11 GRAND CENTRAL EAST

AVAILABILITIES

Entire Floor 24	**7,442 SF** *Full Floor. Contiguous Block of Up to 15k SF Available.* *270° Midtown Views. Available Immediately.*
Entire Floor 23	**7,442 SF** *Built Space. Contiguous Block of Up to 15k SF Available.* *Arranged Possession.*
Partial Floor 17 Suite 1725	**10,964 SF** *Exposed Brick and Ceilings. Premium Built Space.* *Available January 2027.*
Partial Floor 17 Suite 1700	**1,781 SF** *Corner Unit with Midtown Views. Built Space.* *Available Now.*
Partial Floor 5	**15,522 SF** *Up to 100k SF Contiguous Block Available.* *Ground Floor Private Entrance Available. Arranged Possession.*
Entire Floor 4	**29,935 SF** *Up to 100k SF Contiguous Block Available.* *Ground Floor Private Entrance Available. Arranged Possession.*
Partial Floor 3	**14,404 SF** *Up to 100k Contiguous Block Available.* *Ground Floor Private Entrance Available.*
Partial Floor 2	**9,789 SF** *Up to 100k Contiguous Block Available.* *Ground Floor Private Entrance Available.*
Ground Floor Corner Retail	**4,006 SF** *Prime Corner Retail Location with 45' of Frontage* *Along Third Avenue. Close Proximity to Grand Central.*

PROPERTY OVERVIEW

Standing on the southeast corner of Third Avenue and 46th 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; Marwood Group; Rosenberg & Estis



Durst
durst.org

LEASING CONTACTS

Karen Rose
212.257.6596
KRose@durst.org

Bailey Caliban
212.257.6535
BCaliban@durst.org

Sayo Kamara
212.789.1761
SKamara@durst.org

Eric Engelhardt
212.257.6620
EEngelhardt@durst.org

2026-10-28

11 GRAND CENTRAL EAST

PROPERTY FACT SHEET

OVERVIEW

BUILDING OWNER & MANAGER
The Durst Organization

LEASING CONTACTS
Karen Rose
KRose@durst.org, 212.257.6596

Bailey Caliban
BCaliban@durst.org, 212.257.6535

Sayo Kamara
SKamara@durst.org, 212.789.1761

Eric Engelhardt
EEngelhardt@durst.org, 212.257.6620

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 45th and 46th Streets.

PROXIMITY TO MASS TRANSIT
Grand Central Terminal: 4, 5, 6, 7, S and Metro North trains; M42 bus on 42nd Street and M5 and M7 bus stops on 43rd 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 45th 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

