

CBRE



GRAND  
CENTRAL  
TOWER

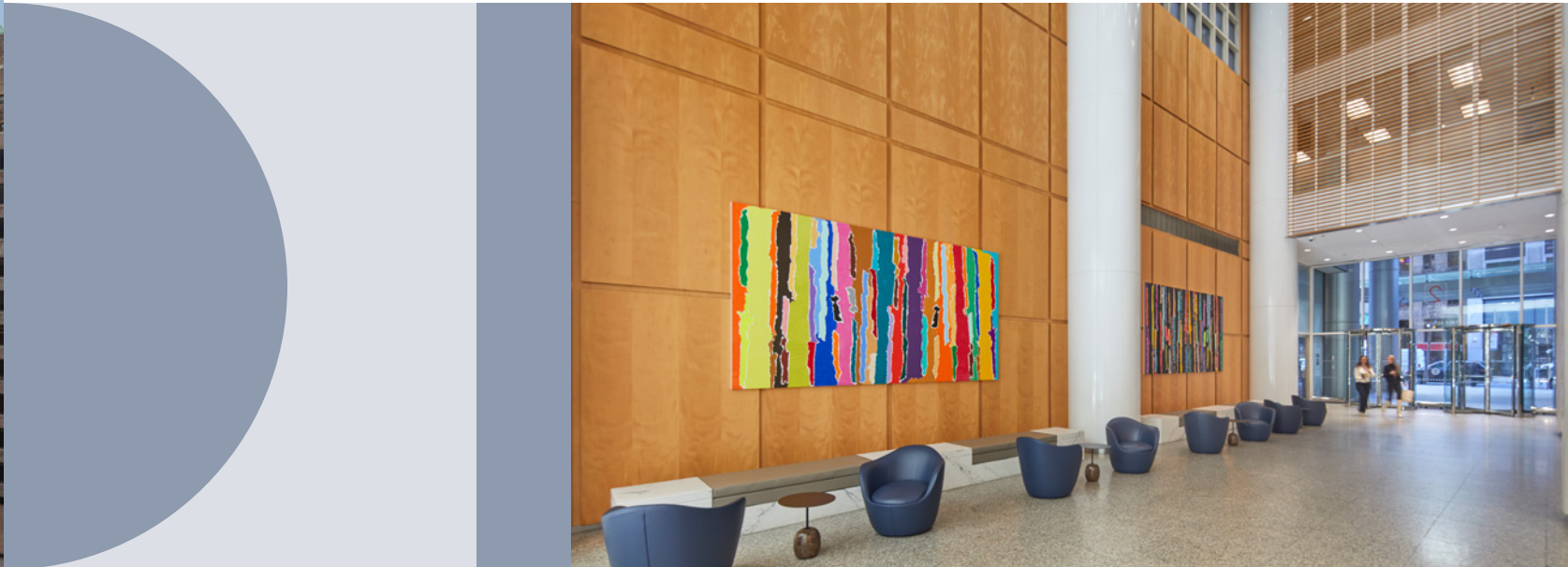






# STELLAR LOCATION

Tenants have access to abundant dining options for a quick bite for lunch to a sit down dinner and after work drinks. Fitness centers, boutiques, museums, and renowned hotels are also easy to come by. The Plaza Hotel, The Edison Hotel, and The Waldorf Astoria are within walking distance for impressing visiting clients.

