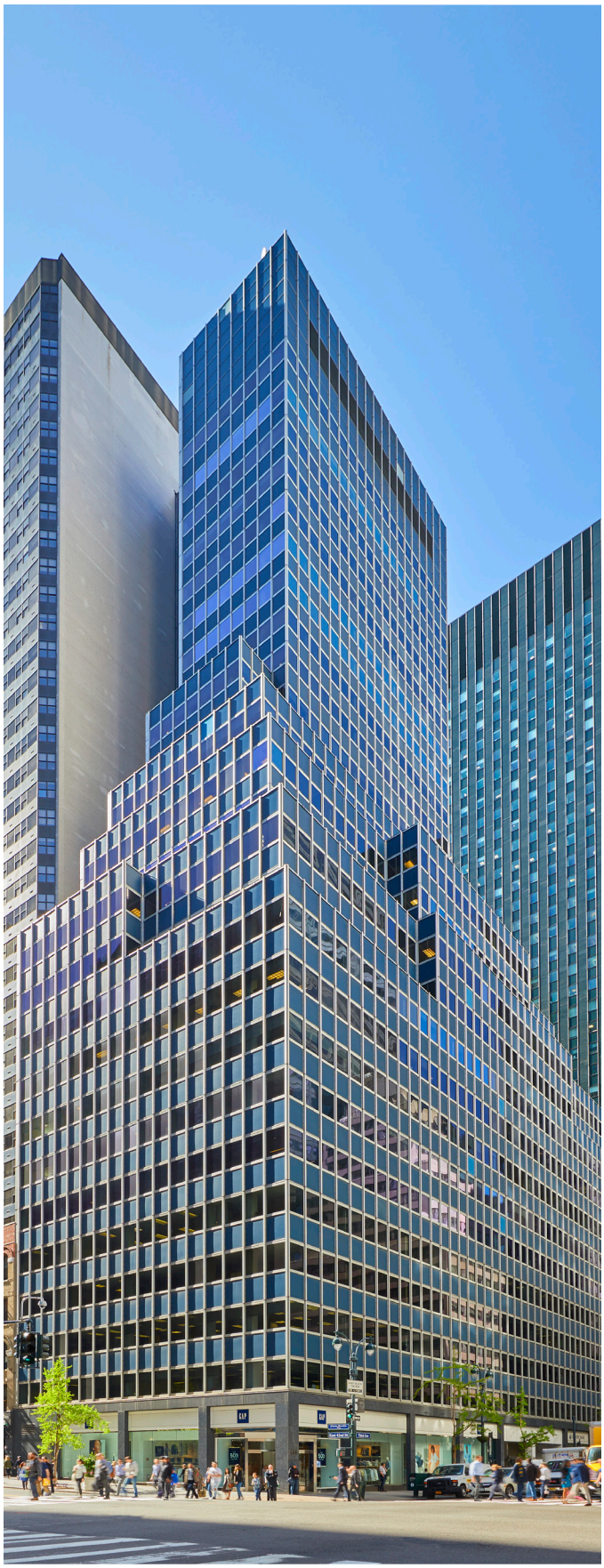
5 GRAND CENTRAL EAST

AVAILABILITIES

Entire Floor 22	**5,728 SF** *Demoed Space. Superb Views of Midtown East. Potential Terrace Opportunity.*
Entire Floor 20	**7,340 SF** *Recently Built, High-End Space. Full Floor Presence. Sweeping Midtown Views. Available September 2026.*
Partial Floor 18 Suite 1850	**3,979 SF** *Built Space. Blended Layout with Perimeter Offices.*
Entire Floor 16	**16,194 SF** *Full Floor Presence. Sweeping Midtown Views. Whitebox Pending.*
Partial Floor 15	**6,664 SF** *Built Corner Unit.*
Partial Floor 14	**4,767 SF** *Built Space.*
Partial Floor 11 Suite 1100	**15,797 SF** *Built Space. Office-Intensive Layout.*
Entire Floors 8-9	**19,679 SF EACH** *Contiguous Block up to 62K SF Available. Private Entrance and Porch Opportunity. Midtown, 42nd Street, and East River Views. Arranged Possession.*
Entire Floor 7	**23,127 SF** *Contiguous Block up to 62K SF Available. Private Entrance and Porch Opportunity. Midtown, 42nd Street, and East River Views. Arranged Possession.*



PROPERTY OVERVIEW

Conveniently located one block from Grand Central Terminal on Midtown East's highly desirable Third Avenue corridor, 5 Grand Central East features expansive double-glazed ribbon windows that deflect glare and reduce heat gain, while inviting ample light and classic NYC views.

The building recently achieved Gold certification under LEED v4 Existing Buildings: Operations + Maintenance, reflecting the successful implementation of Durst's portfolio-wide sustainable policies and procedures.

MAJOR TENANTS

Abacus Group; Clune Construction; Empire State Development Corporation.

