



485 Lex

Stunning
from any
point
of view

OPPORTUNITY HIGHLIGHTS

- Penthouse Block 23,000 RSF
- Full Floors 14,000 - 55,000
- Pre-builts 2,300 - 38,700 RSF
- Full Floor Terrace Opportunity
- Easy Access from Grand Central Terminal and LIRR Connection
- On-site Parking and Bike Room
- Retail Amenities: Bright Horizons Daycare, Pret A Manger, Form 50 Fitness





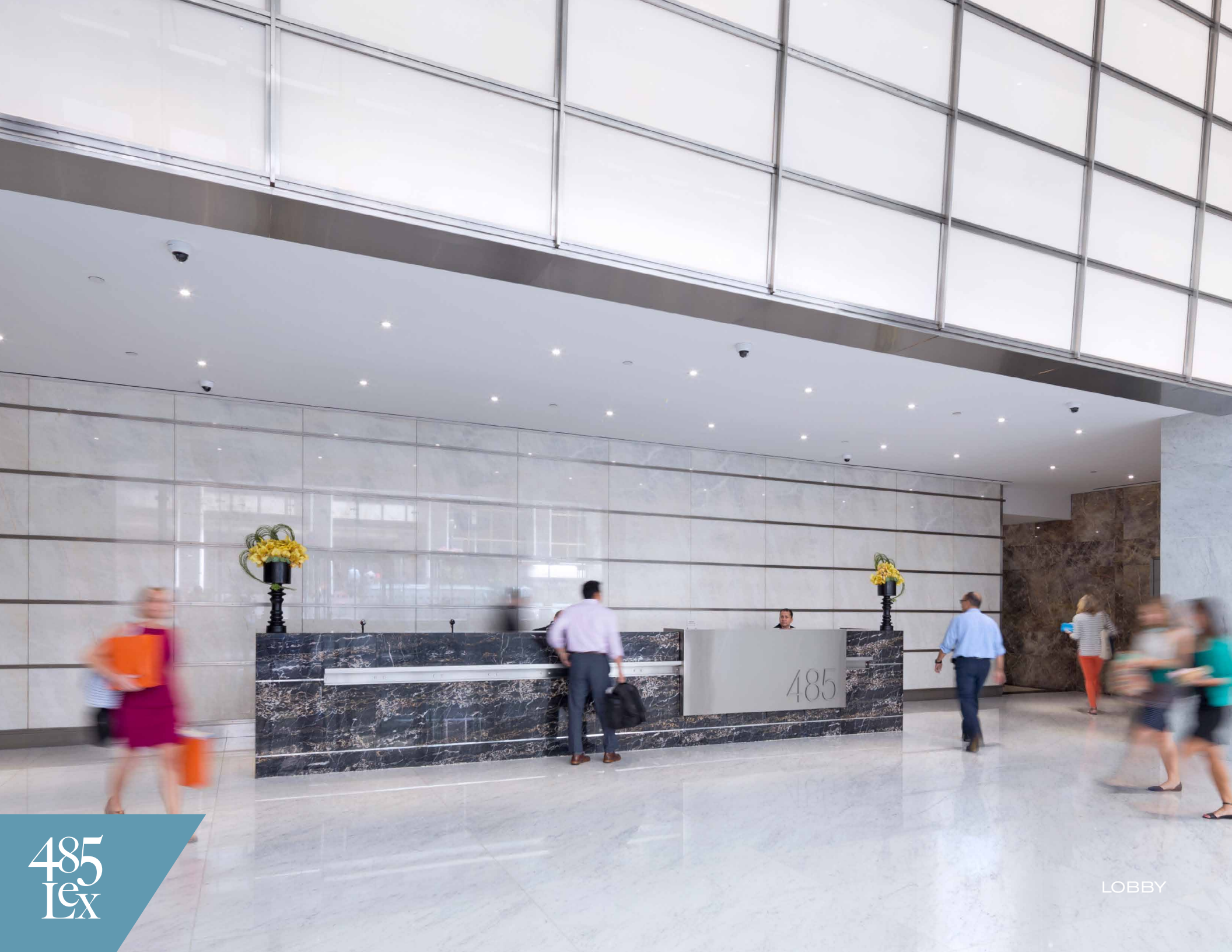
85

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BUILDING ENTRANCE
Lexington Avenue



K10

10
★1

10
★1

IN CASE OF FIRE
USE STAIRS UNLESS
OTHERWISE INSTRUCTED

BANK
K



NO SMOKING
UNDER PENALTY OF LAW





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5TH FLOOR TERRACE OPPORTUNITY

