

# 11 GRAND CENTRAL EAST

## AVAILABILITIES

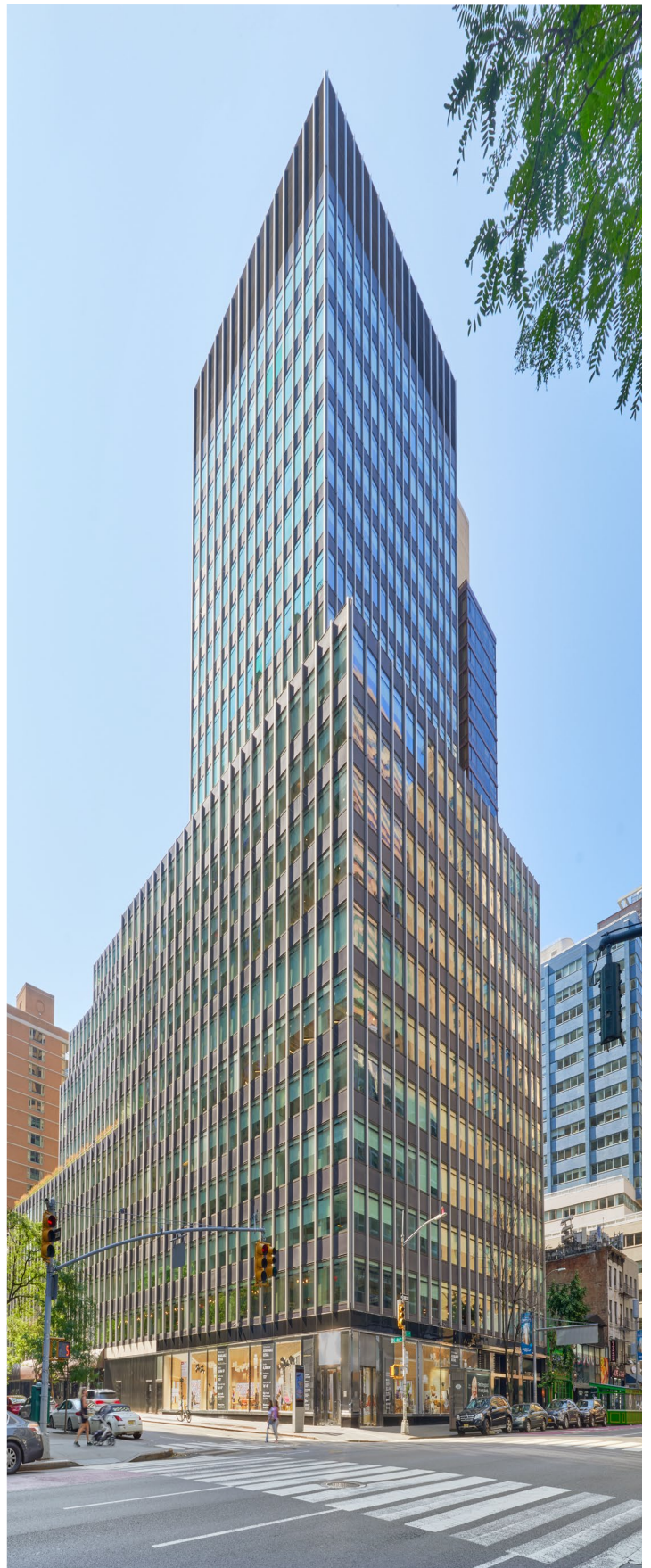
|                                                                                                                |           |
|----------------------------------------------------------------------------------------------------------------|-----------|
| Entire Floor 24                                                                                                | 7,442 SF  |
| <i>Full Floor. 270° Midtown Views. Available Immediately.</i>                                                  |           |
| Partial Floor 17                                                                                               | 1,781 SF  |
| <i>Corner Unit with Midtown Views. Built Space. Available Now.</i>                                             |           |
| Partial Floor 10 <b>DurstReady</b>                                                                             | 7,190 SF  |
| <i>Premium Move-In Ready Office Space. Available Now.</i>                                                      |           |
| Partial Floor 5                                                                                                | 15,522 SF |
| <i>Up to 100k SF Contiguous Block Available. Ground Floor Private Entrance Available. Arranged Possession.</i> |           |
| Entire Floor 4                                                                                                 | 29,935 SF |
| <i>Up to 100k SF Contiguous Block Available. Ground Floor Private Entrance Available. Arranged Possession.</i> |           |
| Partial Floor 3                                                                                                | 14,404 SF |
| <i>Up to 100k SF Contiguous Block Available. Ground Floor Private Entrance Available.</i>                      |           |
| Partial Floor 2                                                                                                | 9,789 SF  |
| <i>Up to 100k SF Contiguous Block Available. Ground Floor Private Entrance Available.</i>                      |           |
| Ground Floor Corner Retail                                                                                     | 4,006 SF  |
| <i>Prime Corner Retail Location with 45' of Frontage Along Third Avenue. Close Proximity to Grand Central.</i> |           |

## PROPERTY OVERVIEW

Standing on the southeast corner of Third Avenue and 46<sup>th</sup> Street, 11 Grand Central East recently received a number of lobby upgrades and underwent a building-wide window replacement program. The property also features 7,107 SF of green roofs and exclusive outdoor terraces. 11 Grand Central East's LEED GOLD certification in 2018 under LEED v4 Existing Buildings: Operations + Maintenance reflects the successful implementation of Durst's portfolio-wide sustainable policies and procedures.