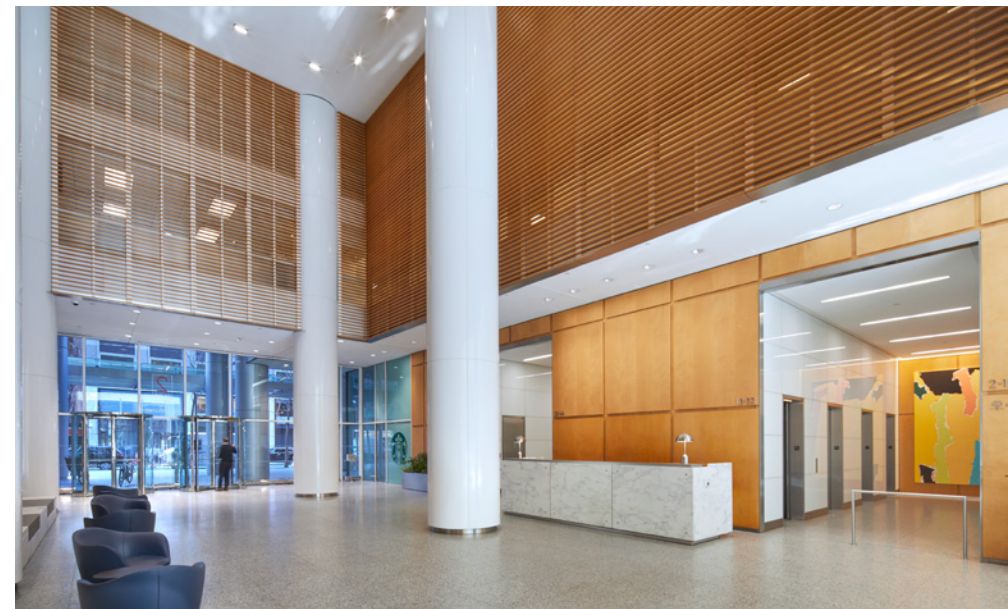






2 GCT is located steps away from one of New York's most iconic transportation hubs and offers ideal workspaces for a variety of tenants.

The renovated lobby is expansive and features local artwork for employees and visitors to enjoy. It has soaring ceiling heights and tons of natural light that keep the entryway aglow.