Artist Rendering









ENTIRE 23RD FLOOR

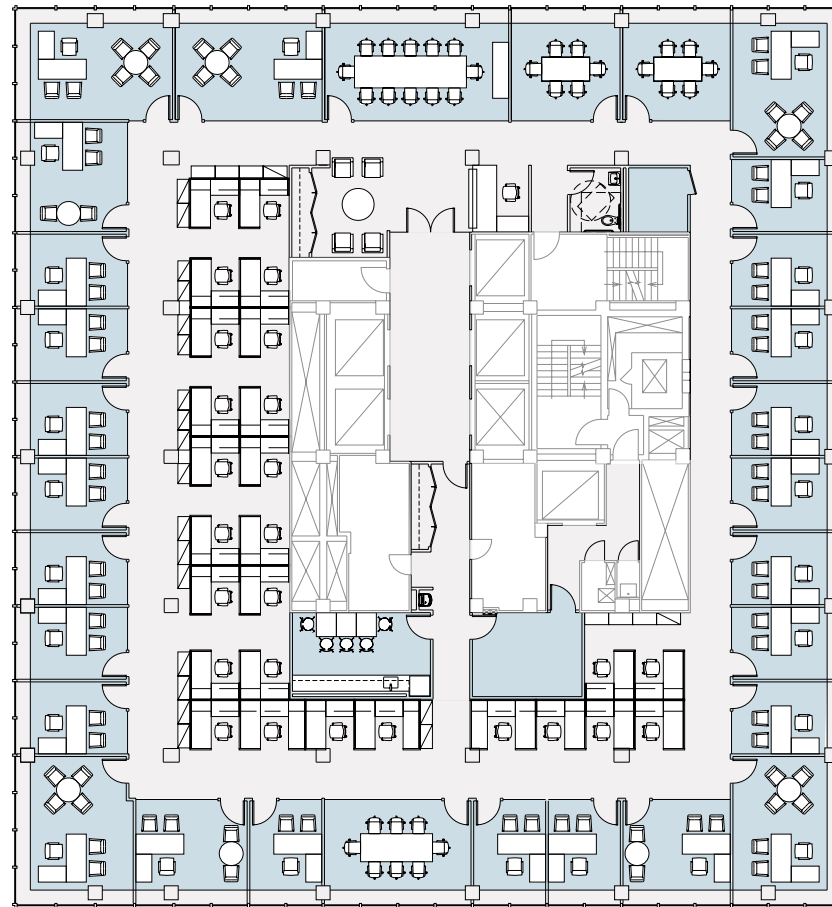
OFFICE LAYOUT | 14,206 RSF

EAST 47TH STREET

FLOOR KEY

Office	26
Conference Room	4
Workstation	26
Reception	1
Pantry	1
Total Headcount	53
RSF Per Person	265