Durst
durst.org

LEASING CONTACTS

Karen Rose
212.257.6596
KRose@durst.org

Bailey Caliban
212.257.6535
BCaliban@durst.org

Sayo Kamara
212.789.1761
SKamara@durst.org

Eric Engelhardt
212.257.6620
EEngelhardt@durst.org

2026-10-28

11 GRAND CENTRAL EAST

PROPERTY HIGHLIGHTS



RECENTLY COMPLETED WINDOW REPLACEMENT PROGRAM



TENANT TERRACE



CORNER RETAIL OPPORTUNITY

Durst
durst.org

LEASING CONTACTS

Karen Rose
212.257.6596
KRose@durst.org

Bailey Caliban
212.257.6535
BCaliban@durst.org

Sayo Kamara
212.789.1761
SKamara@durst.org

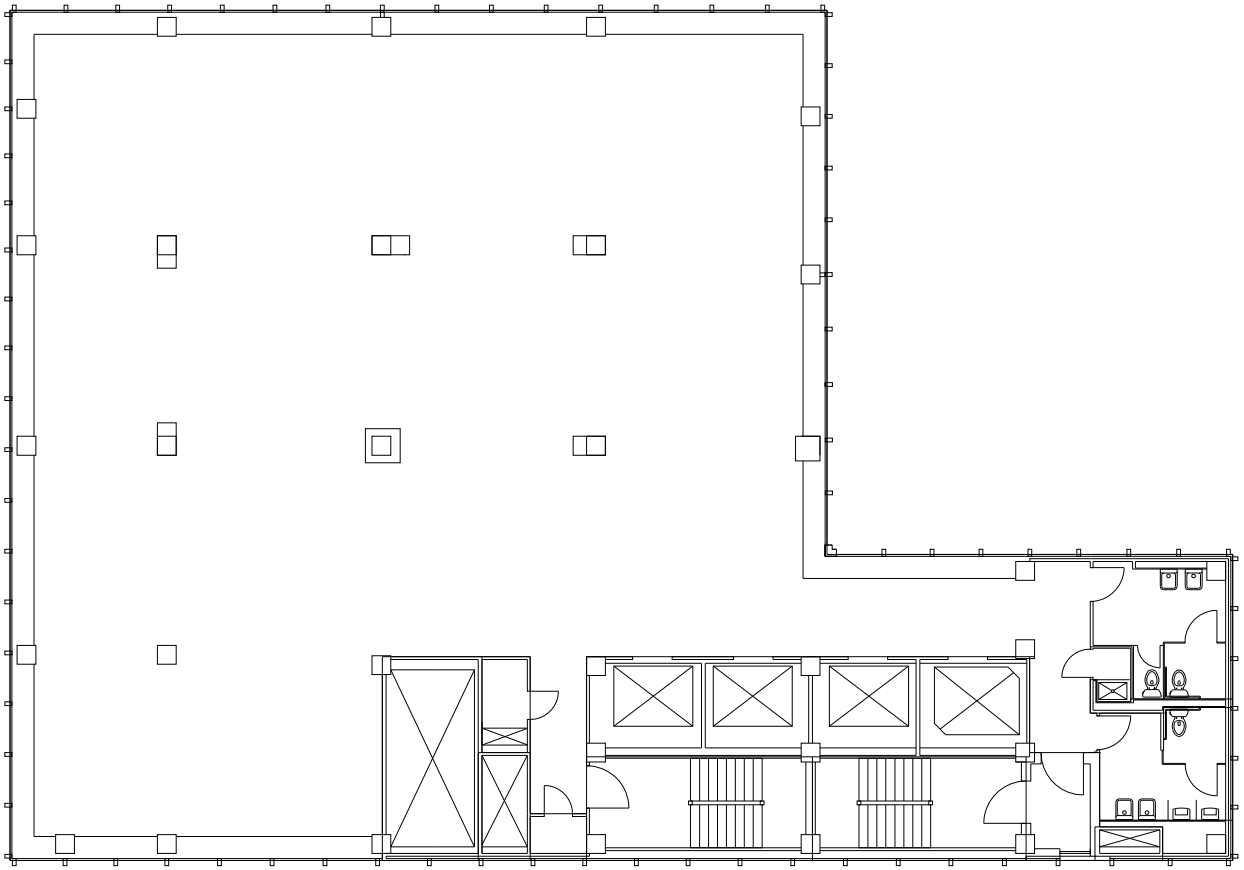
Eric Engelhardt
212.257.6620
EEngelhardt@durst.org