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2026-10-20

5 GRAND CENTRAL EAST

PROPERTY FACT SHEET

OVERVIEW

BUILDING OWNER & MANAGER
The Durst Organization

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YEAR COMPLETED
1958

ARCHITECT
Emery Roth & Sons

LOCATION
5 Grand Central East is located on the east side of Third Avenue between 42nd and 41st Streets

PROXIMITY TO MASS TRANSIT
Grand Central Terminal: 4, 5, 6, 7, and S subways; Metro North trains; M42, M101, M102, M103, SBS buses

BUILDING HEIGHT
356 feet

STORIES
30

SLAB TO SLAB HEIGHT
11'3"

FLOOR PLATES
Low: 23,500 SF
Mid: 11,900 SF - 16,200 SF
High: 5,600 SF - 7,300 SF

TENANT ACCESS
Security for the building is provided by electronic security systems, proximity cards for building access control and CCTV. The lobby is staffed 24/7 by either a licensed security guard and/or a building staff member. All buildings are centrally monitored by our security Command Center, which is staffed 24/7 by licensed security personnel.

HOURS OF OPERATION
The on-site Property Management Office is open 8:30 AM to 5:30 PM, Monday through Friday. Building hours are 8:00 AM to 6:00 PM, Monday through Friday.

ELEVATORS
9 passenger elevators

FREIGHT ELEVATORS
Two freight elevators:
#6 serves sub-basement to loading dock
Door opening is 42"W x 82"H
Inside elevator 79"W x 104-½"H x 56-½"D

#10 serves sub-basement to floor 29
Door opening is 42"W x 90"H
Inside elevator 73-½"W x 96"H x 72"D

DELIVERIES/LOADING DOCK
The loading dock is located at 207 East 41st Street. Deliveries requiring freight elevator service can be made Monday through Friday during regular freight hours (9:30 AM to 12:00 PM and 1:00 PM to 4:30 PM), excluding weekends and holidays. All loading docks are staffed by security personnel whenever they are in operation.

LOBBY
The renovated lobby includes a new concierge desk, newsstand, turnstiles connected to a building security system, and central alarm reporting station.

SUSTAINABILITY

- LEED Gold certification under LEED v4 Operations + Maintenance: Existing Buildings
- EPA WaterSense-labeled plumbing fixtures promote water efficiency
- Tenant recycling program and organics collection program for composting
- Use of green cleaning products, equipment, and strategies to promote a healthier work environment
- Renewable wind power is purchased to offset 100% of the building's electricity use
- Green roofs and exclusive outdoor terraces

POWER AND UTILITIES

HEATING, VENTILATION AND AIR CONDITIONING
Heating is provided by Con Edison steam. Heat exchangers convert the steam to hot water. The air conditioning system is a central-fan constant-volume type consisting of two refrigeration machines with capacities of 600 tons each. The central fan rooms are located on the 8th, 9th and 13th floors. The cooling tower has a capacity of 1,600 tons. Conditioned air is distributed to the perimeter while interior zones are controlled by thermostats. Perimeter fan coil units have individually controlled fan speeds.

ELECTRICAL SYSTEM
Con Edison delivers electrical power to the building via a second contingent, 120/208V spot network located in the sidewalk vault. The service comprises three 4,000-amp service take-offs that feed the building's service switchgear. Power is then distributed via pipe and wire risers throughout the building. 100% of the energy utilized by the building is wind power purchased from Con Edison Solutions.

The building's electrical distribution system is continuously maintained in accordance with national testing standards and applicable codes to provide the highest level of reliability. It is equipped with a sophisticated, web-enabled electrical sub-metering system, that is used for tenant billing as well performance monitoring. In-house electrical engineers analyze new tenant designs and requirements to ensure sufficient electrical distribution is provided in accordance with the lease terms and building regulations.

TELECOMMUNICATIONS

The Durst Organization offers its tenants a wide range of telecommunication providers. Service providers currently available at 5 Grand Central East include:

- Wireless: AT&T and Verizon Wireless
- Telephone: Verizon
- Internet: Cogent Communication, Crown Castle, Astound Broadband Powered by RCN, and Spectrum
- Television: Astound Broadband Powered by RCN and Spectrum

