

ONE GRAND CENTRAL PLACE

— 60 EAST 42ND STREET —



EMPIRE STATE
REALTY TRUST



TENANT-ONLY CONFERENCE CENTER

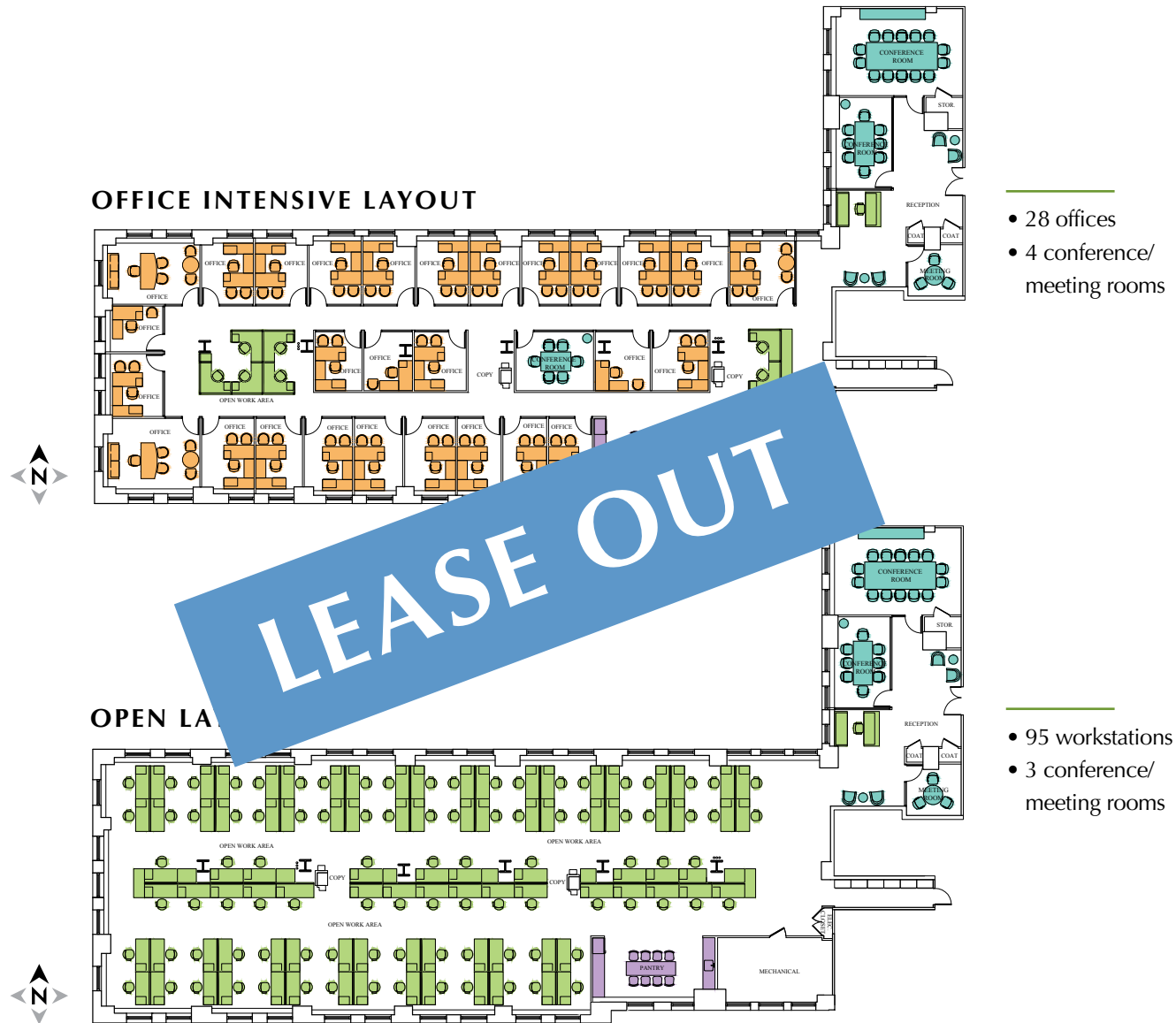


PRE-BUILT FINISHES



Suite 1550 | 12,583 sq.ft.

Ideal layout for open plan or office intensive user | Wood and glass finishes throughout | Exposed ceilings | 24/7 tenant-controlled A/C
Collaborative eat-in pantry with high-end stainless steel appliances | Double-door entry | In-building access to Grand Central Terminal



SUITE 1550



Suite 2140 | 4,617 sq.ft.