2026-10-28

11 GRAND CENTRAL EAST

CORE & SHELL PLAN
ENTIRE FLOOR 24

East 46th Street



East 45th Street

7,442 SF

Durst
durst.org

LEASING CONTACTS

Karen Rose
212.257.6596
KRose@durst.org

Bailey Caliban
212.257.6535
BCaliban@durst.org

Sayo Kamara
212.789.1761
SKamara@durst.org

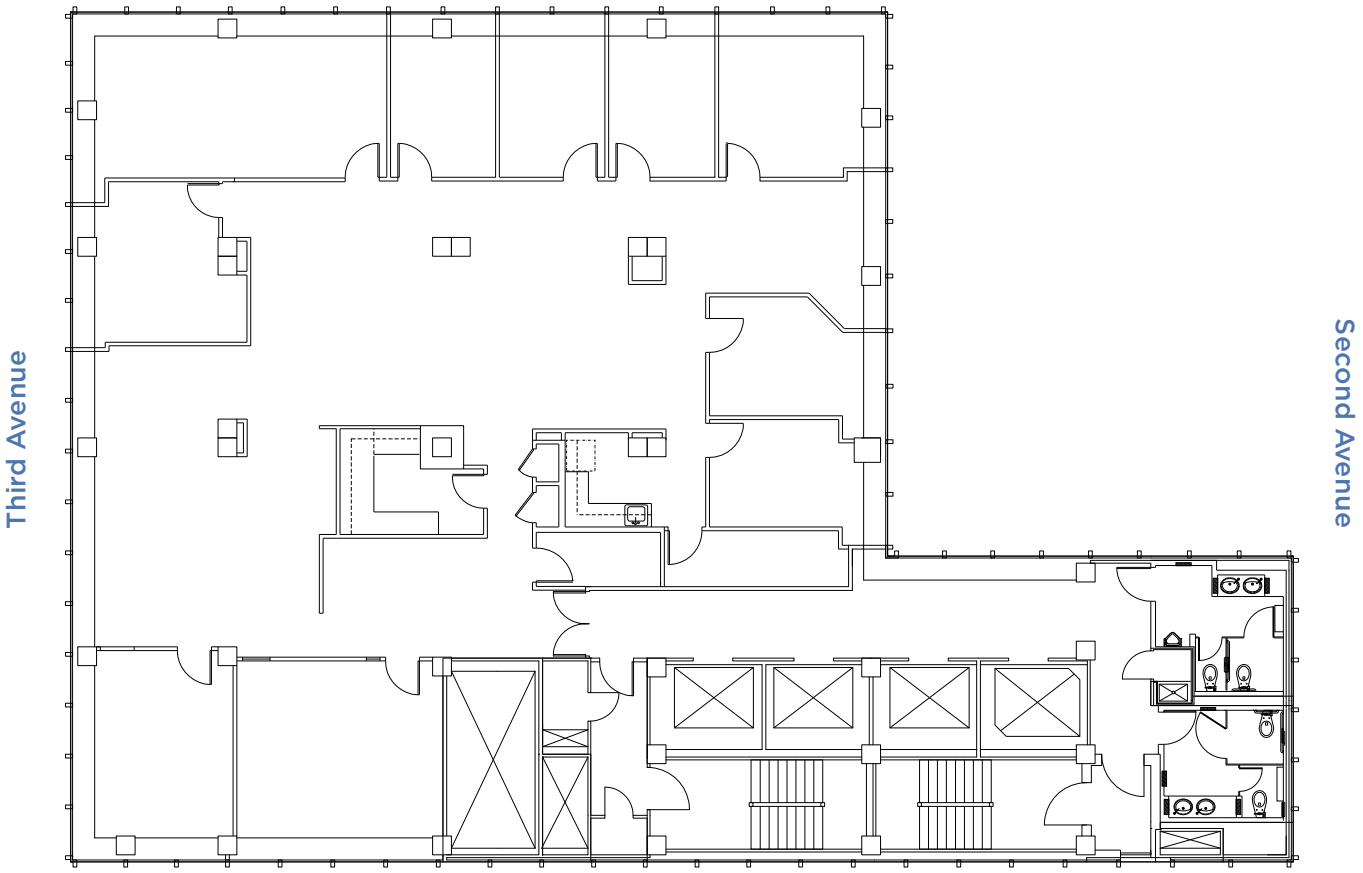
Eric Engelhardt
212.257.6620
EEngelhardt@durst.org

2026-10-28

11 GRAND CENTRAL EAST

AS-BUILT PLAN
ENTIRE FLOOR 23

East 46th Street



East 45th Street

7,442 SF

Durst
durst.org

LEASING CONTACTS

Karen Rose
212.257.6596
KRose@durst.org

Bailey Caliban
212.257.6535
BCaliban@durst.org

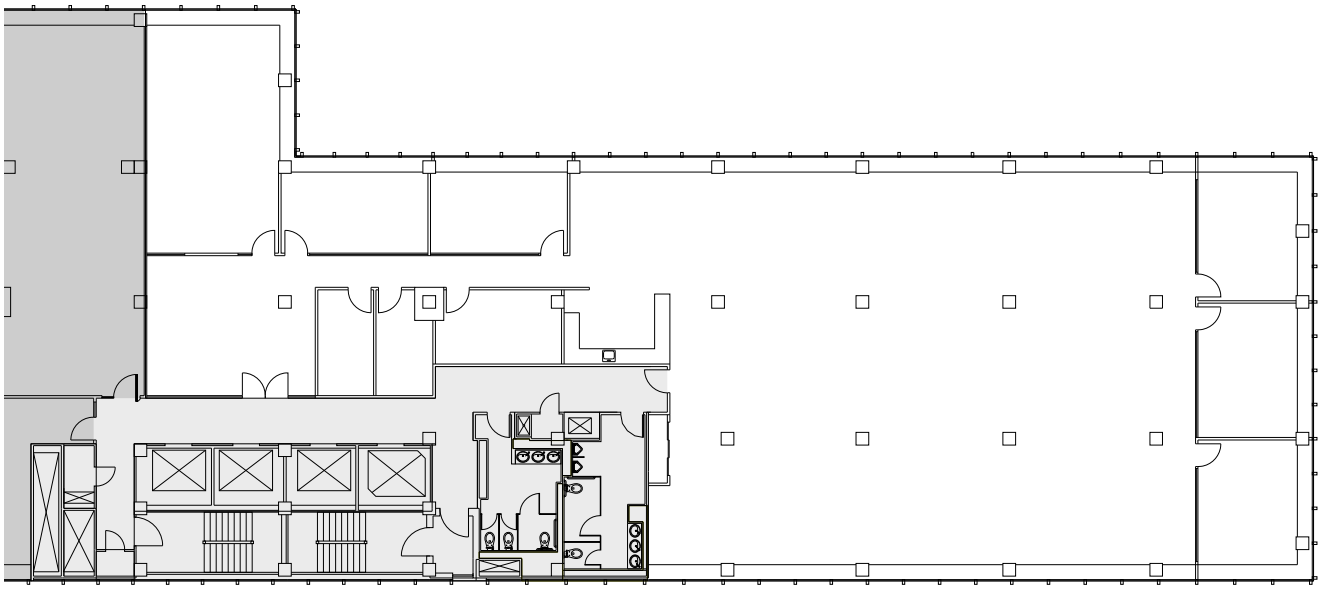
Sayo Kamara
212.789.1761
SKamara@durst.org