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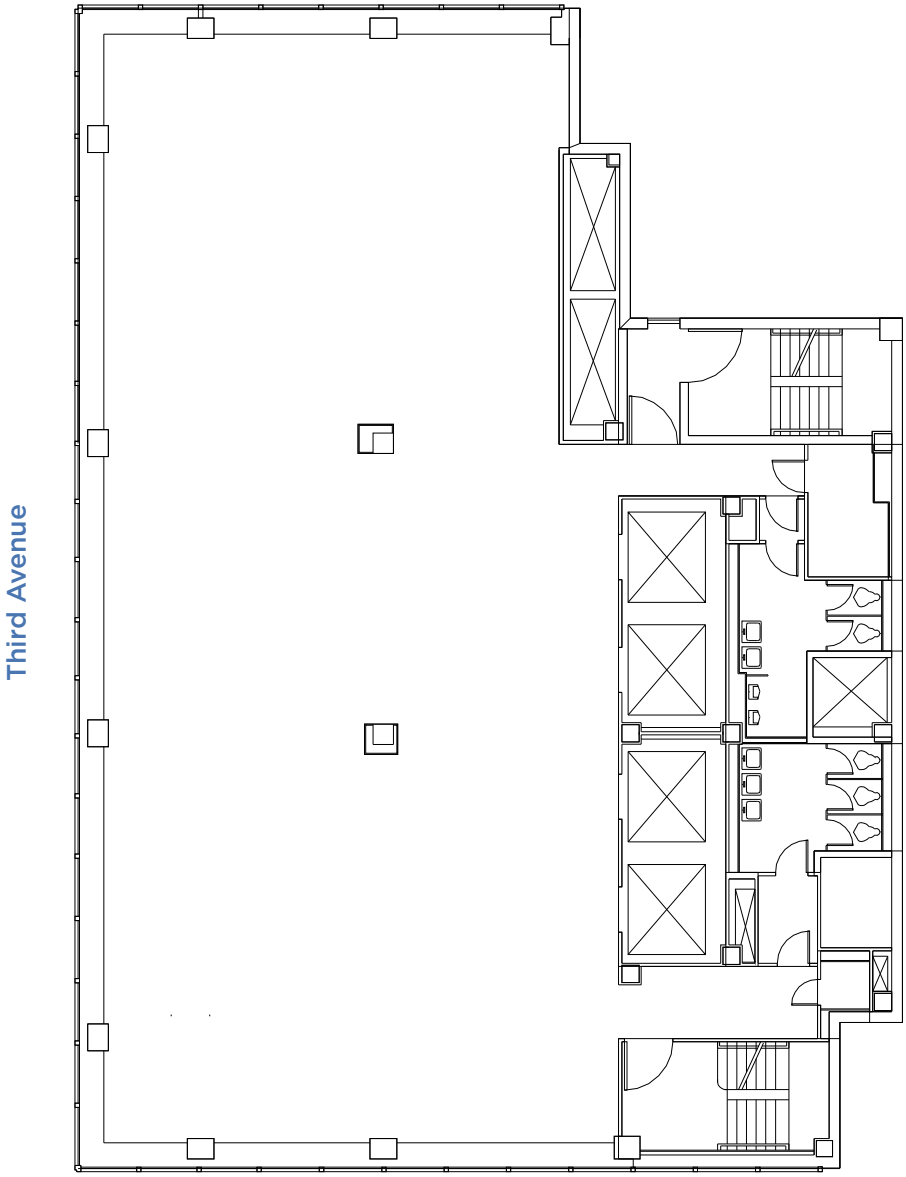
5 GRAND CENTRAL EAST

CORE & SHELL PLAN
ENTIRE FLOOR 25

East 42nd Street



East 41st Street

5,719 SF

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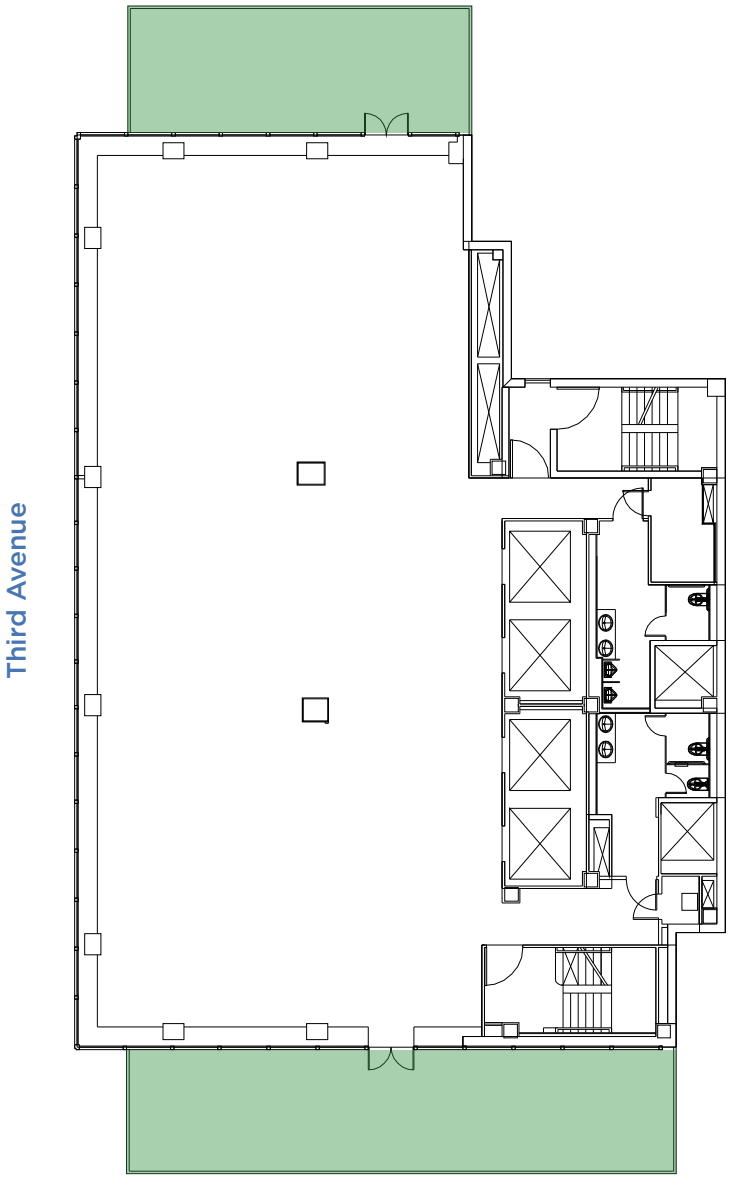
5 GRAND CENTRAL EAST

