

420^{LEX}

THE GRAYBAR BUILDING

GRAND
CENTRALLY
LOCATED

INTRODUCTION

INDUSTRIALPRE-BUILTS

CORPORATEPRE-BUILTS

BUILD-TO-SUIT

CONFERENCE+AMENITY

NEIGHBORHOOD

SPECIFICATIONS

SLGREENFORWARD

With a central location in the heart of Midtown and direct access to Grand Central Terminal, 420 LEX provides tenants of all sizes with enormous flexibility. A wide variety of office sizes and configurations, robust, on-site amenities, direct access to local and commuter transit and proximity to neighborhood conveniences combine to create an ideal daily environment.



ABOUT THE BUILDING

Direct access to Grand Central Terminal

Tenant conference center coming soon

Tenant-controlled HVAC

Operable windows

Landmarked Art Deco Design

MAJOR TENANTS

Apple

New York Life Insurance

MassMutual

Pride Global

AWARDS

ENERGY STAR-Certified

Wired Certified Platinum

BOMA 360 Award Winner

LEED GOLD-Certified

WELL HRS

RETAIL TENANTS

Equinox

Blue Mercury

Verizon



FROM WORK TO WORKOUT, EQUINOX FITNESS CLUB IS AN IN-BUILDING AMENITY



HIGH-STYLE INDUSTRIAL PRE-BUILTS



Exposed ceilings,
duct work + columns

Open pantries + stainless
steel appliances

Wood finishes



HIGH-STYLE INDUSTRIAL PRE-BUILTS



Polished concrete floors

Glass front offices and
conference rooms

Efficient layouts



HIGH-STYLE CORPORATE PRE-BUILTS



Drop ceilings

Glass front offices and
conference rooms

Marble + stainless
steel finishes

New pantries

Multiple meeting rooms

Exclusive outdoor space, with quintessential City views, enhances creativity.



CUSTOM BUILD-TO-SUIT OPPORTUNITIES



Double-corner
unit overlooking
Lexington Avenue

13,500 RSF

Landlord will build-to-suit





TENANT-ONLY
CONFERENCE CENTER

NEWLY
CONSTRUCTED
19TH FLOOR
CONFERENCE
CENTER



RECEPTION + LOUNGE AREA



SELF-SERVICE PANTRY



Guests with reservations can enjoy complimentary snacks and beverages from our self-service pantry.

MEETING ROOMS + COLLABORATIVE SPACES



Casual seating is available in our pre-function space for guests to enjoy before, during, or after their meeting.

OUTDOOR TERRACE



Enjoy views overlooking Lexington Avenue from our outdoor terrace before, during, or after your meeting.

BOARDROOM



Minimum Capacity: 10
Maximum Capacity: 36
(28 seats + perimeter benches)

Hourly Rate: \$650
A/V: 96" 4K main display, two 65" 4K side displays, audio / video conferencing, Polycom system, courtesy phone, and adapters (USB-C and Mini DisplayPort to HDMI adapters, USB-C to USB-A hub, HDMI cable, iPhone charger) available for device connectivity

CONFERENCE ROOM A



Minimum Capacity: 6
Maximum Capacity: 14

Hourly Rate: \$350

A/V: 85" 4K display, audio conferencing, Polycom system, courtesy phone, and adapters (USB-C and Mini DisplayPort to HDMI adapters, USB-C to USB-A hub, HDMI cable, iPhone charger) available for device connectivity

CONFERENCE ROOM B



Minimum Capacity: 6
Maximum Capacity: 16

Hourly Rate: \$400

A/V: 85" 4K display, 4x6ft White Board, audio conferencing, Polycom system, courtesy phone, and adapters (USB-C and Mini DisplayPort to HDMI adapters, USB-C to USB-A hub, HDMI cable, iPhone charger) available for device connectivity

CONFERENCE ROOM C



Minimum Capacity: 6
Maximum Capacity: 14

Hourly Rate: \$350
A/V: 85" 4K display, audio conferencing, Polycom system, courtesy phone, and adapters (USB-C and Mini DisplayPort to HDMI adapters, USB-C to USB-A hub, HDMI cable, iPhone charger) available for device connectivity

CONFERENCE ROOM D



Minimum Capacity: 4
Maximum Capacity: 12

Hourly Rate: \$300
A/V: 82" 4K display, audio conferencing, Polycom system, courtesy phone, and adapters (USB-C and Mini DisplayPort to HDMI adapters, USB-C to USB-A hub, HDMI cable, iPhone charger) available for device connectivity