Eric Engelhardt
212.257.6620
EEngelhardt@durst.org

2026-10-28

11 GRAND CENTRAL EAST

AS-BUILT PLAN
PARTIAL FLOOR 17
SUITE 1725



10,964 SF

Durst
durst.org

LEASING CONTACTS

Karen Rose
212.257.6596
KRose@durst.org

Bailey Caliban
212.257.6535
BCaliban@durst.org

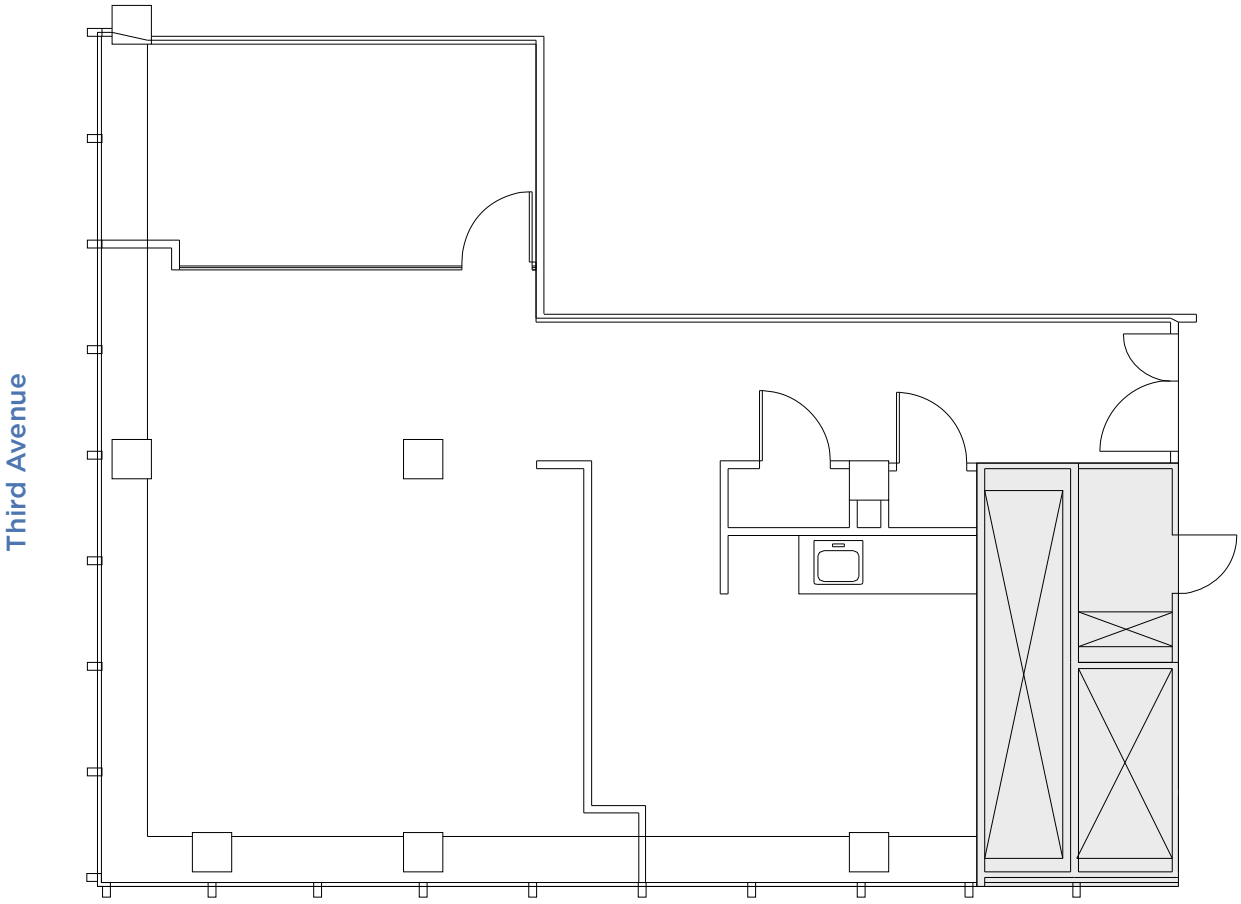
Sayo Kamara
212.789.1761
SKamara@durst.org