CORE & SHELL PLAN
ENTIRE FLOOR 22

East 42nd Street



East 41st Street

5,728 SF

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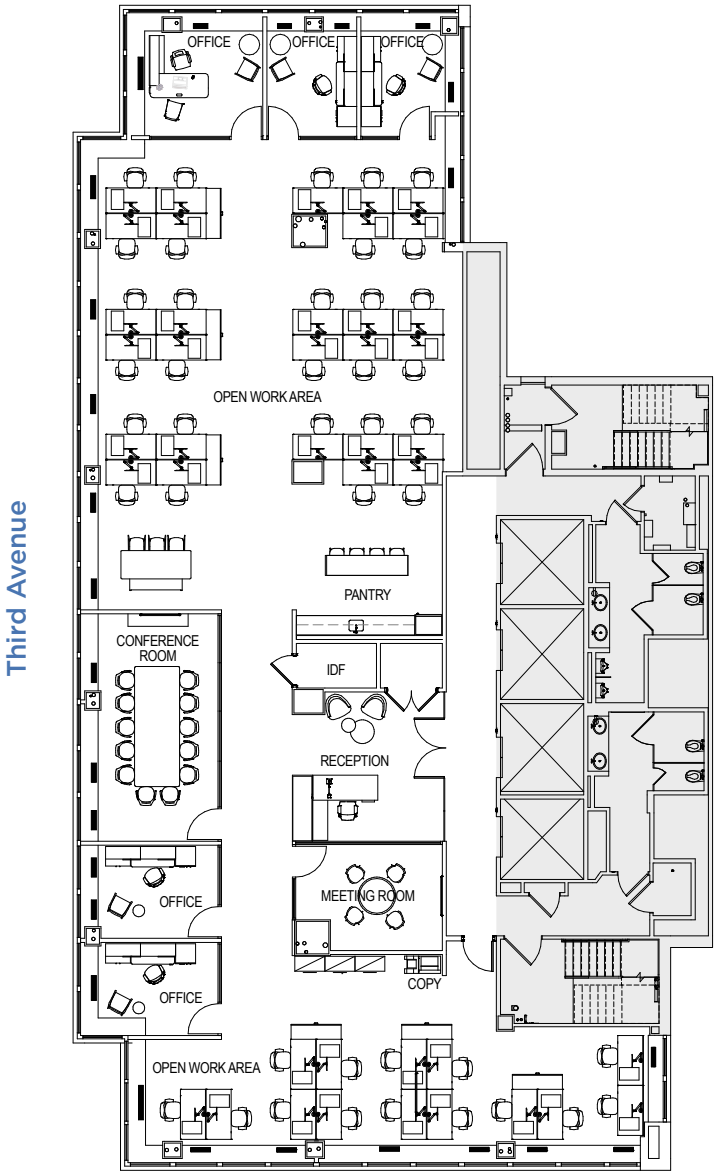
5 GRAND CENTRAL EAST

PREBUILT PLAN
ENTIRE FLOOR 20

East 42nd Street



Third Avenue

East 41st Street

7,340 SF

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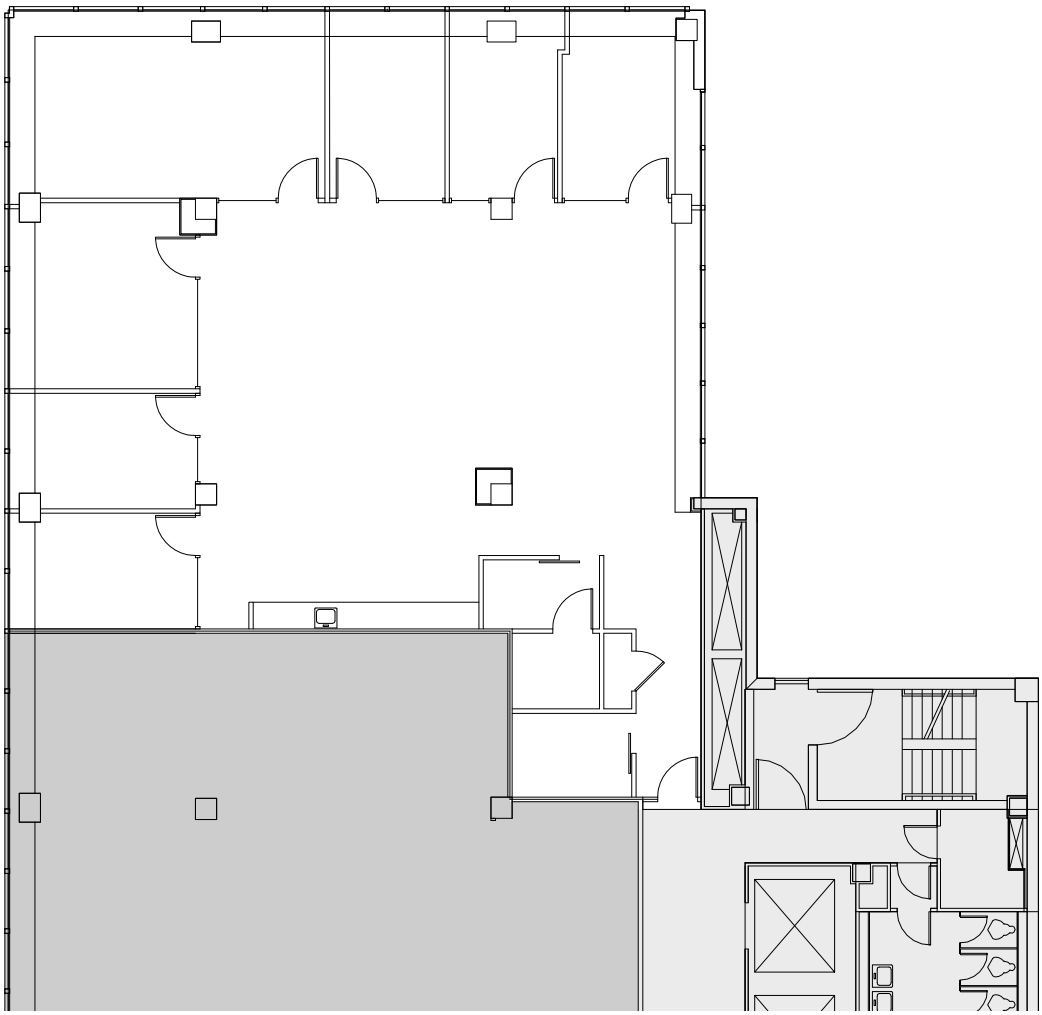
5 GRAND CENTRAL EAST

