

11  
GRAND  
CENTRAL  
EAST



**11 Grand Central East** is testament to the Durst family's long-standing commitment to Third Avenue. This 445,000-SF Class A office tower blends classic International Style design with bright exposures, versatile floorplates, modern upgrades, and numerous sustainability features.

Among the most notable recent capital improvements is a complete window replacement program that introduced clear, UV-filtering glass to the entirety of the building envelope. This not only enhances light and views, but also significantly increased insulation and energy efficiency. Additional improvements include destination dispatch elevators with redesigned cabs, an updated lobby, and upgraded life safety systems.

11 Grand Central East sustainability features reflect Durst's portfolio-wide commitment to green policies and procedures. The property is certified LEED Gold under LEED v4 Existing Buildings: Operations + Maintenance, boasting EPA Water Sense fixtures, tenant recycling and composting programs, green cleaning products and equipment, and 7,107 SF of green roofs and exclusive outdoor terraces for tenants to enjoy.

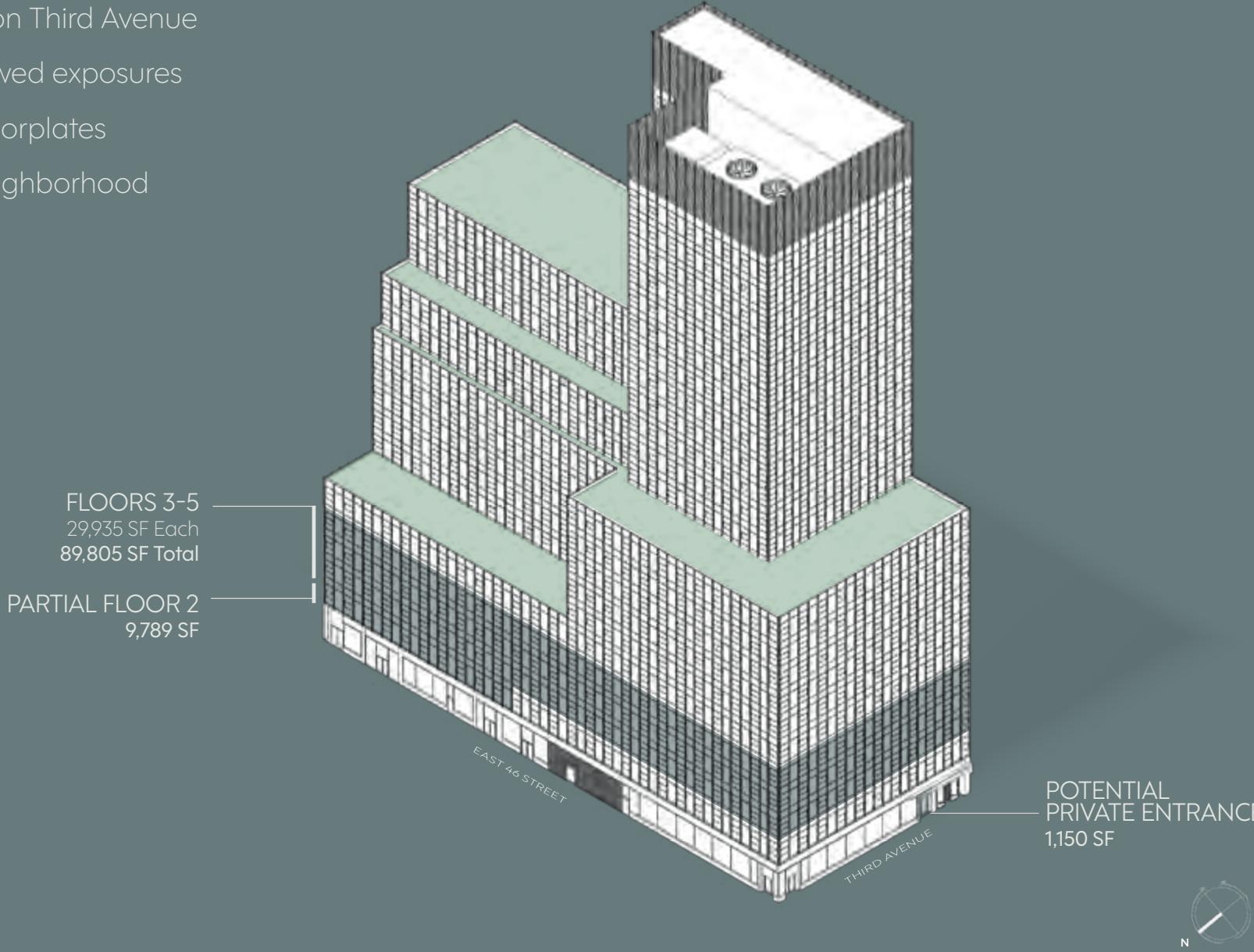
## PROPERTY OVERVIEW





BUILDING ENTRANCE

- Private entrance on Third Avenue
- Expansive windowed exposures
- Large, efficient floorplates
- Grand Central neighborhood



