

# 220E42

ARCHITECTURALLY DISTINCT. HISTORICALLY SIGNIFICANT.

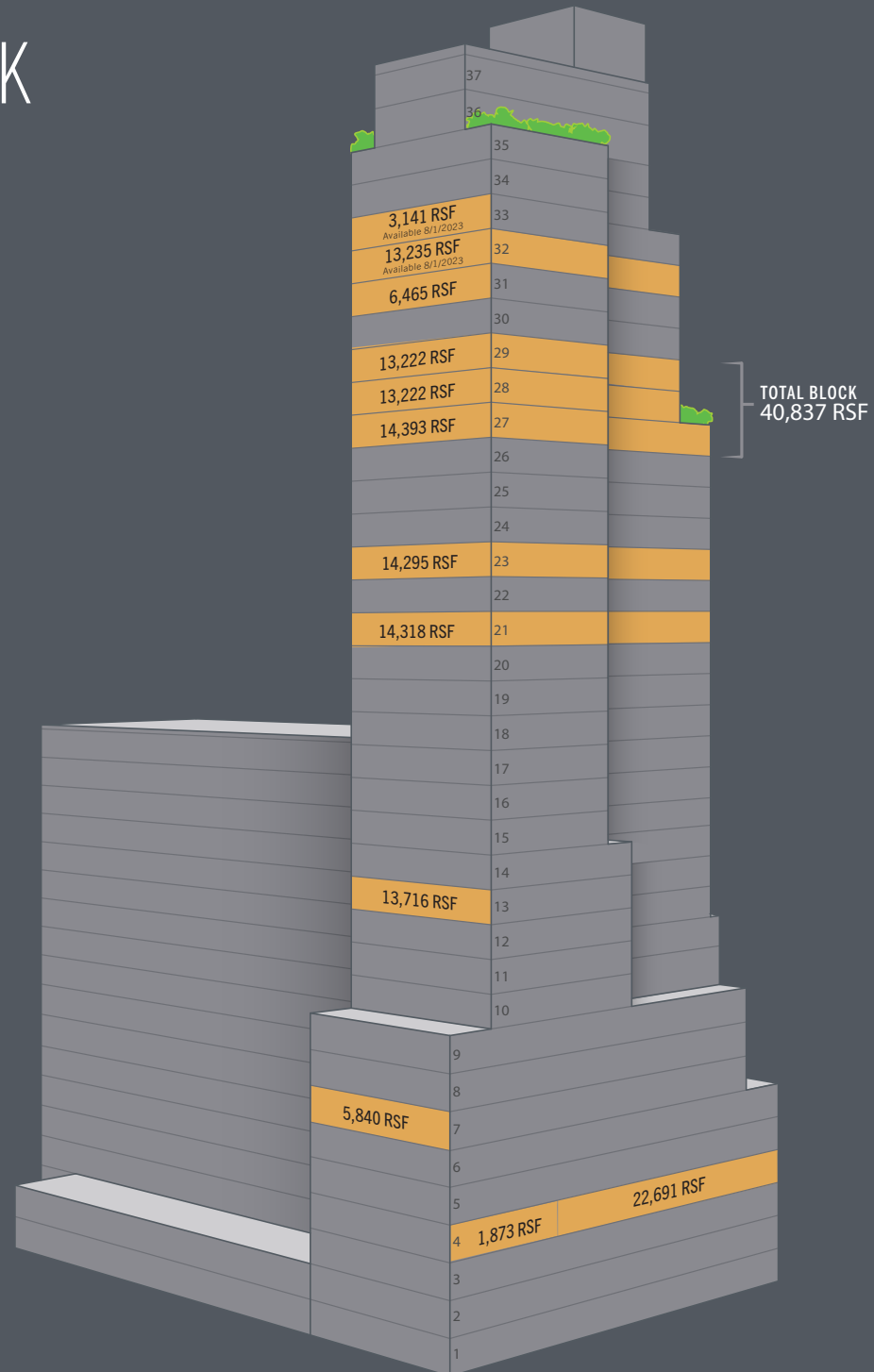


# OPPORTUNITY HIGHLIGHTS

- Steps to Grand Central and top restaurants
  - Landmarked lobby
  - Stunning river and city views
  - Exceptional outdoor space
- 8,900 - 14,000 RSF tower floors
  - 2,900 - 14,000 RSF high-end pre-builts
  - 100,000 RSF block opportunity
  - Robust infrastructure