AS-BUILT PLAN
PARTIAL FLOOR 18
SUITE 1850

East 42nd Street

Third Avenue



3,979 SF

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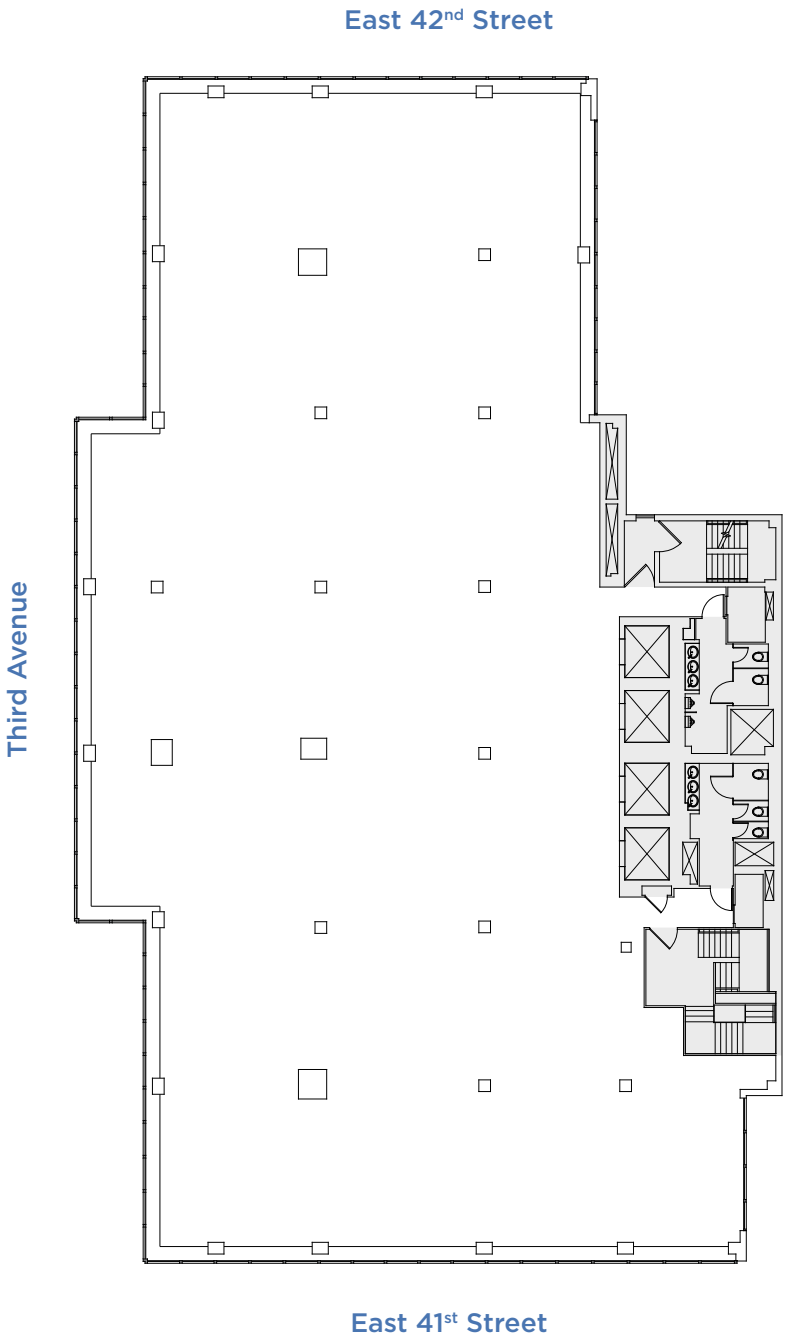
5 GRAND CENTRAL EAST