## MAJOR TENANTS

EisnerAmper; Fujitsu; Marwood Group; Rosenberg & Estis



### LEASING CONTACTS

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### OVERVIEW

#### BUILDING OWNER & MANAGER

The Durst Organization

#### LEASING CONTACTS

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#### YEAR COMPLETED

1961

#### CAPITAL IMPROVEMENTS

Recently completed renovations include an updated lobby entrance and security turnstiles as well as a building-wide comprehensive window replacement program. New windows feature UV-protected clear insulated glass to enhance views and promote natural light.

#### ARCHITECT

Emery Roth & Sons

#### LOCATION

11 Grand Central East is located on the southeast corner of Third Avenue between 45<sup>th</sup> and 46<sup>th</sup> Streets.

#### PROXIMITY TO MASS TRANSIT

Grand Central Terminal: 4, 5, 6, 7, S and Metro North trains; M42 bus on 42<sup>nd</sup> Street and M5 and M7 bus stops on 43<sup>rd</sup> Street

#### BUILDING HEIGHT

286 feet

#### STORIES

24

#### SLAB TO SLAB HEIGHT

Floors 6 through 10 - 10'10"  
Floor 7 - 11'4"

#### FLOOR PLATES (LOW/HIGH)

Low: 25,000 to 30,000 SF  
Mid: 16,500 to 18,000 SF  
High: 7,400 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. All loading docks are staffed by security personnel from 8:00 AM to 5:00 PM, Monday through Friday.

#### STANDARD 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.

#### PASSENGER ELEVATORS

Eight modernized elevators

#### FREIGHT ELEVATORS

One freight elevator: 8'4"h x 7'6"w x 5'6"d  
Two entrances: lobby and loading dock door: 3'6" x 6v10"

#### DELIVERIES/LOADING DOCK

The loading dock is located at 211 East 45<sup>th</sup> Street. Freight hours are Monday through Friday, 9:30 AM to 12:00 PM and 1:00 PM to 4:30 PM.

### SUSTAINABILITY

- LEED Gold certification under LEED v4 Existing Buildings: Operations + Maintenance
- EPA Water Sense-labeled new plumbing fixtures to promote high-performance and 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, which is supplied to the coils in the central fan rooms and the perimeter induction units. The air conditioning system is a central-fan variable-air type consisting of one 625-ton steam turbine and one 625-ton electric drive centrifugated. The two central fan rooms are located in the sub-cellar and on the 25th floor. The cooling tower has a capacity of 1,960 tons, of which approximately 350 tons are available for tenant's supplementary cooling systems. Conditioned air is distributed through perimeter induction units and overhead ductwork for interior spaces. Temperatures for these zones are controlled by thermostats.

#### 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 is made up of the two 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 total energy utilized by the building consists of wind power. 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, which is used for tenant billing as well as allowing our in-house experts to monitor system performance in real-time. Our in-house electrical engineers analyze new tenant designs and requirements to ensure that sufficient electrical distribution is provided in accordance with the lease terms and building rules and regulations.

### TELECOMMUNICATIONS

The Durst Organization offers its tenant a wide range of telecommunication providers. Service providers which are currently available at 11 Grand Central East:

- Wireless: Verizon Wireless
- Telephone: Verizon
- Internet: Cogent, Crown Castle, Astound Broadband Powered by RCN, Reliance, and Spectrum
- Television: RCN and Spectrum