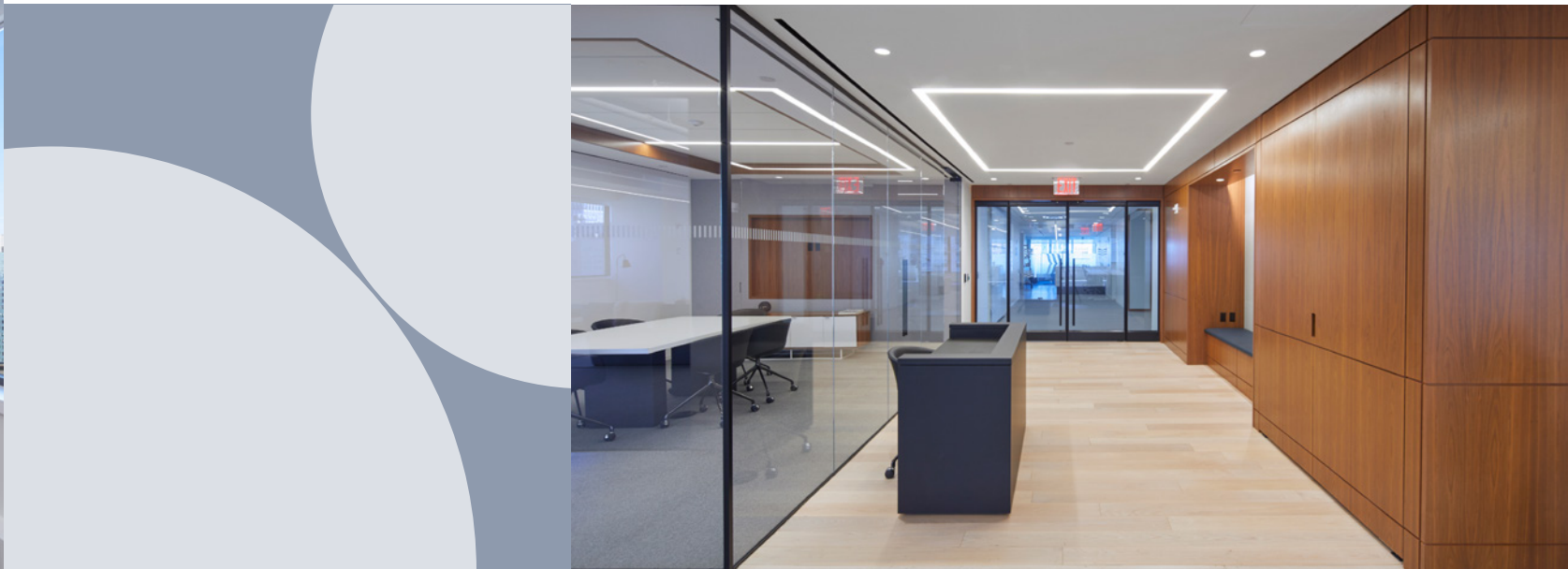


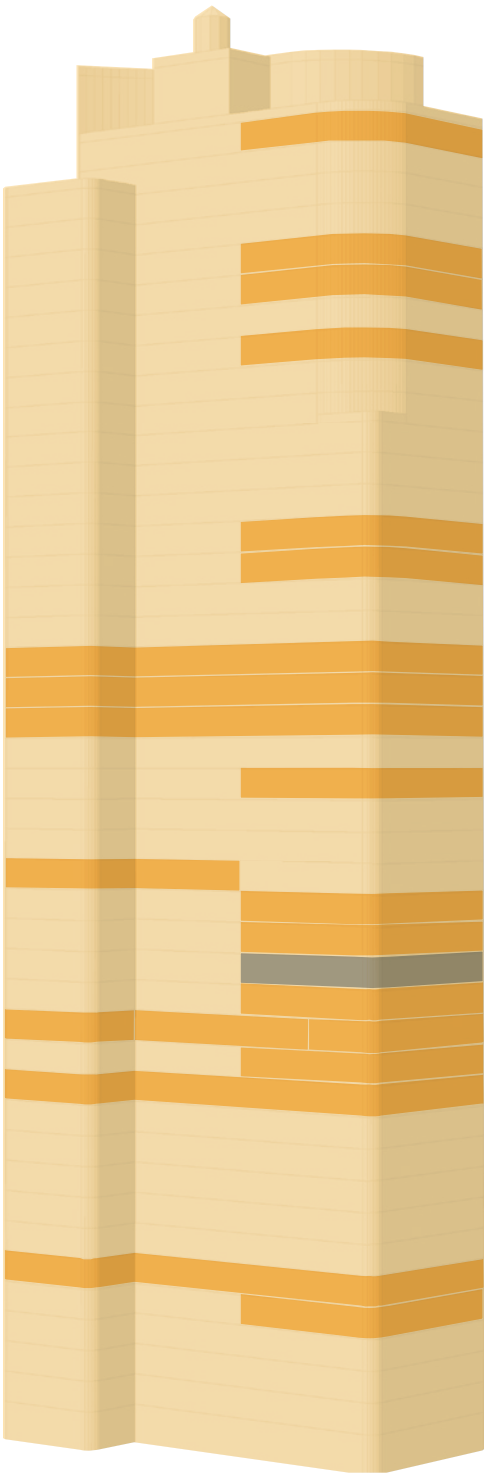




# SUPERIOR SPACES

The tower has several boutique full floor availabilities as well as new or recently prebuilt spaces. Offices along the perimeter of the building have neat, panoramic windows that curve with the tower's shape. Glassy conference rooms and roomy sitting areas bring light and air to the workplace. The large, open floor plates allow for collaborations of all sizes and layouts.

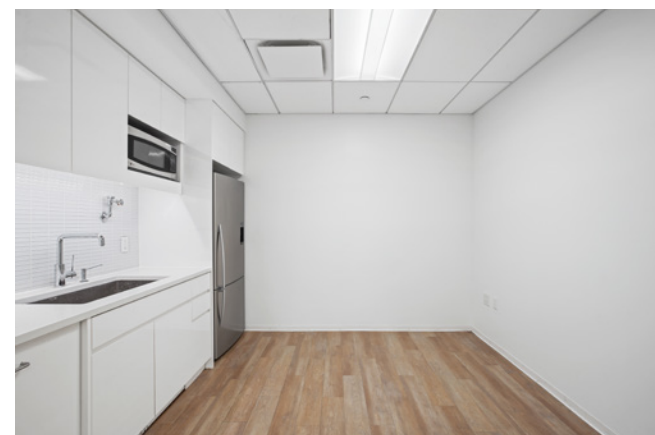
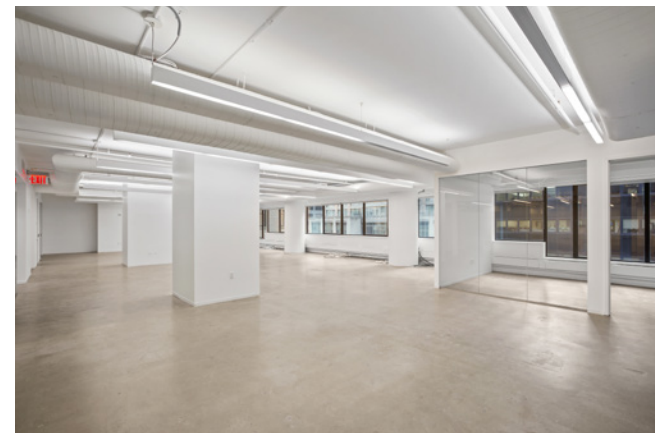