CORE & SHELL PLAN
ENTIRE FLOOR 16



16,194 SF

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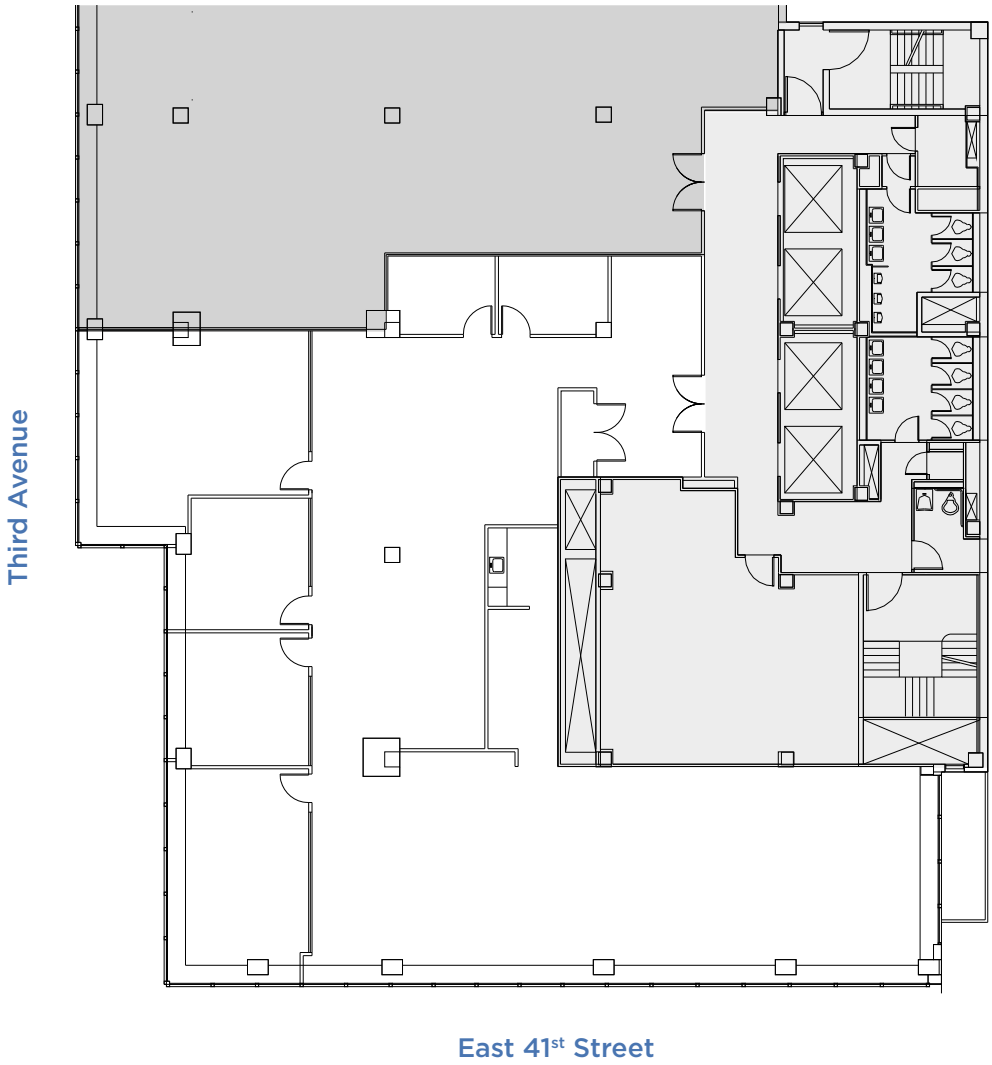
5 GRAND CENTRAL EAST