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## PROPERTY HIGHLIGHTS



### LEASING CONTACTS

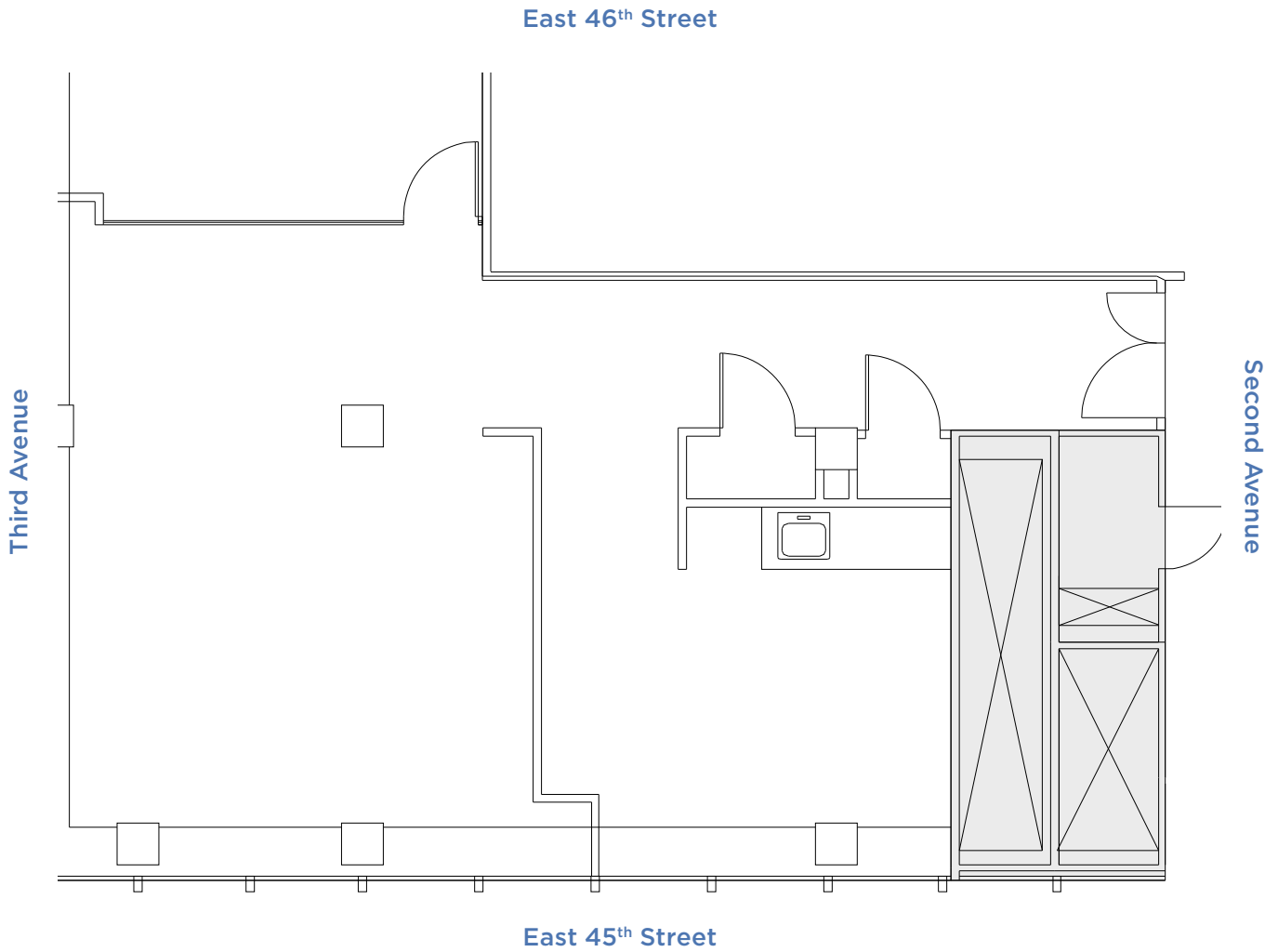
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## CORE & SHELL PLAN ENTIRE FLOOR 24