Eric Engelhardt
212.257.6620
EEngelhardt@durst.org

2026-10-28

11 GRAND CENTRAL EAST

AS-BUILT PLAN
PARTIAL FLOOR 17
SUITE 1700



1,781 SF

Durst
durst.org

LEASING CONTACTS

Karen Rose
212.257.6596
KRose@durst.org

Bailey Caliban
212.257.6535
BCaliban@durst.org

Sayo Kamara
212.789.1761
SKamara@durst.org

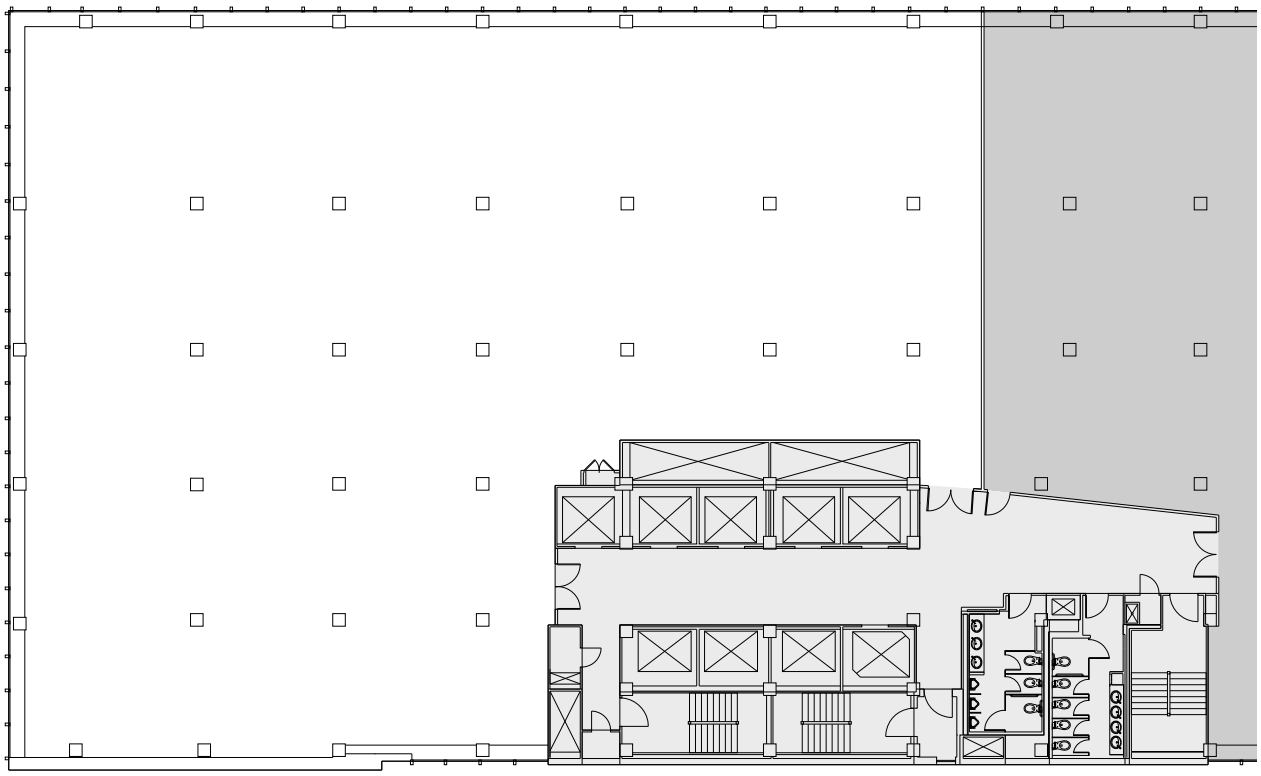
Eric Engelhardt
212.257.6620
EEngelhardt@durst.org