CONFERENCE ROOM E



Minimum Capacity: 2
Maximum Capacity: 7

Hourly Rate: \$150

A/V: 55" 4K display, audio conferencing, Polycom system, courtesy phone, and adapters (USB-C and Mini DisplayPort to HDMI adapters, USB-C to USB-A hub, HDMI cable, iPhone charger) available for device connectivity

CONFERENCE ROOM F



Minimum Capacity: 4
Maximum Capacity: 8

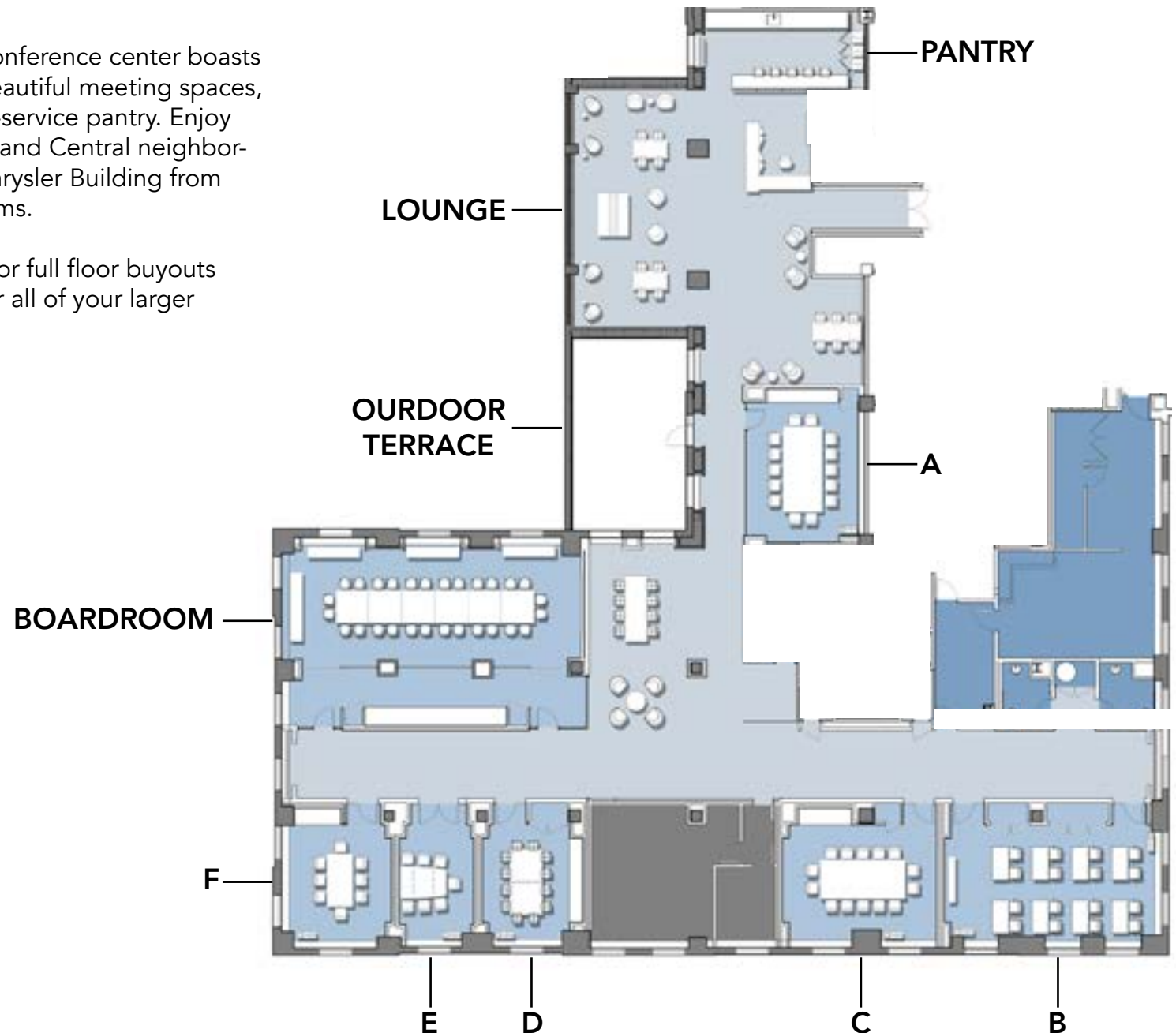
Hourly Rate: \$200

A/V: 82" 4K display, audio conferencing, Polycom system, courtesy phone, and adapters (USB-C and Mini DisplayPort to HDMI adapters, USB-C to USB-A hub, HDMI cable, iPhone charger) available for device connectivity