7,442 SF

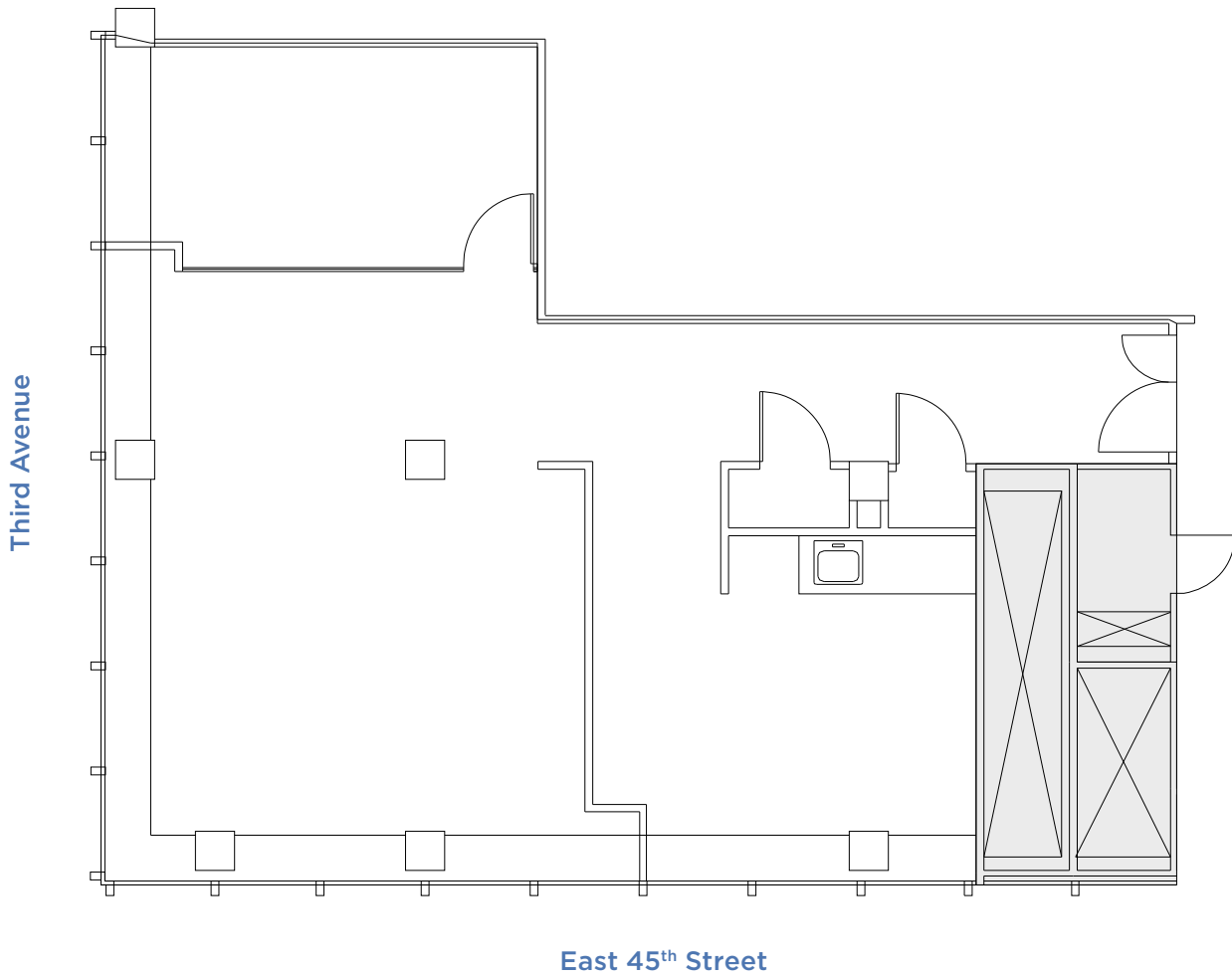
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1,781 SF

# 11 GRAND CENTRAL EAST

## PARTIAL 10<sup>TH</sup> FLOOR, SUITE 1050 | 7,190 SF

### PROPERTY IMAGES



BUILDING EXTERIOR



PRIVATE OFFICE

[TAKE A VIRTUAL TOUR](#)

### AVAILABILITY

- Available Now

### FEATURES

- Premium Move-In Ready Office Space
- Blended Open and Private Office Layout
- Fully Furnished with Knoll Furniture
- Sit/Stand Desks
- LED Lighting
- Fully Wired

### PLAN DETAILS

#### WORKSPACE

|                 |    |
|-----------------|----|
| Private Offices | 8  |
| Workstations    | 36 |
| Reception       | 1  |

**TOTAL 45**

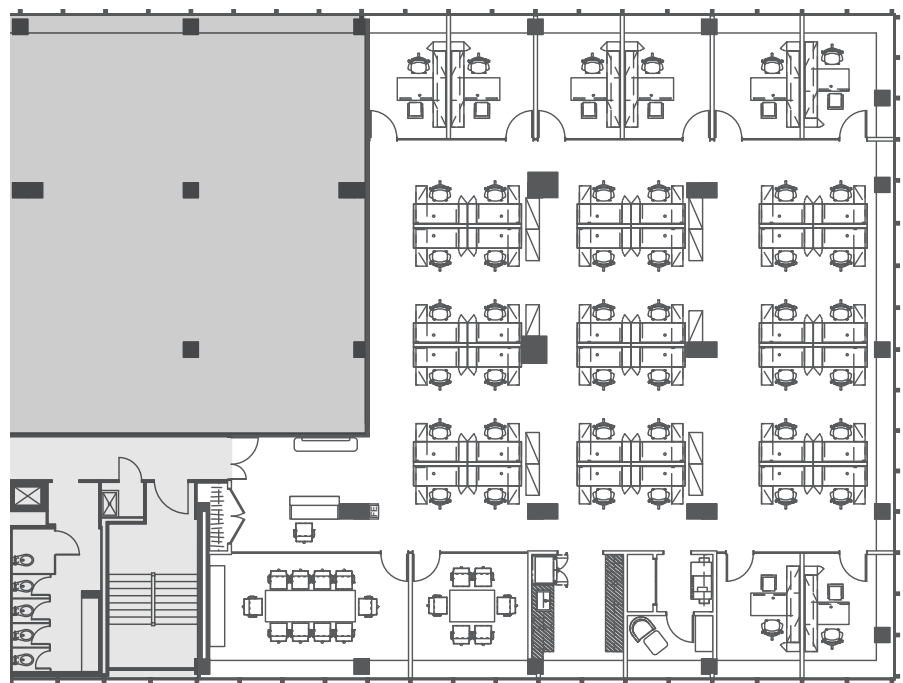
#### COLLABORATION SPACE

|                 |   |
|-----------------|---|
| Conference Room | 1 |
| Huddle Room     | 1 |