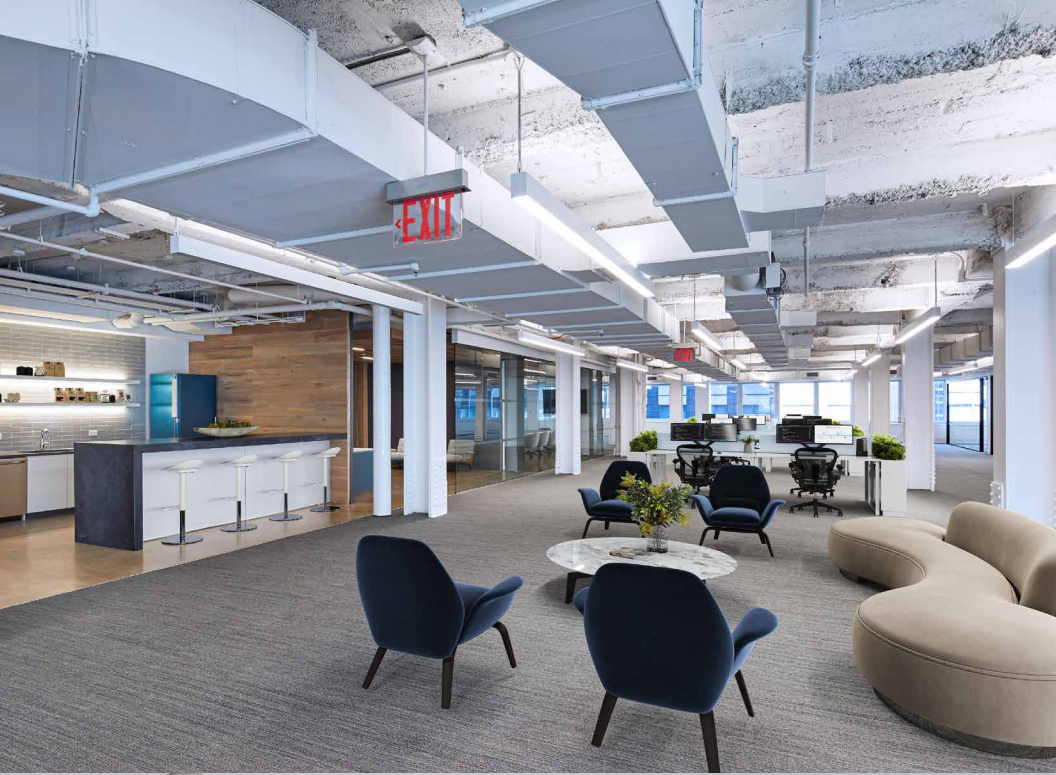
LEXINGTON AVENUE



THIRD AVENUE

EAST 46TH STREET



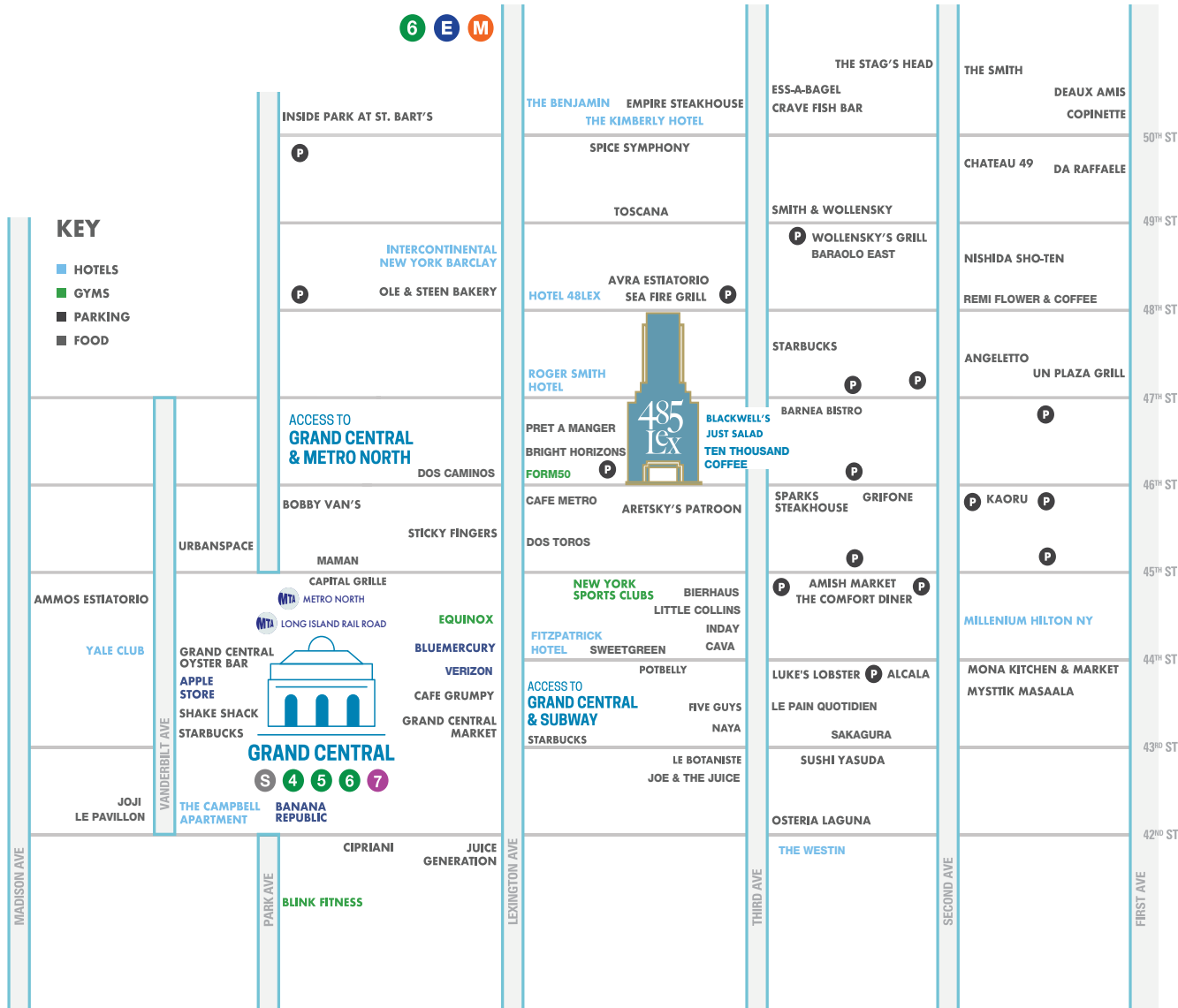


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TENANT BUILD OUTS

AMENITIES

NEIGHBORHOOD MAP



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★ PRET ★



Bright Horizons[®]
Early Education & Preschool

BUILDING SPECIFICATIONS

LOCATION	Lexington Avenue between 46th Street and 47th Street														
YEAR BUILT	1956														
ARCHITECT	Emery Roth & Sons														
BUILDING SIZE	941,897 rsf														
BUILDING HEIGHT	Thirty-two (32) Floors, plus Basement and Mezzanine														
BUILDING CONSTRUCTION	<p>Conventional reinforced concrete foundation system with steel columns and beams.</p> <p>Facade: Double-paned tinted glass vision panels with black</p> <p>Lobby: Two-story lobby atrium with LED lighting features, white marble floors, back-lit white glass panels and a gray granite lobby desk that leads to marble-clad elevator banks banned in steel.</p>														
FLOOR SIZES	<table><tr><td>Floors 2-4:</td><td>Approximately 55,000 rsf</td></tr><tr><td>Floors 5-11:</td><td>Approximately 45,000 rsf</td></tr><tr><td>Floors 12-14:</td><td>Approximately 38,000 rsf</td></tr><tr><td>Floor 15:</td><td>Approximately 33,000 rsf</td></tr><tr><td>Floors 16-19:</td><td>Approximately 28,000 rsf</td></tr><tr><td>Floors 20-31:</td><td>Approximately 14,000 rsf</td></tr><tr><td>Floor 32:</td><td>Approximately 9,000 rsf</td></tr></table>	Floors 2-4:	Approximately 55,000 rsf	Floors 5-11:	Approximately 45,000 rsf	Floors 12-14:	Approximately 38,000 rsf	Floor 15:	Approximately 33,000 rsf	Floors 16-19:	Approximately 28,000 rsf	Floors 20-31:	Approximately 14,000 rsf	Floor 32:	Approximately 9,000 rsf