FLOOR PLAN

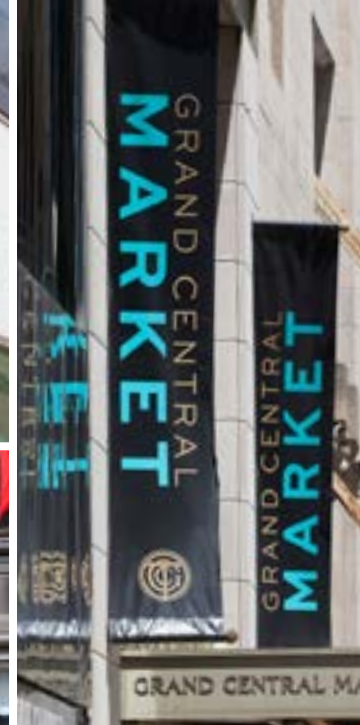
Our brand new luxury conference center boasts 18,000 square feet of beautiful meeting spaces, lounge areas, and a self-service pantry. Enjoy stunning views of the Grand Central neighborhood, East River, and Chrysler Building from our unique meeting rooms.

Graybar 19 is available for full floor buyouts with advanced notice for all of your larger meeting needs.



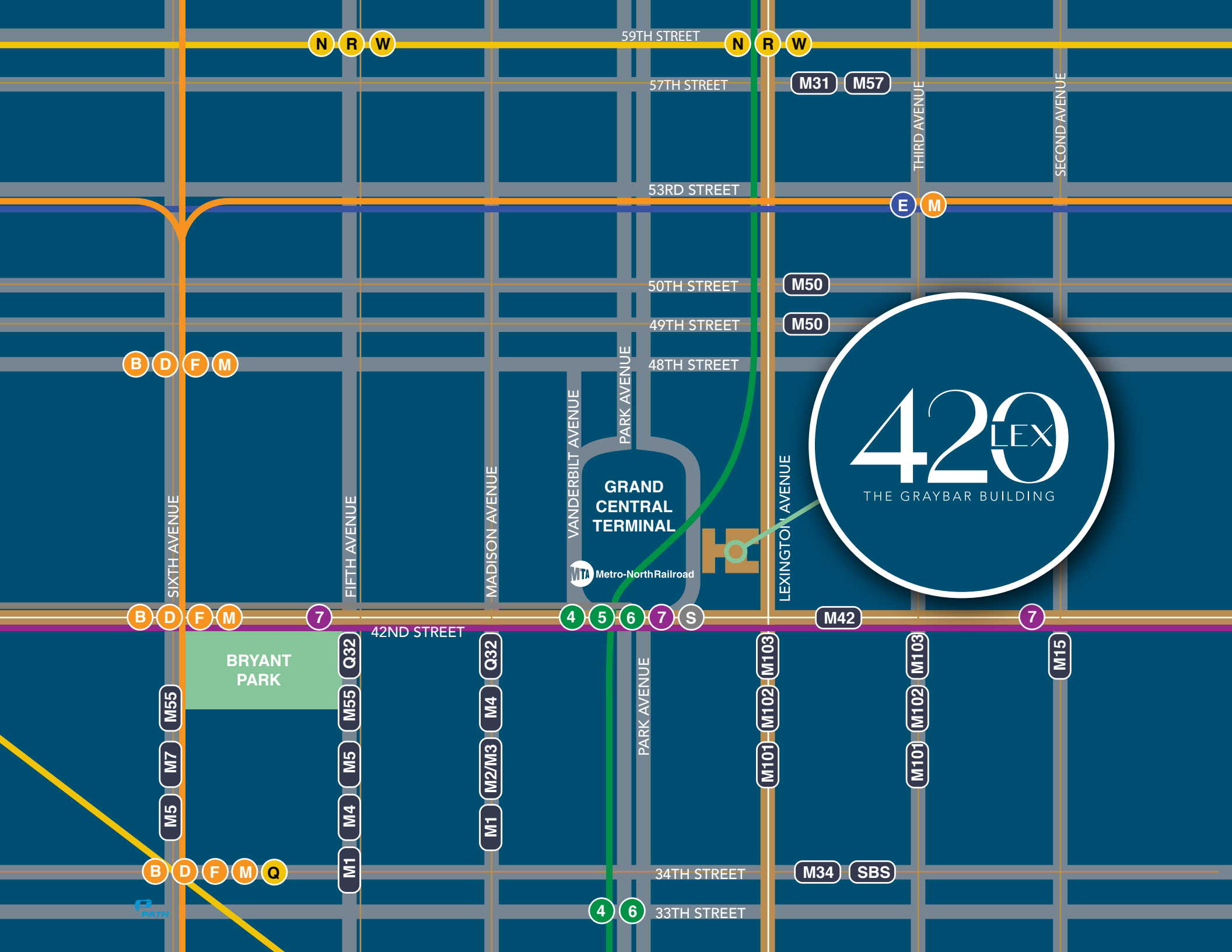
DAY PASSES TO GRAYBAR 19





CENTRAL TO ALL THAT'S GRAND





N R W

59TH STREET

N R W

57TH STREET

M31 M57

THIRD AVENUE

SECOND AVENUE

53RD STREET

E M

50TH STREET

M50

49TH STREET

M50

48TH STREET

B D F M

SIXTH AVENUE

FIFTH AVENUE

MADISON AVENUE

VANDERBILT AVENUE

PARK AVENUE

GRAND
CENTRAL
TERMINAL

MTA Metro-North Railroad

LEXINGTON AVENUE



B D F M

7

42ND STREET

4 5 6 7 S

M42

7

BRYANT
PARK

M55 M7 M5

Q32 M55 M5 M4 M1

Q32 M4 M2/M3 M1

PARK AVENUE

M103 M102 M101

M103 M102 M101

M15

B D F M Q



34TH STREET

M34 SBS

33TH STREET

4 6

SPECIFICATIONS



LOCATION

Lexington Avenue and 44th Street

Access available through the Graybar passage in Grand Central Terminal



YEAR BUILT

1927, Renovated 2000

ARCHITECT

Sloan & Robertson



BUILDING SIZE

1,567,399 RSF

BUILDING HEIGHT

Thirty (30) Floors and a Penthouse



BUILDING CONSTRUCTION

Fireproof concrete with steel columns and beams

Masonry facade with deco-era sculptural reliefs

The building has a landmark-quality lobby with marble floors, accent mosaic borders travertine walls, and custom bronze chandelier lighting

Building visitor center with guest pre-registration



FLOOR LOAD