#### PLANNED SUPPORT

|               |   |
|---------------|---|
| Pantry        | 1 |
| Wellness Room | 1 |
| IDF Room      | 1 |

EAST 46<sup>TH</sup> STREET



**BAILEY CALIBAN**  
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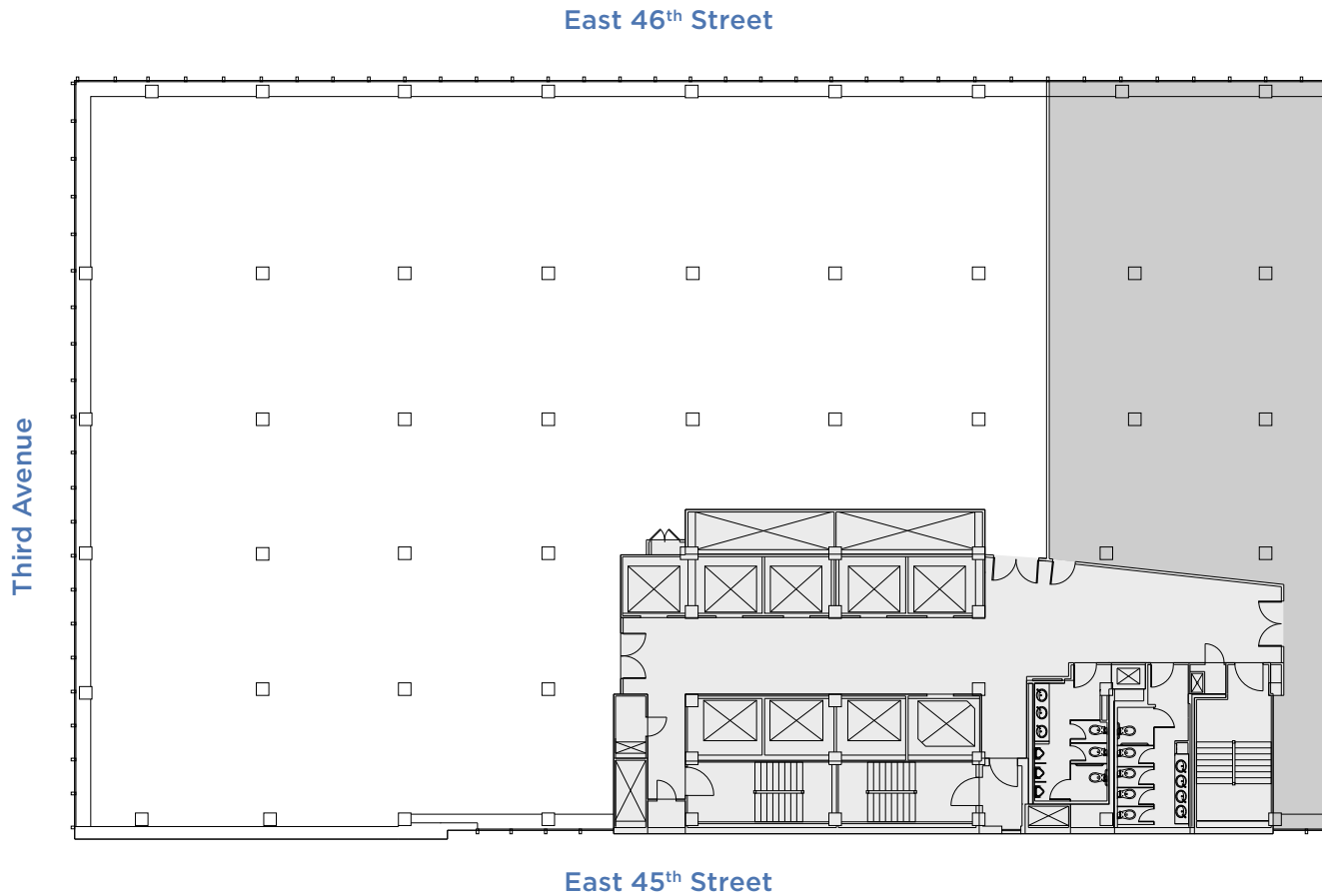
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**DURSTREADY.COM**

