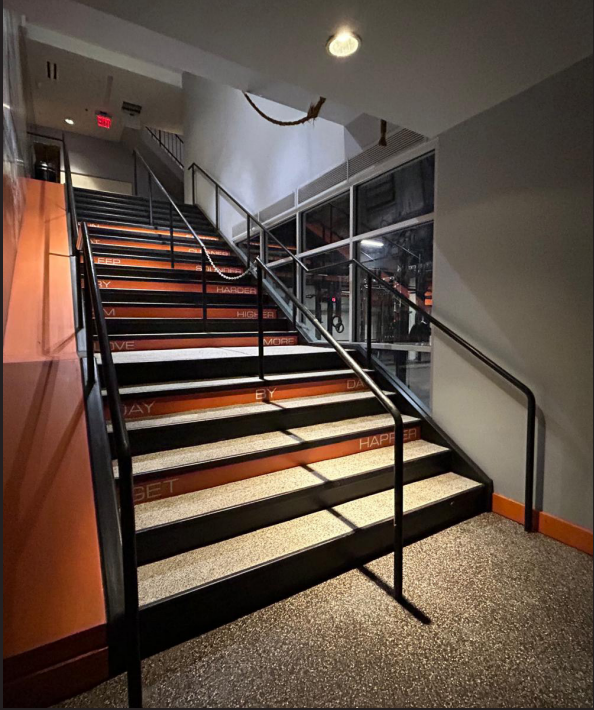
RANDY PAUSCH



# SECOND FLOOR



LOWER LEVEL



# AREA MAP



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