AS-BUILT PLAN
PARTIAL FLOOR 15



6,664 SF

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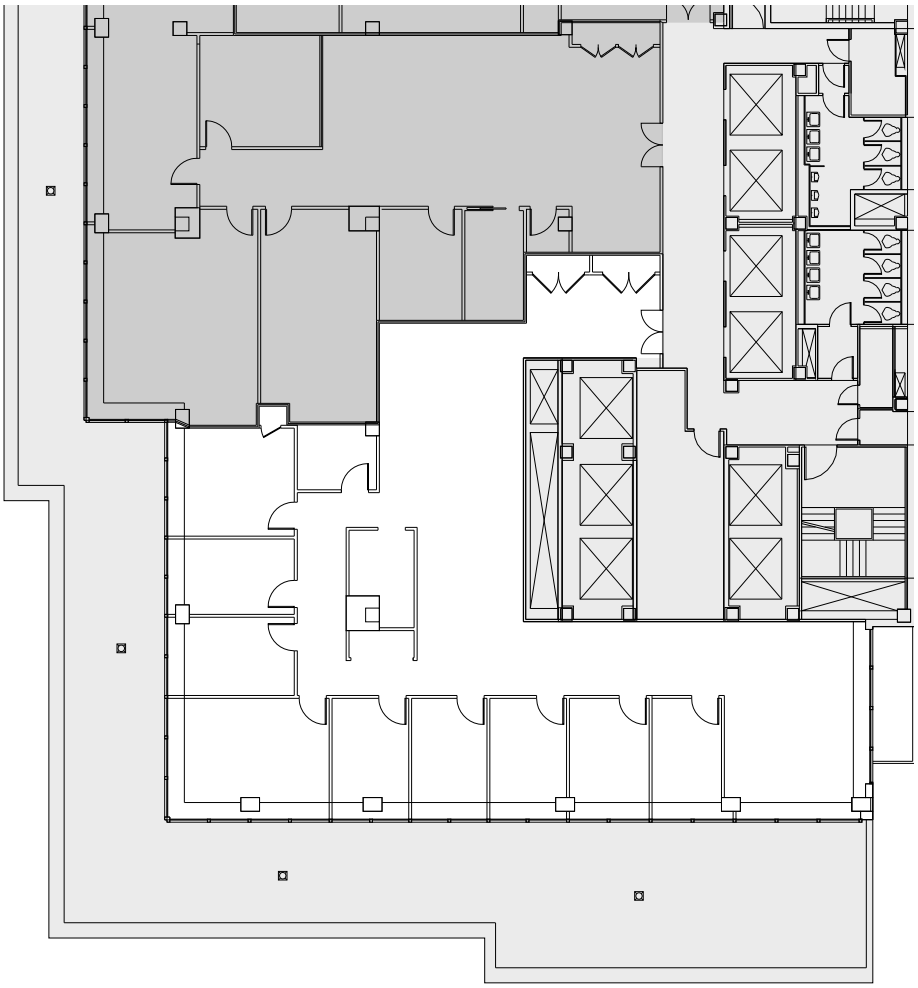
5 GRAND CENTRAL EAST

AS-BUILT PLAN
PARTIAL FLOOR 14



4,767 SF

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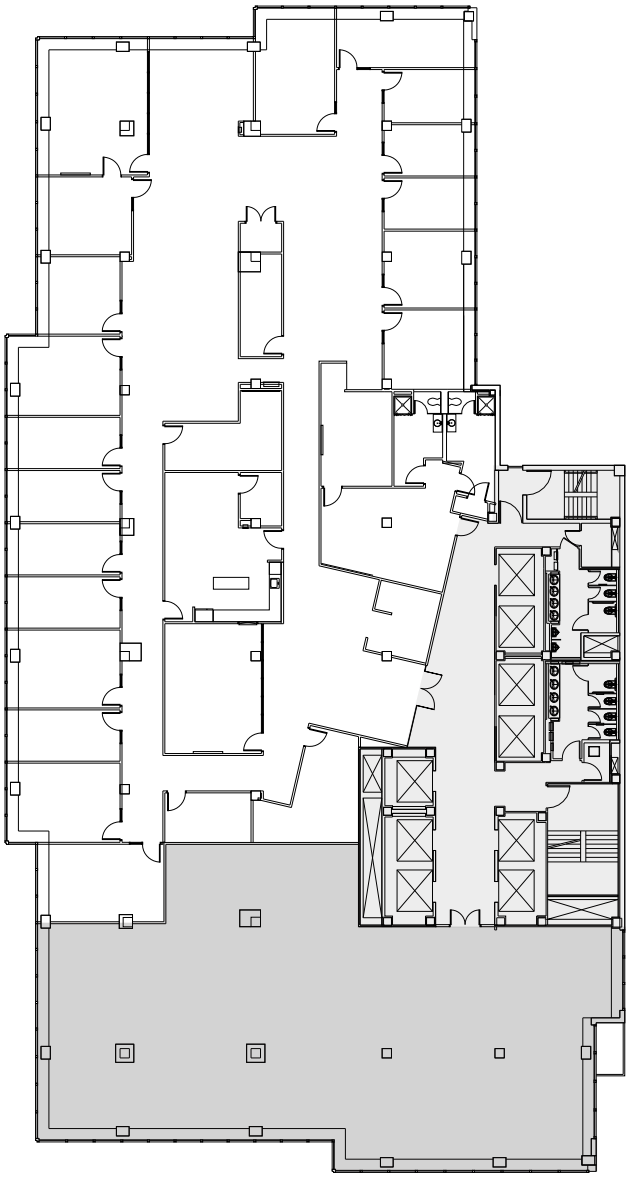
5 GRAND CENTRAL EAST