**DurstReady**

## CORE & SHELL PLAN PARTIAL FLOOR 5



15,522 SF

#### LEASING CONTACTS

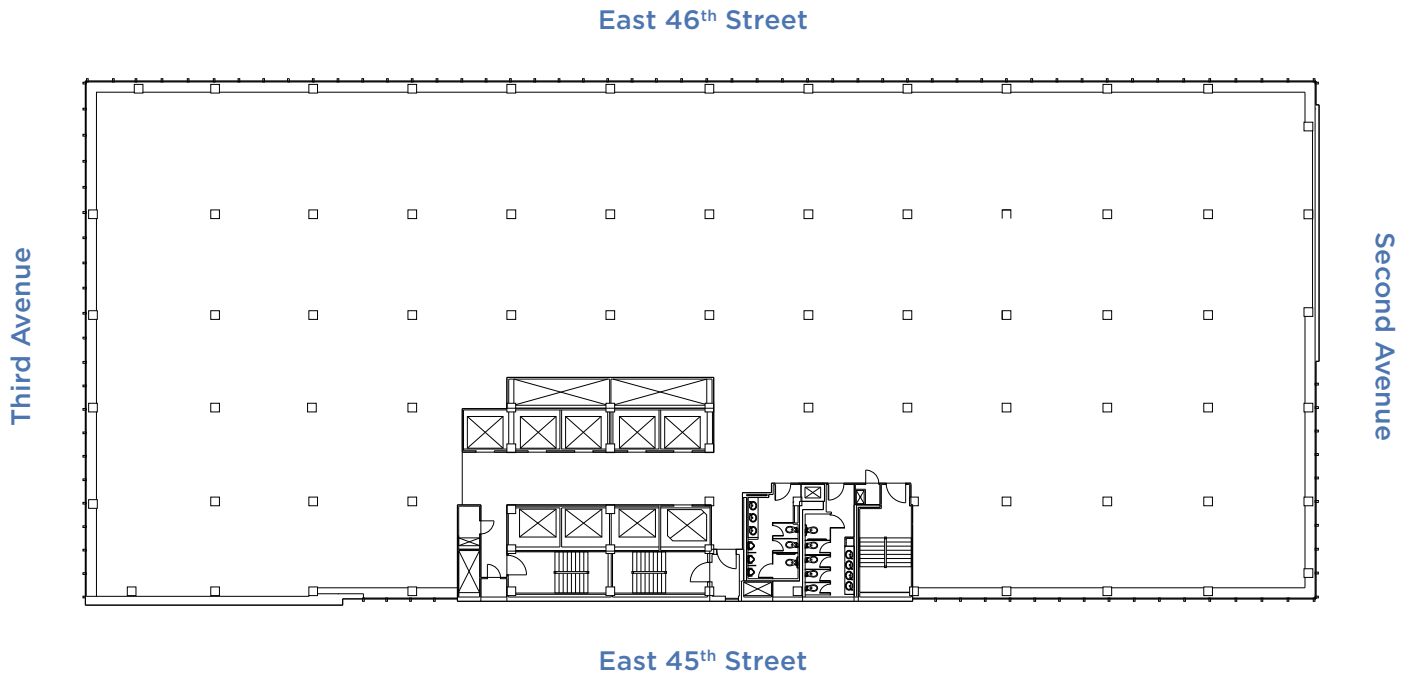
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## CORE & SHELL PLAN ENTIRE FLOOR 4



