



# One Grand Central Place

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60 EAST 42ND STREET  
AT GRAND CENTRAL TERMINAL

[Highlights](#)

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[Facts & Figures](#)

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[Area Map](#)

# One Grand Central Place

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## PROVIDING A PLATFORM FOR YOUR BUSINESS' SUCCESS

### ■ Superior Buildings:

Every building upgraded with new amenities and 21st century technology.

### ■ Responsive Management:

24/7 tenant-focused, on-site management.

### ■ Outstanding Locations:

Unsurpassed convenience with exceptional access to transportation.

### ■ Superior Space Options:

Boutique suites to multi-floor large blocks, and industry leading pre-builts.

### ■ Broker-Friendly:

No appointment necessary. Commissions paid 100% on lease signing.

### ■ Sustainability:

Leader in energy efficiency innovation.

Thank you for the opportunity to compete for your business.

## ONE GRAND CENTRAL PLACE

One Grand Central Place is an architectural gem rising 55 stories directly across the street from Grand Central Terminal. Our thorough enhancement and upgrade program provides a first-rate infrastructure that augments a magnificently restored lobby and extensive in-building amenities to create a premier environment with unparalleled convenience. Tenants include **3i, Allianz, GLG, Johnson Controls, Pine Brook Partners** and **Robertson Foundation**.

Amenities include:

- In-building access to Grand Central Terminal
- Visitor center, new tenant-only conference center and in-building messenger center
- Dining options: 6B
- Retail: JPMorgan Chase Bank, Charles Schwab and a host of conveniences in our interior retail arcade

Building-wide upgrades include:

- Windows, elevators, air-conditioned common corridors and restrooms
- Building-wide systems, including electrical, plumbing, HVAC and security

Available office space ranges from top of the line pre-built suites with high-end pantries and stainless steel appliances to white-boxed partial and full floors.

One Grand Central Place is unmatched in access to mass transportation with direct in-building access to Grand Central Terminal and 5 subway lines.  