- 2 windowed offices
- 1 conference room



- Corner suite
- 24/7 tenant-controlled AC
- Direct presence off elevator
- Views of Grand Central Terminal
- In-building access to Grand Central Terminal

Suite 1720 | 2,998 sq.ft.

- 1 office
- 1 conference room



- Brand-new, high-end prebuilt
- Direct presence off elevator
- Metal and glass finishes throughout
- Exposed ceilings with pendant lighting
- High-end pantry with stainless steel appliances
- In-building access to Grand Central Terminal

PRE-BUILT FINISHES





Energy Efficiency & Sustainability

Tenants Save Energy.
Tenants Save Money.

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10 **Million**
Square Feet

14
Properties

100%
Commitment to a **better
workplace environment in
healthy buildings**

20-57% **reduction in energy
consumption** compared
to other code compliant
installations

= 25% **Average IRR
and 3-5 year
simple payback***

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*Visit [EMPIRESTATEREALTYTRUST.COM/ABOUT-US/SUSTAINABILITY](https://www.empirestaterealtytrust.com/about-us/sustainability) for more information.
Each space is individually designed, and performance is unique to each execution.

ESRT: PARTNER WITH US

**143 TENANT EXPANSIONS
WITHIN OUR PORTFOLIO TOTALING
OVER 975,800 SQ.FT.**

**TENANTS PARTNER WITH US
FOR THE BEST SOLUTIONS**

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Facts & Figures

LOCATION	42nd Street between Madison and Park Avenues
COMPLETED	1930
ARCHITECT	Kenneth Norton of J.E.R. Carpenter
BUILDING SIZE	1,315,216 rentable square feet*, 55 floors
FLOOR PLATE	9,400 – 48,900 rentable square feet
AMENITIES	• 6B, JPMorgan Chase Bank, Charles Schwab and other conveniences in the interior retail arcade • In-building access to Grand Central Terminal • New tenant-only conference center, messenger center, visitor center • Additional services, dining, lodging and specialty retailers within the immediate vicinity including Grand Central Terminal's shopping and dining options
ELECTRICAL SERVICE	Sub-metered electric in all new spaces over 2,500 square feet
TELECOMMUNICATIONS	Wired Certified Platinum. Redundant providers including: Cablevision Lightpath, Lighttower, M2 nGage Communication, Spectrum, Verizon
HVAC	Tenant-controlled air-cooled package units and water-cooled units; air conditioned common corridors; perimeter radiant heat
SECURITY	24/7 security, card access controlled, web-based visitor processing system, visitor reception desk
ELEVATORS	32 Passengers, 3 Freight
FLOOR LOAD	60 lbs. per square foot
CEILING HEIGHT	12' to 17' slab-to-slab
OPERATING HOURS	8:00 A.M. to 6:00 P.M. Monday - Friday, building access 24/7
LOADING FACILITIES	Freight entrance on 41st Street
TRANSPORTATION	Direct in-building access to Grand Central Terminal and 5 subway lines  
PARKING	Numerous parking garages located in the immediate vicinity
LEASING AGENT	Newmark Knight Frank
OWNERSHIP	ESRT One Grand Central Place, L.L.C.

* As of 12/31/17



WiredScore Fact Sheet



AVAILABLE ISPs

CARRIER	CABLE TYPE	NETWORK TYPE	CABLE DISTRIBUTION
Charter	Fiber	Type 1	Partial Coverage
Charter	Coaxial	Phone or Cable	Full Coverage
Lighttower	Fiber	Type 1	Full Coverage
Lightpath	Fiber	Type 1	Partial Coverage
M2 nGage	Fixed Wireless	Rooftop Wireless	Direct to Tenant
Transbeam	Fiber	Type 2	Partial Coverage
Verizon	Fiber	Type 1	Partial Coverage
Verizon	Copper	Phone or Cable	Full Coverage

KEY FEATURES OF CONNECTIVITY

- 5 fiber providers can provide dedicated, business grade internet access with guaranteed upload and download speeds.
- Fixed wireless connectivity from the rooftop provides an independent internet option from the wire-line networks entering from the street.
- A distributed antenna system or small cell solution is in place to boost cellular reception throughout the building.
- Additional riser capacity is available to support future needs of tenants and ISP's throughout the entire building.
- Multiple riser pathways support tenants with diverse pathway requirements.
- Telecom equipment is kept in a protected space, separate from other utilities reducing the potential for service disruption.
- Coaxial cabling can provide bundled phone, cable TV, and basic internet.
- Dedicated risers are present to contain and protect telecom cables from risk of damage.



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Thank you for the opportunity to compete for your business.

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