FLOOR	RSF	AVAILABLE	NOTES	FLOOR PLAN
PARTIAL 44TH	5,733	Immediate	Demolished. Great light & views throughout.	
PARTIAL 40TH	14,466	Immediate	Demolished. Great light & views throughout.	
PARTIAL 39TH	4,821	Immediate	Space features 2 conference rooms, 7 offices, pantry and open area.	
PARTIAL 37TH	5,294	Immediate	Second generation installation features 7 offices, 1 conference room, pantry & open area.	
PARTIAL 31ST	6,395	Immediate	Lease out. Planning to demolish.	
PARTIAL 30TH	3,721	Immediate	Lease out. Space features 1 conference room, 1 office, pantry and open area for 19 workstations.	
ENTIRE 27TH	16,350	Immediate	Boutique full floor availability. Demolished. Nice light & views throughout.	
ENTIRE 26TH	16,350	Immediate	Boutique full floor availability. Demolished. Nice light & views throughout.	
ENTIRE 25TH	16,350	Immediate	Boutique full floor availability. Demolished. Nice light & views throughout.	
PARTIAL 23RD	6,803	Immediate	Space features 2 conference rooms, 9 windowed offices, 2 internal offices, pantry and open area for 5 workstations.	
PARTIAL 20TH	2,495	Immediate	Space features 1 conference room, pantry and open area.	
PARTIAL 19TH	8,759	Immediate	Recently built.	
PARTIAL 18TH	7,245	Immediate	Demolished. Landlord will build.	
PARTIAL 17TH	4,532	Immediate	High-end prebuilt features 1 conference room, 2 offices, pantry & open area.	
PARTIAL 16TH	9,402	Immediate	Space features 2 conference rooms, 8 offices, pantry & open area.	
PARTIAL 15TH SUITE A	2,819	Immediate	Space features 1 conference room, 3 offices, pantry & open area.	
PARTIAL 15TH SUITE B	5,714	Immediate	Space features 2 conference rooms, 5 offices, pantry & open area.	
PARTIAL 15TH SUITE C	2,443	Immediate	Space features 1 conference room, 1 office, pantry and open area for 10 workstations.	
PARTIAL 14TH	3,870	Immediate	Existing installation. Landlord will modify or demolish and build.	
ENTIRE 12TH	16,000	Immediate	Office intensive full floor. Landlord will modify.	
ENTIRE 6TH	16,100	Immediate	Office intensive full floor. Landlord will modify.	
PARTIAL 5TH	5,862	Immediate	Space features 2 conference rooms, 2 offices, pantry & open area.	

High-end prebuilt





**P5**  
5,862 RSF

Space features 2 conference rooms, 2 offices, pantry & open area.





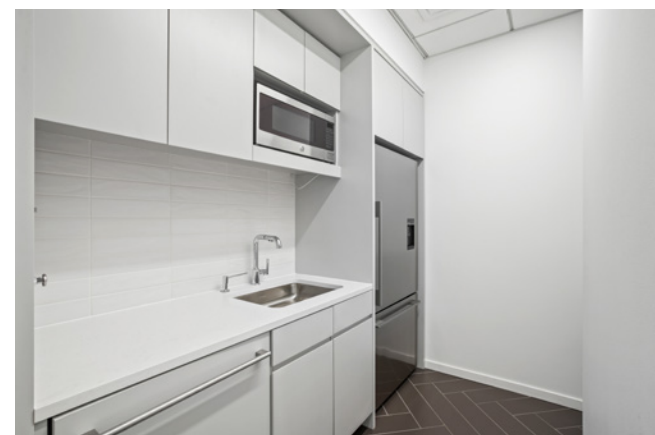
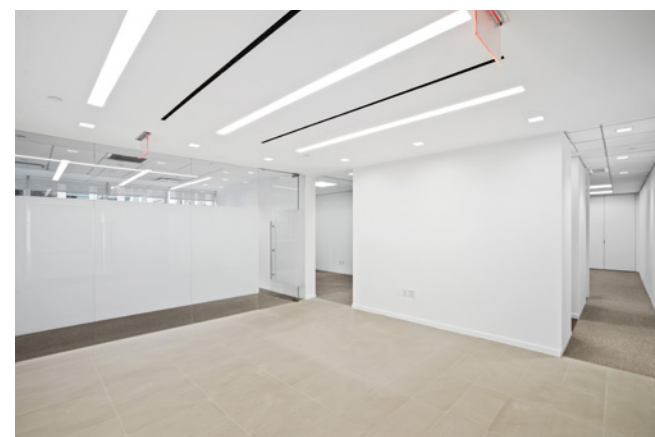
E12  
16,000 RSF



Office Intensive full floor. Landlord will modify.

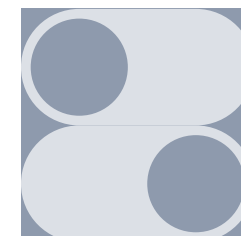






**P15**  
2,819 RSF

Space features 1 conference room, 3 offices, pantry & open area.