29,935 SF

#### LEASING CONTACTS

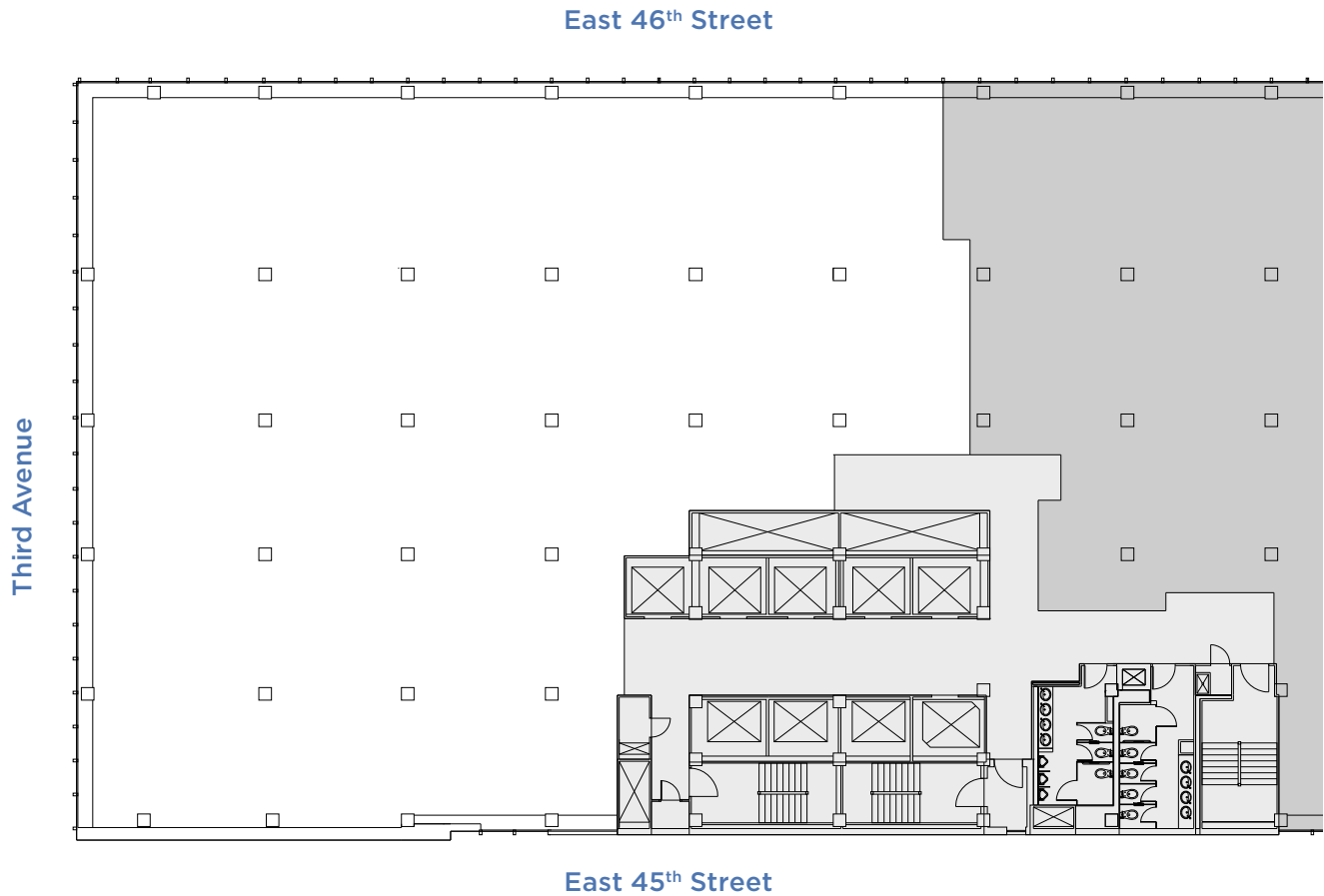
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## CORE & SHELL PLAN PARTIAL FLOOR 3



14,404 SF

### LEASING CONTACTS

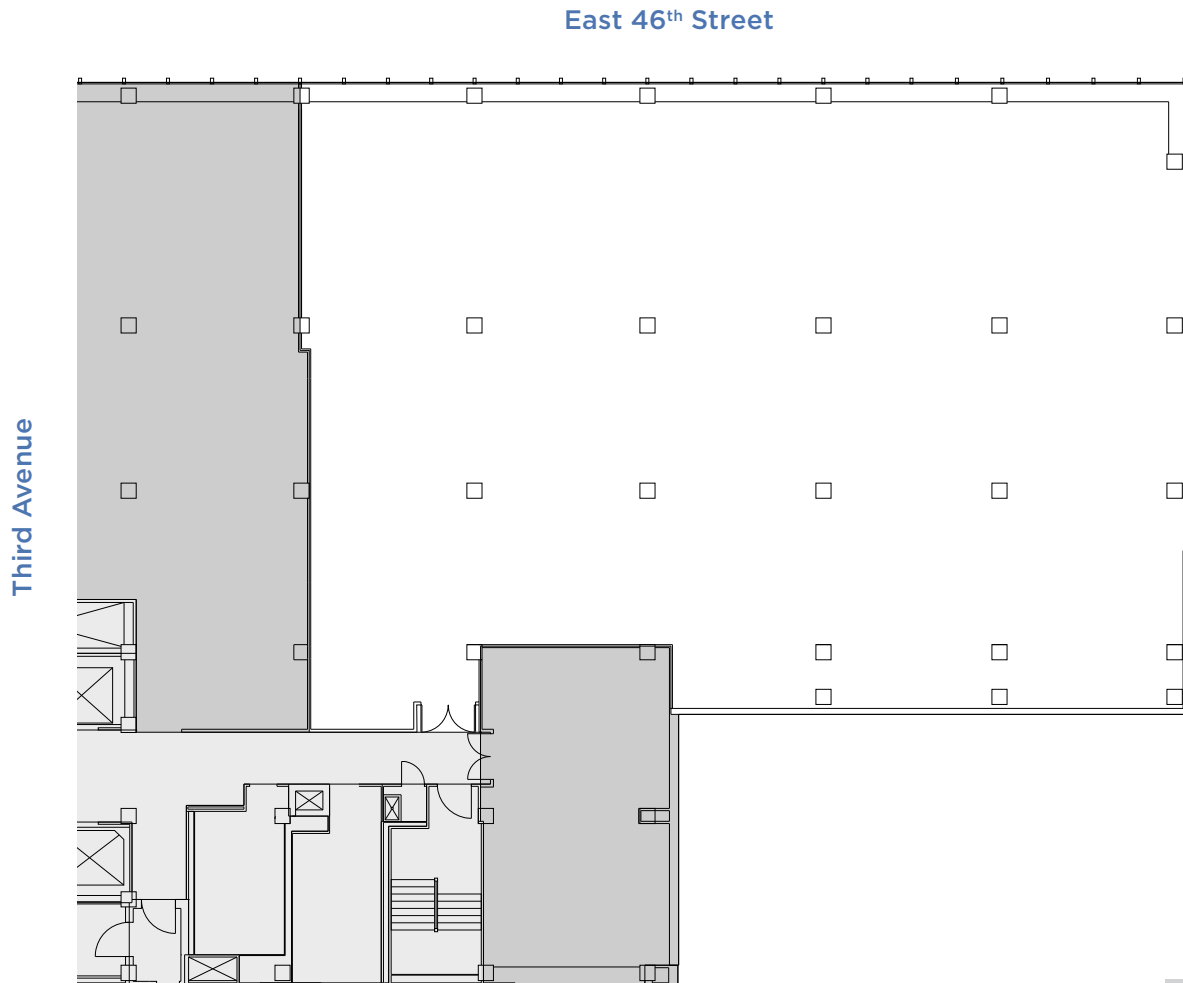
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## CORE & SHELL PLAN PARTIAL FLOOR 2