AS-BUILT PLAN
PARTIAL FLOOR 11
SUITE 1100

East 42nd Street

Third Avenue



15,797 SF

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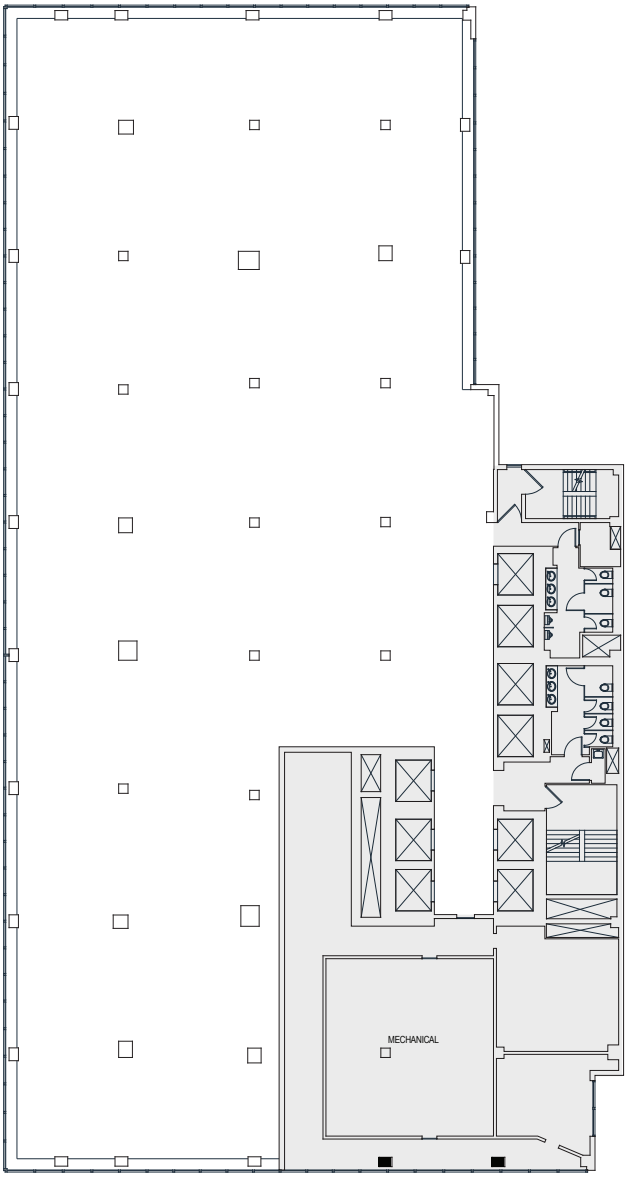
5 GRAND CENTRAL EAST

CORE & SHELL PLAN
ENTIRE FLOORS 8-9

East 42nd Street

Third Avenue



19,679 SF Each

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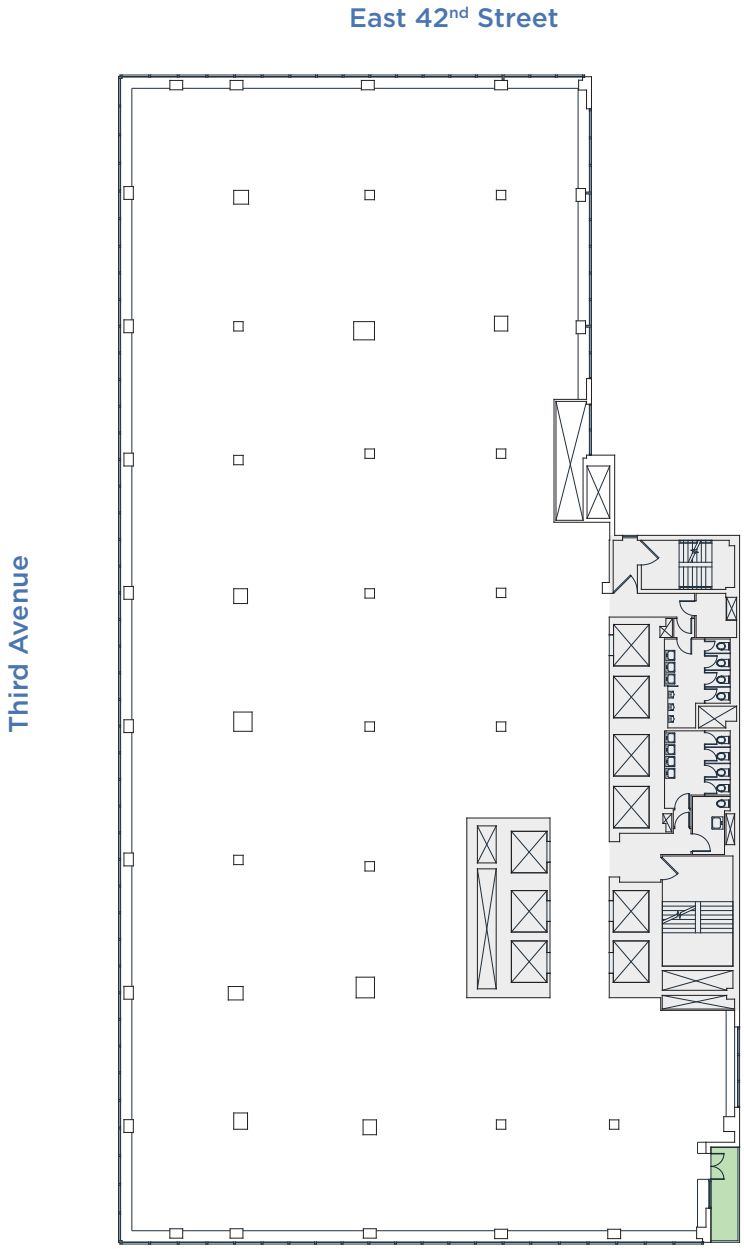
5 GRAND CENTRAL EAST

CORE & SHELL PLAN
ENTIRE FLOOR 7



23,127 SF

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