2026-10-28

11 GRAND CENTRAL EAST

CORE & SHELL PLAN
PARTIAL FLOOR 5

East 46th Street



Third Avenue

East 45th Street

15,522 SF

Durst
durst.org

LEASING CONTACTS

Karen Rose
212.257.6596
KRose@durst.org

Bailey Caliban
212.257.6535
BCaliban@durst.org

Sayo Kamara
212.789.1761
SKamara@durst.org

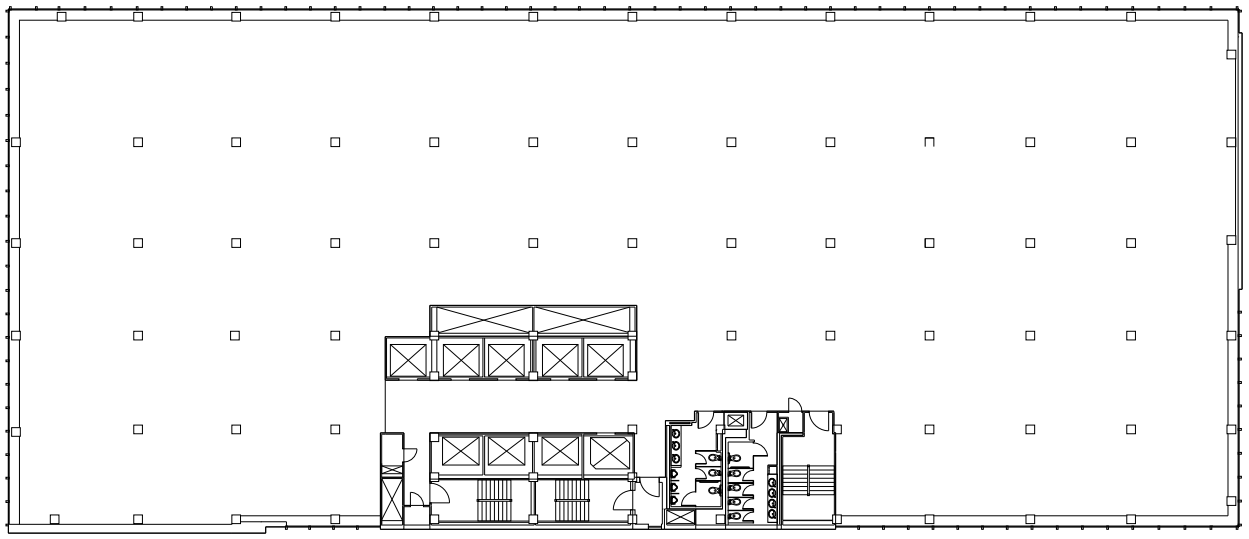
Eric Engelhardt
212.257.6620
EEngelhardt@durst.org

2026-10-28

11 GRAND CENTRAL EAST

CORE & SHELL PLAN
ENTIRE FLOOR 4

East 46th Street



Third Avenue

Second Avenue

East 45th Street

29,935 SF

Durst
durst.org

LEASING CONTACTS

Karen Rose
212.257.6596
KRose@durst.org

Bailey Caliban
212.257.6535
BCaliban@durst.org

Sayo Kamara
212.789.1761
SKamara@durst.org

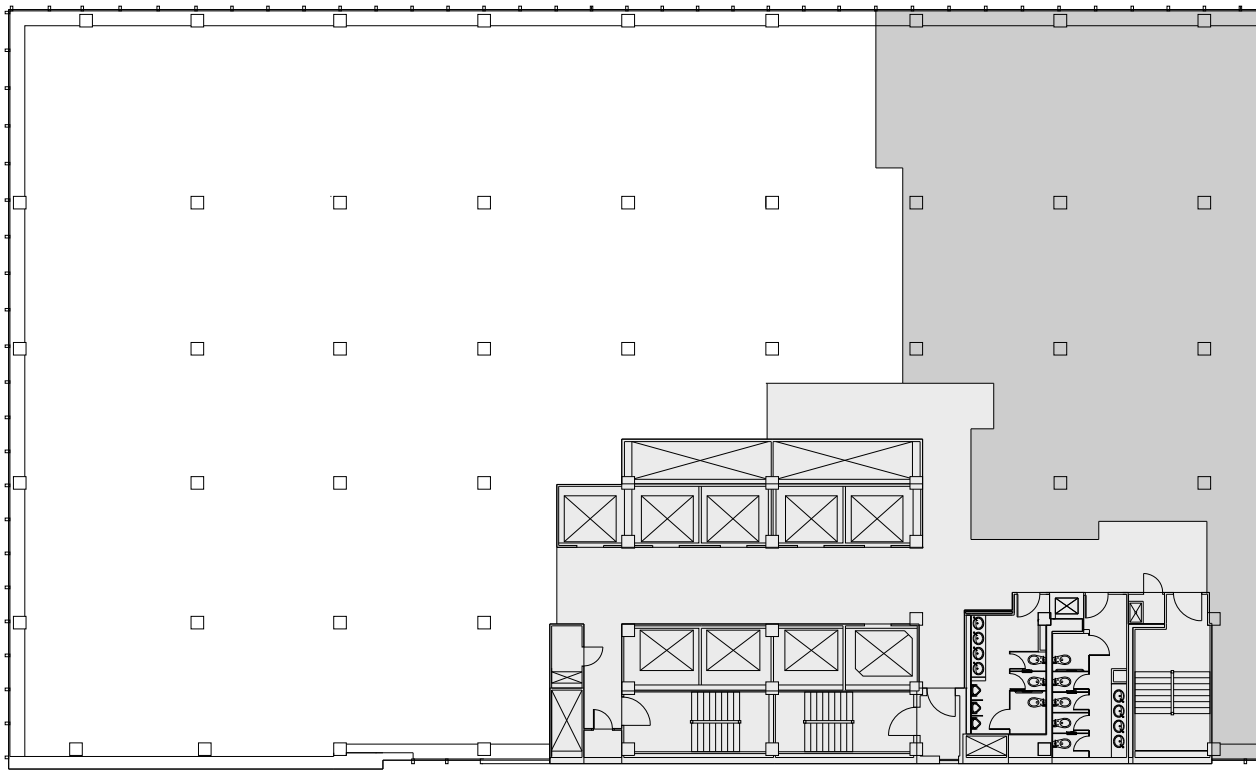
Eric Engelhardt
212.257.6620
EEngelhardt@durst.org