9,789 SF

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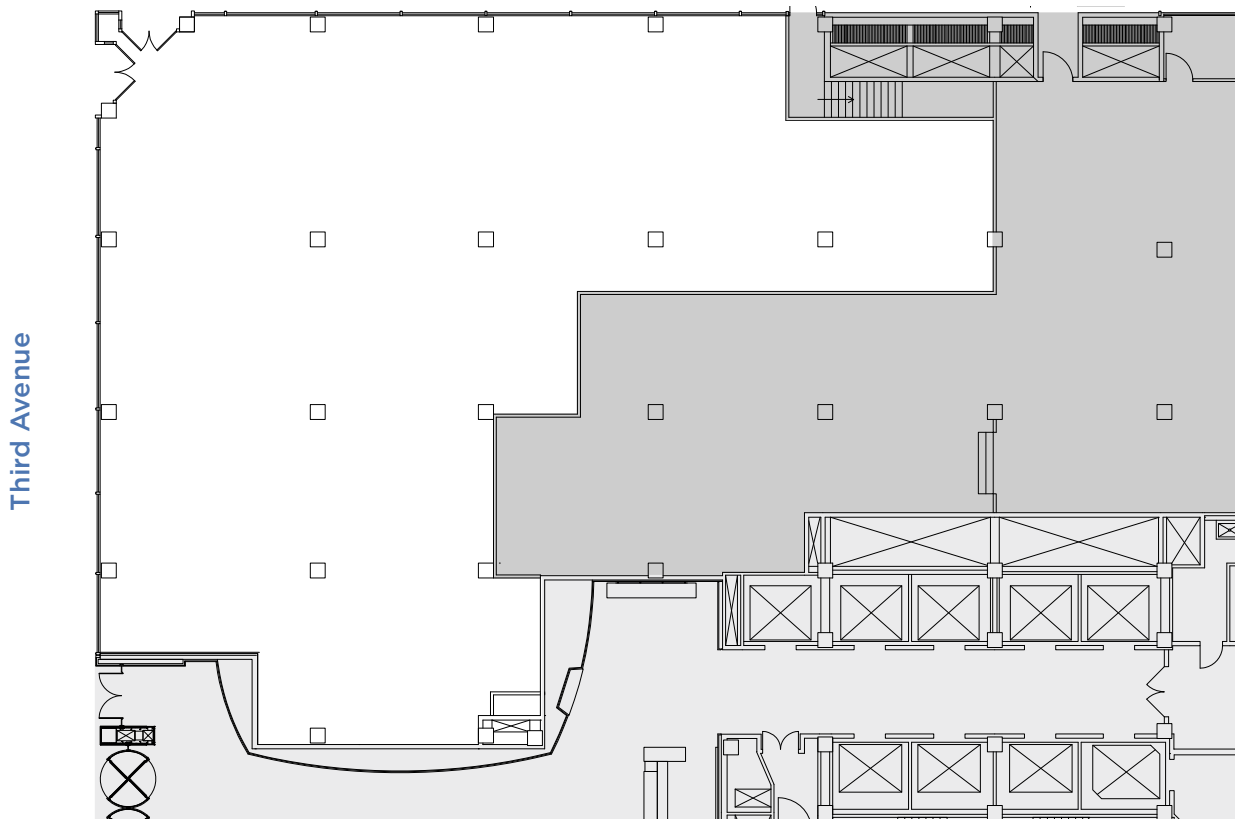
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# CORE & SHELL PLAN

## CORNER GROUND FLOOR RETAIL

East 46<sup>th</sup> Street



4,006 SF



|                                                      |                                                             |                                                         |                                                                 |
|------------------------------------------------------|-------------------------------------------------------------|---------------------------------------------------------|-----------------------------------------------------------------|
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|                                                           |                                                                     |                                                            |
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