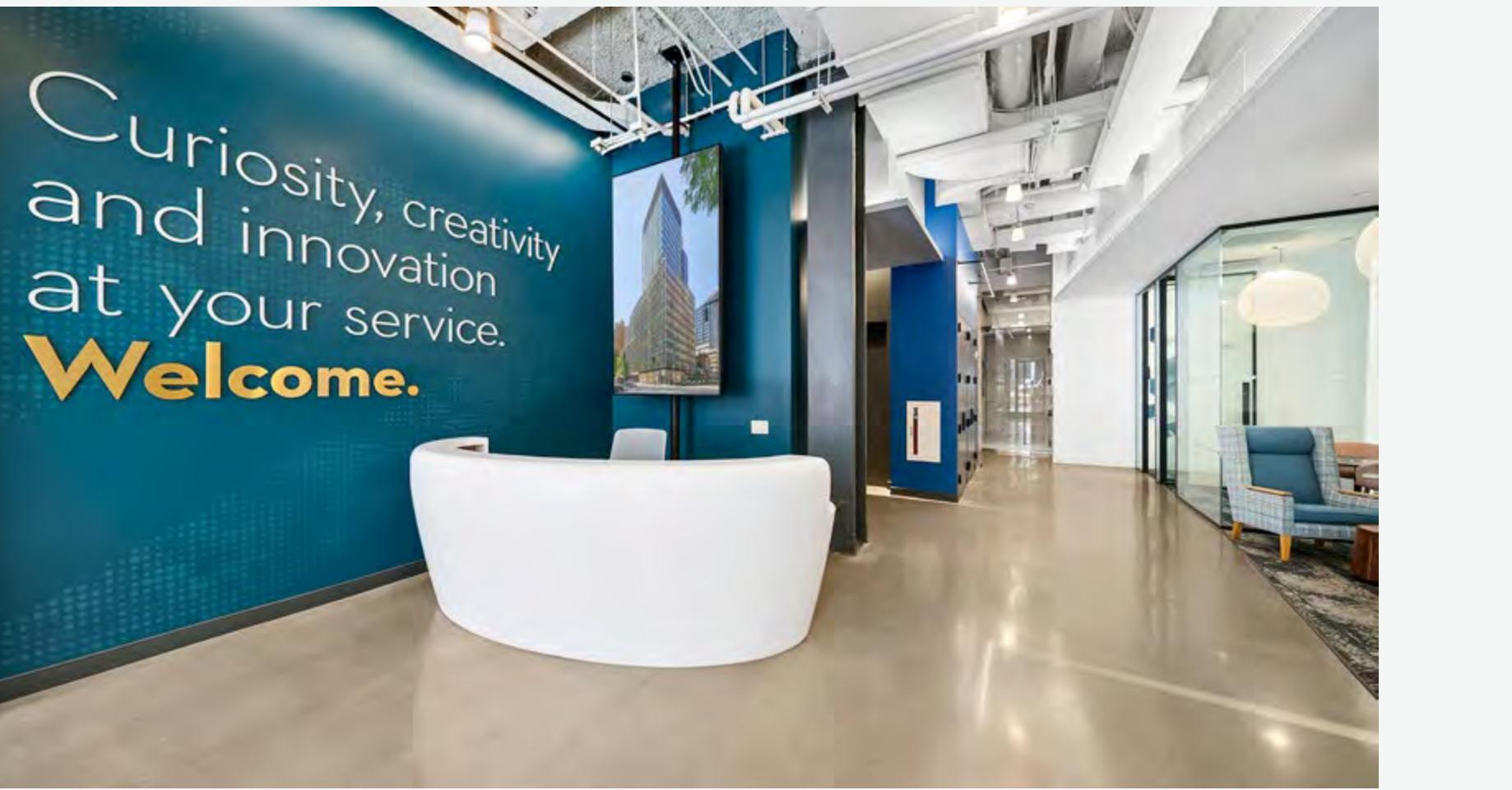
CURRENT OPPORTUNITIES



PARTIAL FLOOR 2 | 9,789 SF



FLOORS 3 - 5 | 29,935 SF EACH



POTENTIAL PRIVATE ENTRANCE



GROUND FLOOR: PRIVATE ENTRANCE | 1,150 SF



## NEIGHBORHOOD



Perfectly situated blocks from Grand Central, 11 Grand Central East offers convenient transit as well as a unique mix of commerce and hospitality – making it easy to find a variety of dining and services from quick bites, gyms and coffee spots to upscale cuisine, hotels, and manicured parks.

GRAND CEN



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## LEASING CONTACTS