2026-10-28

11 GRAND CENTRAL EAST

CORE & SHELL PLAN
PARTIAL FLOOR 3

East 46th Street



East 45th Street

14,404 SF

Durst
durst.org

LEASING CONTACTS

Karen Rose
212.257.6596
KRose@durst.org

Bailey Caliban
212.257.6535
BCaliban@durst.org

Sayo Kamara
212.789.1761
SKamara@durst.org

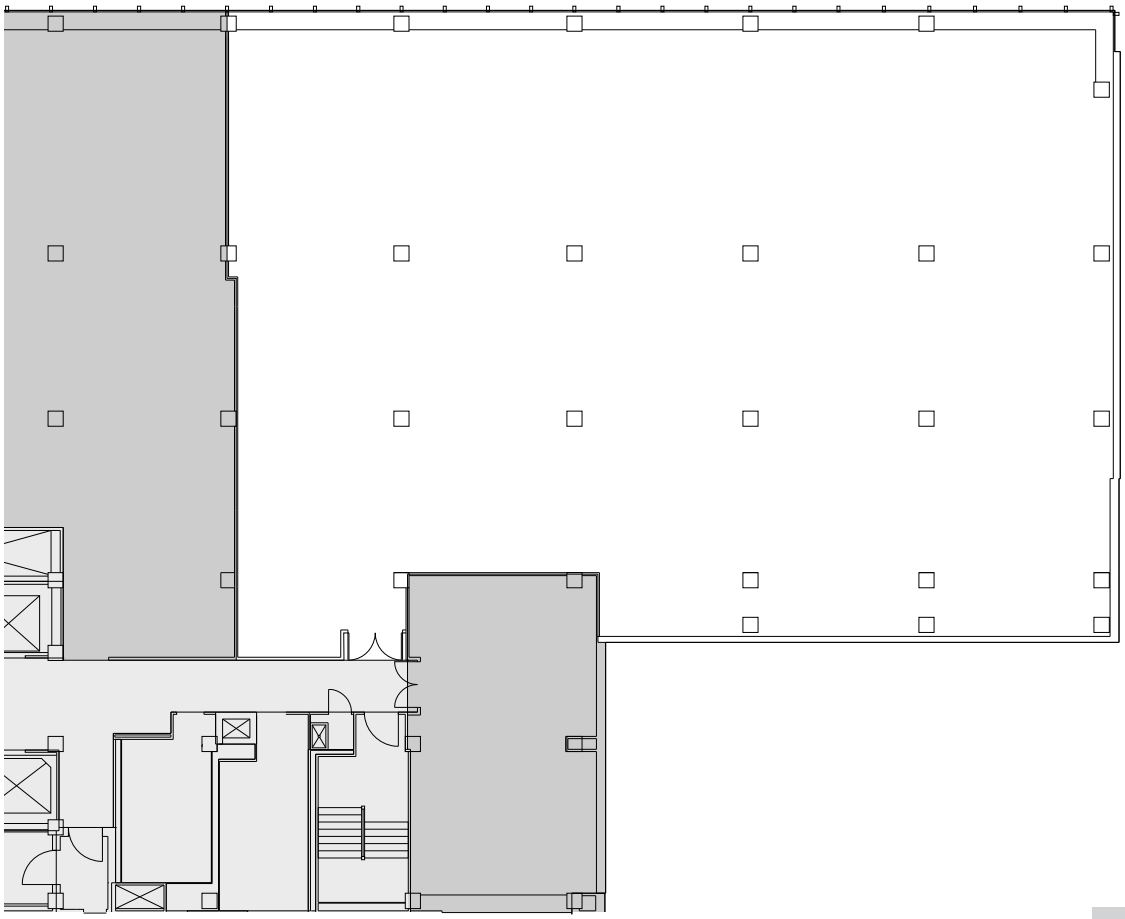
Eric Engelhardt
212.257.6620
EEngelhardt@durst.org