# STACK PLAN





# GLASS-FRONT OFFICES



AND CONFERENCE ROOMS



UPSCALE PANTRIES



Artist Rendering

HIGH-END FINISHES



Artist Rendering

STUNNING OUTDOOR SPACE



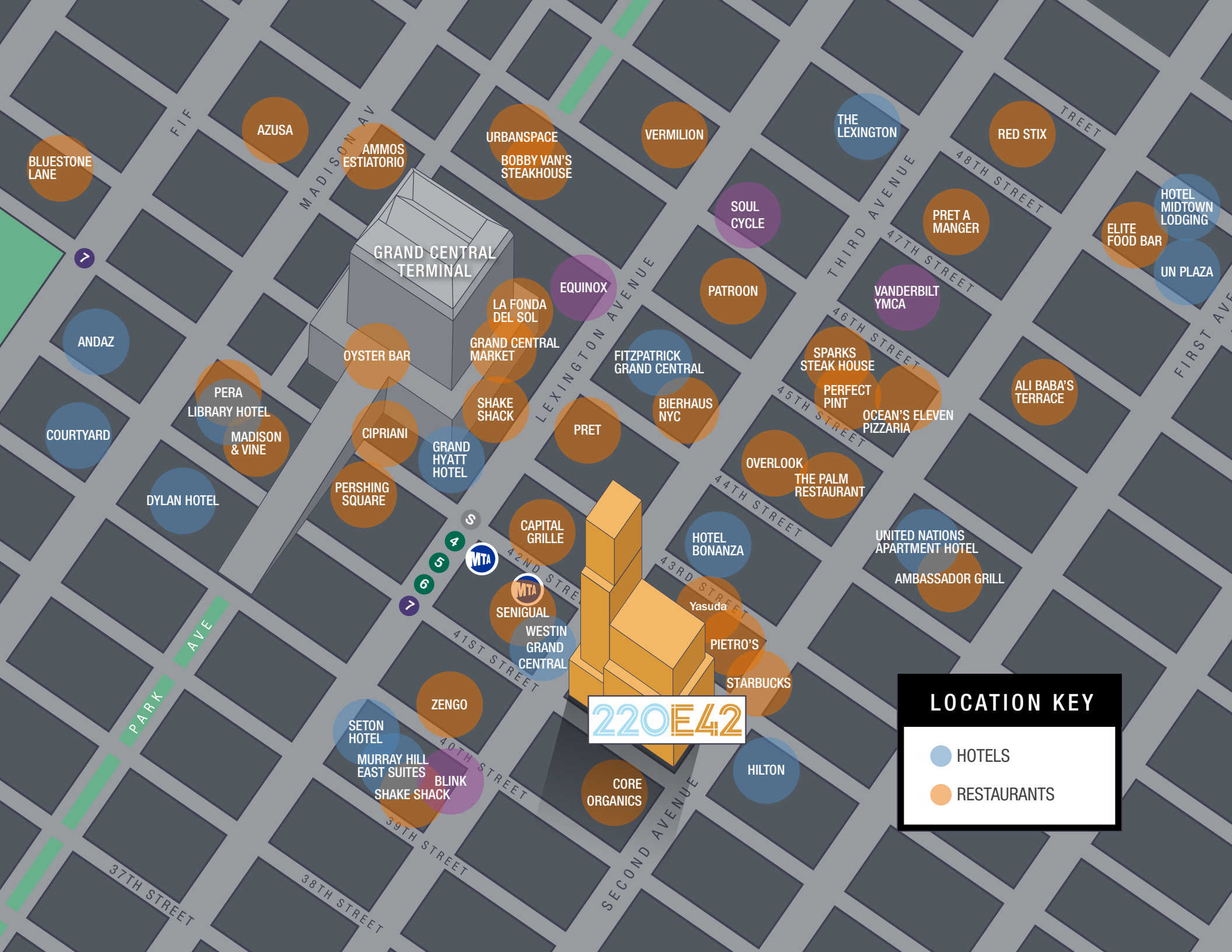
# SPECTACULAR VIEWS





CLASSIC & CONVENIENT





BLUESTONE LANE

AZUSA

AMMOS  
ESTIATORIO

URBANS  
BOBBY VAN'S  
STEAKHOUSE

VERMILION

THE  
LEXINGTON

RED STIX

HOTEL  
MIDTOWN  
LODGING

ELITE  
FOOD BAR

UN PLAZA

PRET A  
MANGER

VANDERBILT  
YMCA

PATROON

EQUINOX

LA FONDA  
DEL SOL

GRAND CENTRAL  
MARKET

FITZPATRICK  
GRAND CENTRAL

SPARKS  
STEAK HOUSE

PERFECT  
PINT

OCEAN'S ELEVEN  
PIZZARIA

ALI BABA'S  
TERRACE

ANDAZ

PERA  
LIBRARY HOTEL

MADISON  
& VINE

COURTYARD

OYSTER BAR

SHAKE  
SHACK

PRET

BIERHAUS  
NYC

OVERLOOK  
THE PALM  
RESTAURANT

UNITED NATIONS  
APARTMENT HOTEL

AMBASSADOR GRILL

DYLAN HOTEL

PERSHING  
SQUARE

CIPRIANI

GRAND HYATT  
HOTEL

CAPITAL  
GRILLE

HOTEL  
BONANZA

Yasuda

PIETRO'S

STARBUCKS

HILTON

220 E 42

CORE  
ORGANICS

MTA  
SENIGUAL  
WESTIN  
GRAND CENTRAL

ZENGO

SETON  
HOTEL

MURRAY HILL  
EAST SUITES

BLINK  
SHAKE SHACK

# LOCATION KEY

 HOTELS

 RESTAURANTS

# BUILDING SPECS

LOCATION	42nd Street between 2nd and 3rd Avenue	
YEAR BUILT	1930-Tower; 1959- annex and low rise addition	
BUILDING SIZE	1,169,582 rsf	
BUILDING HEIGHT	Thirty-seven (37) Floors	
BUILDING CONSTRUCTION	Concrete-encased steel Facade: White and red glazed brick and mortar Lobby: Landmark lobby, including revolving 12' globe, display of weather instruments in elegant bronze	