# One Grand Central Place

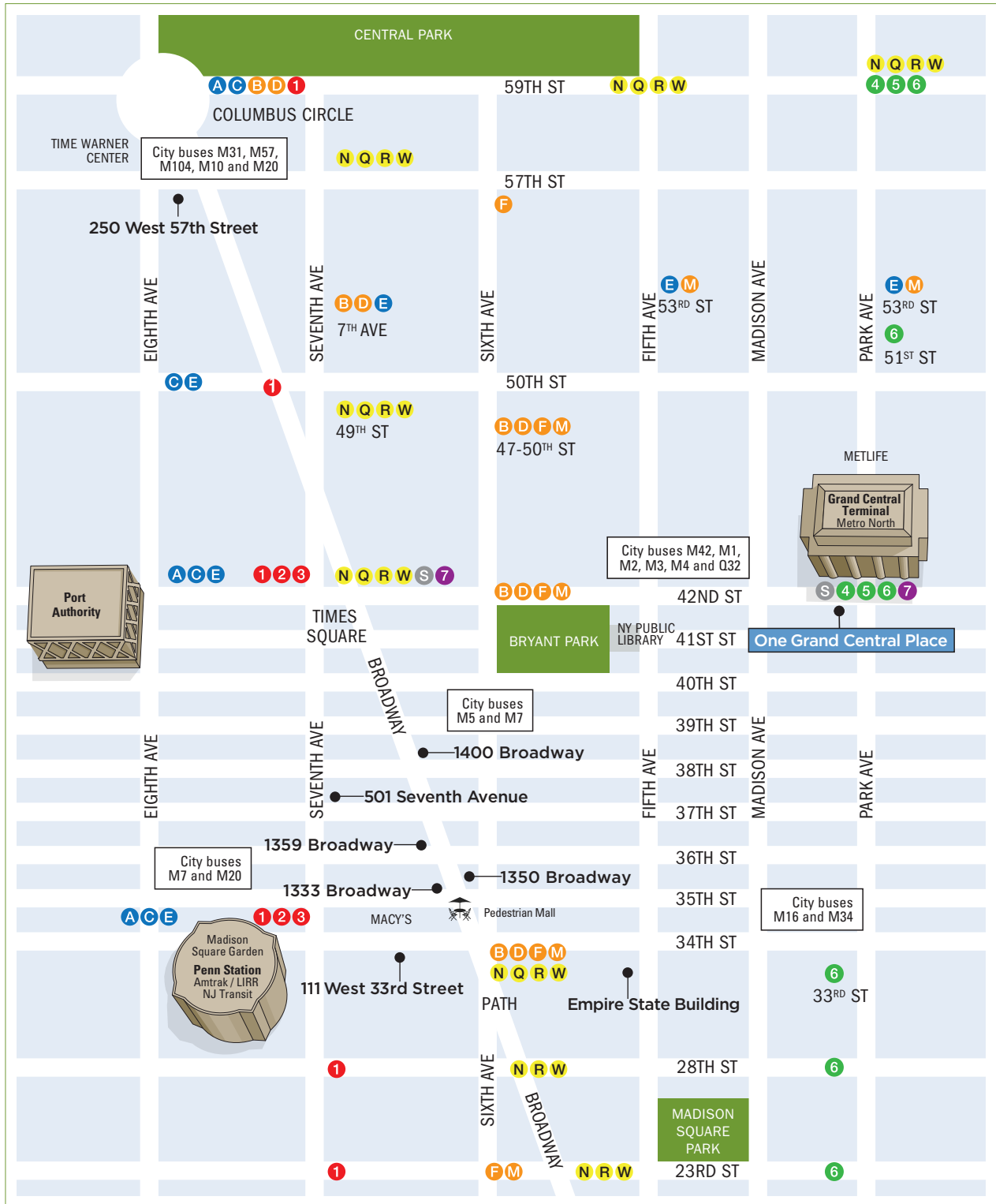
## FACTS & FIGURES

|                           |   |
|---------------------------|---|
| <b>LOCATION</b>           | 42nd Street between Madison and Park Avenues  |
| <b>COMPLETED</b>          | 1930  |
| <b>ARCHITECT</b>          | Kenneth Norton of J.E.R. Carpenter  |
| <b>BUILDING SIZE</b>      | 1,315,216 rentable square feet*, 55 floors  |
| <b>FLOOR PLATE</b>        | 9,400 – 48,900 rentable square feet   |
| <b>AMENITIES</b>          | <ul style="list-style-type: none"><li>• 6B, JPMorgan Chase Bank, Charles Schwab and other conveniences in the interior retail arcade</li><li>• In-building access to Grand Central Terminal</li><li>• New tenant-only conference center, messenger center, visitor center</li><li>• Additional services, dining, lodging and specialty retailers within the immediate vicinity including Grand Central Terminal's shopping and dining options</li></ul> |
| <b>ELECTRICAL SERVICE</b> | Sub-metered electric in all new spaces over 2,500 square feet   |
| <b>TELECOMMUNICATIONS</b> | Wired Certified Platinum. Redundant providers including: Cablevision Lightpath, Lighttower, M2 nGage Communication, Spectrum, Verizon   |
| <b>HVAC</b>               | Tenant-controlled air-cooled package units and water-cooled units; air conditioned common corridors; perimeter radiant heat   |
| <b>SECURITY</b>           | 24/7 security, card access controlled, web-based visitor processing system, visitor reception desk  |
| <b>ELEVATORS</b>          | 32 Passengers, 3 Freight  |
| <b>FLOOR LOAD</b>         | 60 lbs. per square foot   |
| <b>CEILING HEIGHT</b>     | 12' to 17' slab-to-slab   |
| <b>OPERATING HOURS</b>    | 8:00 A.M. to 6:00 P.M. Monday - Friday, building access 24/7  |
| <b>LOADING FACILITIES</b> | Freight entrance on 41st Street   |
| <b>TRANSPORTATION</b>     | Direct in-building access to Grand Central Terminal and 5 subway lines   |
| <b>PARKING</b>            | Numerous parking garages located in the immediate vicinity  |
| <b>LEASING AGENT</b>      | Newmark Knight Frank  |
| <b>OWNERSHIP</b>          | ESRT One Grand Central Place, L.L.C.  |

\* As of 12/31/17



# One Grand Central Place



ONEGCP.COM • 100% COMMISSION ON LEASE SIGNING

**EMPIRE STATE**  
REALTY TRUST

ESRT  
LISTED  
NYSE  
Member  
REBNY