**P15**  
5,714 RSF

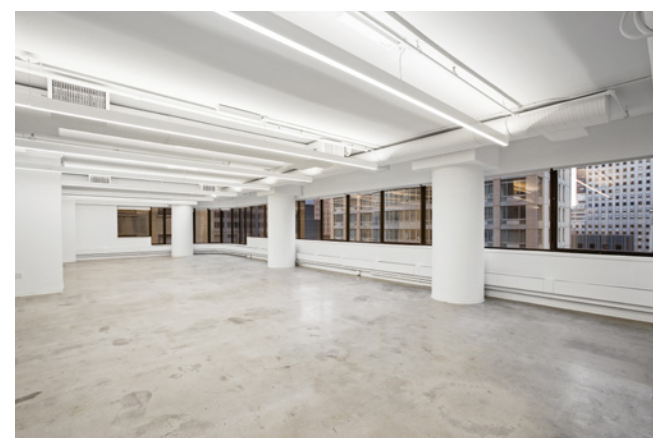
Space features 2 conference rooms, 5 offices, pantry & open area.



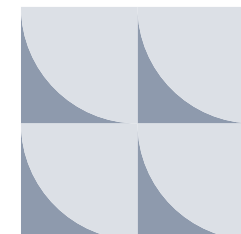




Space features 2 conference rooms, 8 offices, pantry & open area.



**P16**  
9,402 RSF







**P17**  
4,532 RSF

High-end prebuilt features 2 conference rooms, 8 offices, pantry & open area.



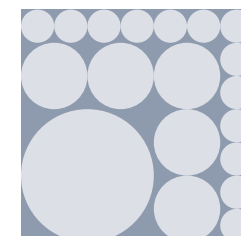




Space features 4 conference rooms, 1 office, pantry & large open area.



**P19**  
8,759 RSF





# E25

16,350 RSF

Conditions  
representative  
of **E25**, **E26** and  
**E27** floors



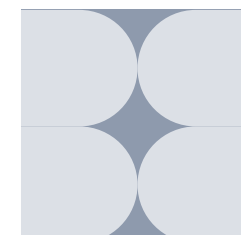
Boutique full floor availability. Demolished. Nice light & views throughout.





**P37**  
5,294 RSF

Second generation installation features 7 offices, 1 conference room, pantry & open area.







# SPLENDID VIEWS

Enjoy the front-seat view to bustling Midtown below, and across the way to iconic buildings such as The Chrysler Building, Empire State Building, and One Vanderbilt. The East River shimmers to the East. Bryant Park buzzes with activity to the West. Let the natural light flood the expansive floor plates, those iconic views set off creativity and innovation, and see your workforce flourish.







# SUPREME COMMUTES

2 GCT is located half a block from Grand Central Terminal which provides convenient access to the LIRR via the brand new Grand Central Madison station, Metro-North, and 4, 5, 6, 7, and 42nd Street shuttle subway lines. It offers commuters unmatched accessibility to all parts of the city.





# STRIKING FACTS



2 GCT tenants benefit from access to a larger talent pool because of its ideal location. It is steps from Grand Central Terminal, with access to Metro North, LIRR, and 9-Subway Lines' commuters.



The location offers a vast variety of retailers, restaurants, amenities to all levels, as well as parks and public areas for your workforce.



Enjoy the convenience of having some of the best lodging and dining in the world, to host, entertain and impress clients and business partners.



2 GCT owns the air rights to the properties to the East and West, ensuring no building will surpass it in height



An early adapter in energy efficiencies and tenant managed climate control, this tower remains an influencer in the Class A space.

## RESTAURANTS/BARS/COFFEE

1. Maison Kayser
2. Bento Sushi
3. Le Botaniste
4. Joe & the Juice
5. Chopt
6. Le Pain Quotidien
7. Inday
8. Dos Toros
9. Los Tacos No.1
10. Luke's Lobster
11. The Capital Grille
12. Aretsky's Patroon
13. Just Salad
14. Madman Espresso
15. Gregory's Coffee
16. Starbucks
17. Bondi Sushi
18. Grand Central Market
19. Cafe Grumpy
20. Sweetgreen
21. Urbanspace
22. Campbell Apartment
23. Bierhaus NYC
24. Patis Bakery
25. Chop & Go

## HOTELS

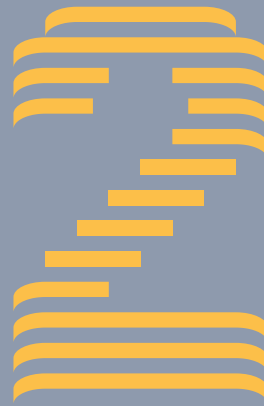
26. Grand Hyatt
27. The Westin NY Grand Central
28. Club Quarters Hotel

## GYMS

29. Equinox
30. New York Sports Club







## GRAND CENTRAL TOWER

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