FLOOR LAYOUT	Center core	
FLOOR SIZES	Floors 2-9	64,000 - 73,000 rsf
	Floors 10-14	50,000 rsf
	Floors 15-18	30,000 rsf
	Floors 19-33	13,000 rsf
	Floors 34-37	7,500-10,000 rsf
FLOOR LOADS	Floor 2	195 lbs per rsf
	Floors 3-6	165 lbs per rsf
	Floors 7-10	50 lbs per rsf
	Floor 11	220 lbs per rsf
	Floor 12	110 lbs per rsf
	Floors 13-14	210 lbs per rsf
	Floors 15-18	110 lbs per rsf
	Floor 19	100 lbs per rsf
	Floors 20-36	60 lbs per rsf
	Floor 37	75 lbs per rsf
COLUMN SPACING	24'	

ELEVATORS	Twenty-three (23) passenger elevators; three (3) freight elevators Loading dock located on 41st Street
HVAC/ SUPPLEMENTAL COOLING	Water-cooled central plant system with 2,500 tons of capacity. Hours M - F 8am - 6pm, Sat 8am - 1pm Supplemental condenser water available for tenant use 120/208-volt, three (3) phase service; electrical closet in floors 1-37
ELECTRIC	Cummins diesel-fueled 520 Amp Emergency life safety generator Recently upgraded Firecom Class E System
LIFE/SAFETY	24/7 security guards with turnstile access control CCTV surveillance throughout lobby, loading dock and entrance ways
SECURITY/ACCESS	Messenger center on premises
TELECOM/CABLE	Verizon, Zayo, AT&T, Cogent Communications, Broadview Networks, Sprint, Spectrum, Teleport Communications and Level 3
TRANSPORTATION	1.5 blocks east of Grand Central Station. Easy access to the Queens-Midtown Tunnel
AMENITIES	Espresso Bar