50 LBS PSF

FLOOR SIZES

Floors range in size from 22,000 - 60,000 RSF (7,000 RSF penthouse)

TYPICAL SLAB HEIGHTS

11'8"

ELEVATORS

Thirty-two (32) passenger cars and two (2) freight cars are available in four separate elevator banks

Loading dock located in Depew place immediately behind the building; access is from 45th Street

SPECIFICATIONS



HVAC/ SUPPLEMENTAL COOLING

Tenant-controlled packaged water and air-cooled systems supply comfort cooling
Perimeter steam heat supplied from Con Edison
Operating hours are Monday-Friday 8am-6pm



LIFE/SAFETY

Addressable Class E System; 400 kW fire, life safety generator



SECURITY/ACCESS

24/7-attended lobby, uniformed security coverage
Building visitor center with guest pre-registration
CCTV surveillance covers lobby, loading dock, and building entrances
Turnstiles with access cards for tenants in the lobby



TELECOM/CABLE

Altice, AT&T, CenturyLink, Congent, Crown Castle Fiber, Spectrum Business, Towerstream
Wired Certified Platinum



TRANSPORTATION

Direct access to Grand Central Terminal with Metro-North Railroad service as well as subway lines 4, 5, 6, 7 and the shuttle line between Grand Central Terminal and Times Square, Long Island Rail Road.



AMENITIES

Numerous bus lines and parking garages are located within walking distance from the building



ENERGY

Graybar19 tenant conference center
Equinox Fitness Club and café located in lobby level of building
Newsstand located in lobby of building
Building visitor center located in lobby of building
Bicycle storage room
Retail tenants include Verizon, Blue Mercury

Energy Star rated, LEED GOLD-Certified as of 2017