2026-10-28

11 GRAND CENTRAL EAST

CORE & SHELL PLAN
PARTIAL FLOOR 2

East 46th Street



Third Avenue

9,789 SF

Durst
durst.org

LEASING CONTACTS

Karen Rose
212.257.6596
KRose@durst.org

Bailey Caliban
212.257.6535
BCaliban@durst.org

Sayo Kamara
212.789.1761
SKamara@durst.org

Eric Engelhardt
212.257.6620
EEngelhardt@durst.org

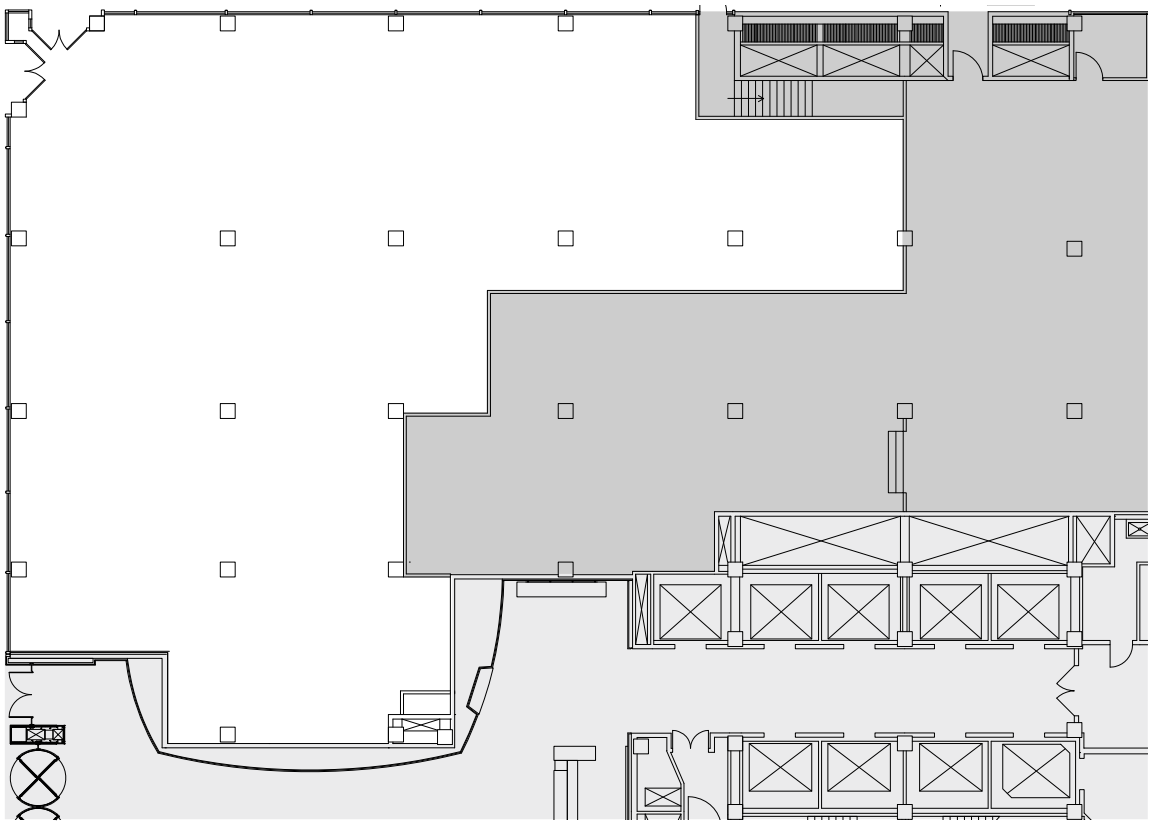
2026-10-28

11 GRAND CENTRAL EAST

CORE & SHELL PLAN
CORNER GROUND FLOOR RETAIL

East 46th Street

Third Avenue



4,006 SF

Durst

Karen Rose
212.257.6596
KRose@durst.org

Bailey Caliban
212.257.6535
BCaliban@durst.org

Sayo Kamara
212.789.1761
SKamara@durst.org

Eric Engelhardt
212.257.6620
EEngelhardt@durst.org

rtl

Steven Baker
212.792.2636
StevenB@rtl-re.com

Kenneth Hochhauser
212.792.2605
KHochhauser@rtl-re.com

Yoel Gorjian
212.792.2646
YGorjian@rtl-re.com

2026-10-28