

newly upgraded retail

# CORNER OF 45TH & LEXINGTON



AT THE NORTH ENTRANCE TO GRAND CENTRAL  
3,068 - 4,639 SF AVAILABLE IMMEDIATELY



The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

# 460 LEXINGTON AVENUE (AKA 237 PARK AVENUE) AT THE BASE OF A 1.25 MILLION SF OFFICE TOWER

## AREA OVERVIEW



Surrounded by 16.7 million  
sf of office space within an  
1/8 mile

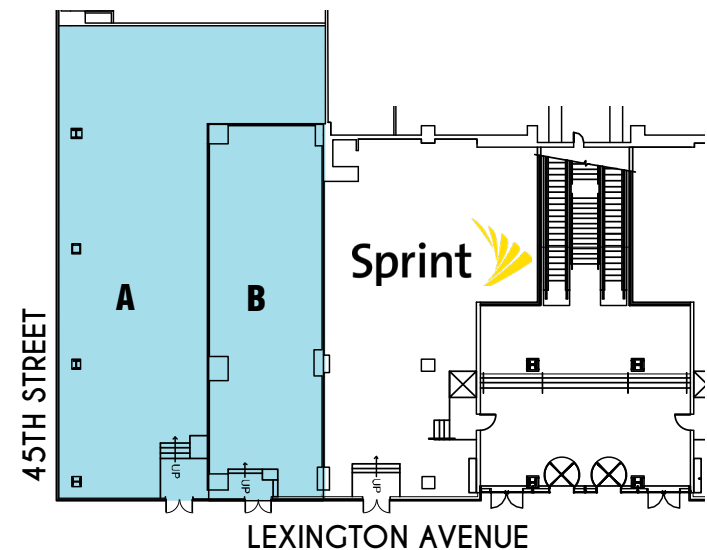
Situated by Grand Central  
Terminal, with 21 million  
visitors and 44 million  
commuters annually

27 hotels / 9,058 hotel  
rooms within 5 blocks

Ideal bank location with  
\$2.5 billion in deposits  
within 2 blocks of the site

## SPECIFICATIONS

Ground floor:	A: Approx. 3,068 sf B: Approx. 1,571 sf *spaces can be combined
Frontage:	Up to 145 feet
Possession:	Immediate



For further information, please contact exclusive agents:

**Mark Utreras** 646.441.3703  
mutreras@ngkf.com

**Nevin Danziger** 212.850.5430  
ndanziger@ngkf.com

**Marc Frankel** 212.372.2240  
mfrankel@ngkf.com

**Jeffrey D. Roseman** 212.372.2430  
jroseman@ngkf.com