



10

GRAND CENTRAL

155 EAST 44TH STREET NEW YORK, NY 10017, USA

A NEW YORK STYLE

AN ELY JACQUES KAHN MASTERPIECE GOES MODERN

10 Grand Central, an airy, light-filled architecturally significant c.1931 property has been reimagined to meet the needs and desires of the modern workplace. This is a place employees will embrace and where they'll want to stay. Smart amenities foster a club-like atmosphere of connection. Décor is contemporary, with original touches celebrated throughout. Mere steps from the elegance and convenience of Grand Central Terminal.



BASE BLOCK AVAILABILITY

CAFE	1	PRIVATE OFFICES	20	TRIPLE OFFICES	9	BOARDROOM (30 PEOPLE)	1
EXECUTIVE OFFICES	3	DOUBLE OFFICES	2	WORKSTATIONS	32	CONFERENCE ROOMS (12 PEOPLE)	2





LOBBY: AN ENHANCED OFFICE EXPERIENCE INSPIRED BY THE FINEST HOTELS AND CLUBS



THE LOUNGE: THE PERFECT PLACE FOR EMPLOYEES TO COLLABORATE, DRINK AN ESPRESSO OR QUIETLY READ



40-SEAT CONFERENCE FACILITY: IDEAL FOR MEETINGS OF ALL SIZES



THE IVY TERRACE: OPEN-AIR SANCTUARY IN THE HEART OF MIDTOWN

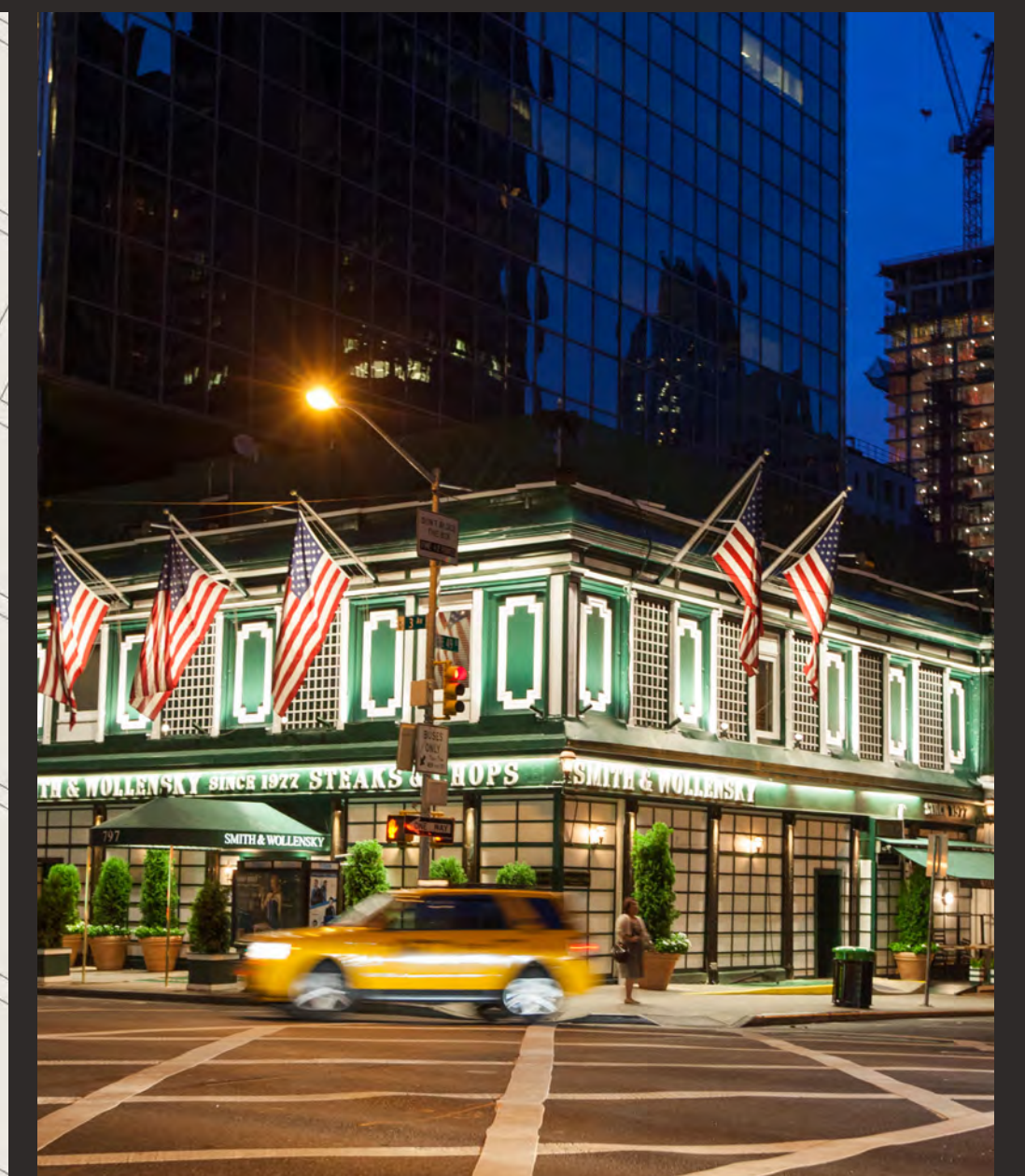
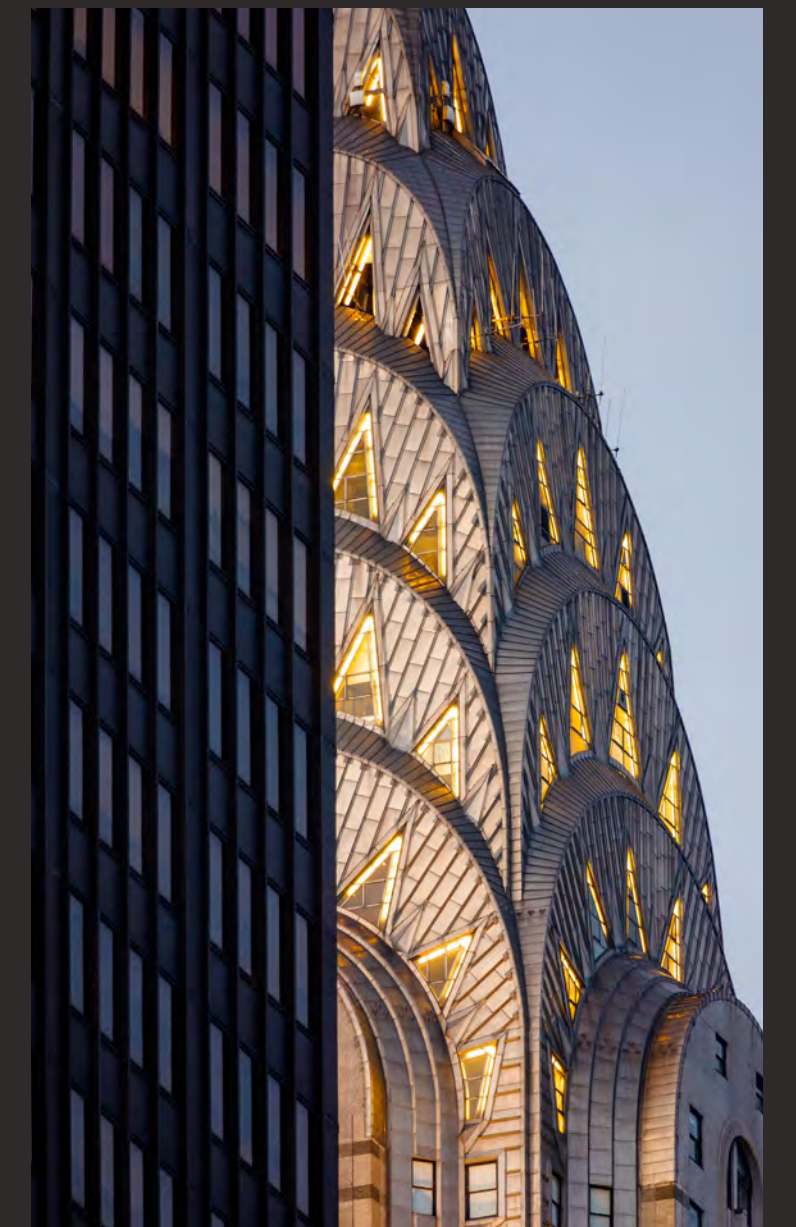


HIGH-END 10 GRAND CENTRAL HOSPITALITY INFUSED FINISHES

THE ULTIMATE AMENITY

MERE STEPS FROM GRAND CENTRAL

- On-site retail includes Sweetgreen, Little Collins, Inday, Mulberry & Vine and LPQ
- Surrounded by neighborhood amenities including countless dining options, high-end retail, boutiques and fitness
- Numerous food and shopping options surround the building
- Multiple subway lines and Metro-North



POST COVID-19 HEALTH & WELLNESS

- Outdoor doorman greets tenants and guests with vestibule doors open for a touchless entry experience (along with our Marx Connect app for Bluetooth access and enhanced communication)
- U/V lights in lobby ductwork
- Signage located in the lobby and common areas encouraging social distancing and good hygiene
- Thermal temperature screening
- Hand sanitizing stations in the lobby
- Queues for elevator access to maintain social distancing and assist with touchless floor access
- Direct staircase access to tenant floors, to help minimize foot traffic in the lobby and elevators
- Increased frequency of cleaning and disinfection in common areas and restrooms
- Enhanced HVAC air filtration and humidity control practices in common areas
- Bi-polar ionization system on club floor