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COLUMN SPACING	Typical column bays of 19' x 19'														
ELEVATORS	<p>Seventeen (17) passenger elevators, two (2) manually operated service elevators and one (1) loading dock elevator</p> <p>Elevator cabs and mechanicals were upgraded in 2018 and converted to destination dispatch</p>														

HVAC/SUPPLEMENTAL COOLING

Hours of service: M-F 8am-8pm & Sat. 8am-1pm, air conditioning provided by two (2) 1,100-ton York steam turbine chillers, condenser water supplied to tenants,

Fresh air provided by air-handling units:

Floors 2-4:	3 AHU per floor
Floors 5-19:	2 AHU per floor
Floors 20-21:	1 AHU per floor
Floors 22-32:	2 AHU per floor

ELECTRIC

Six (6) 4,000-amp services at 120/208 volts; 8.8 watts psf available for tenant use; separate electrical closets located on each floor

LIFE/SAFETY

Pyrotechnics MXL Class E System; building fully sprinklered; emergency generator backs up all life safety systems

Generator: Location available for tenant back-up generator

SECURITY/ACCESS

24/7 attended lobby; camera surveillance covers lobby, elevators, loading dock, entrance ways and other public areas; messenger center and attended loading dock

TELECOM/CABLE

AT&T, CenturyLink, Cogent, Crown Castle Fiber, Pilot Fiber, Spectrum Business, Verizon, Verizon Enterprise Solutions and Zayo.

Wired Certified Platinum

TRANSPORTATION

Easy access to all transportation including Grand Central Terminal and multiple subway lines including 4, 5, 6, 7, E, M & S

AMENITIES

Inter-connected lobby to 750 Third Avenue, direct lobby access to Blackwell's restaurant, Duane Reade, and an on-site 50-capacity bike room

Other retail amenities include 10000 Coffee, FORM50 Fitness, Bright Horizons

Parking: Two-level, in-building 100-car garage managed by Icon/QuikPark

