

22
Vanderbilt

EFFORTLESS ELEGANCE AT WORK



AT GRAND CENTRAL



NEW YORK CITY

CBRE

22 *Vanderbilt*

Developed by Milstein Properties and centrally located over the iconic Grand Central Terminal, the vision for 22 Vanderbilt has always been to create a beautiful space that is more than just a place to work, but a true destination with world-class, in-house amenities.

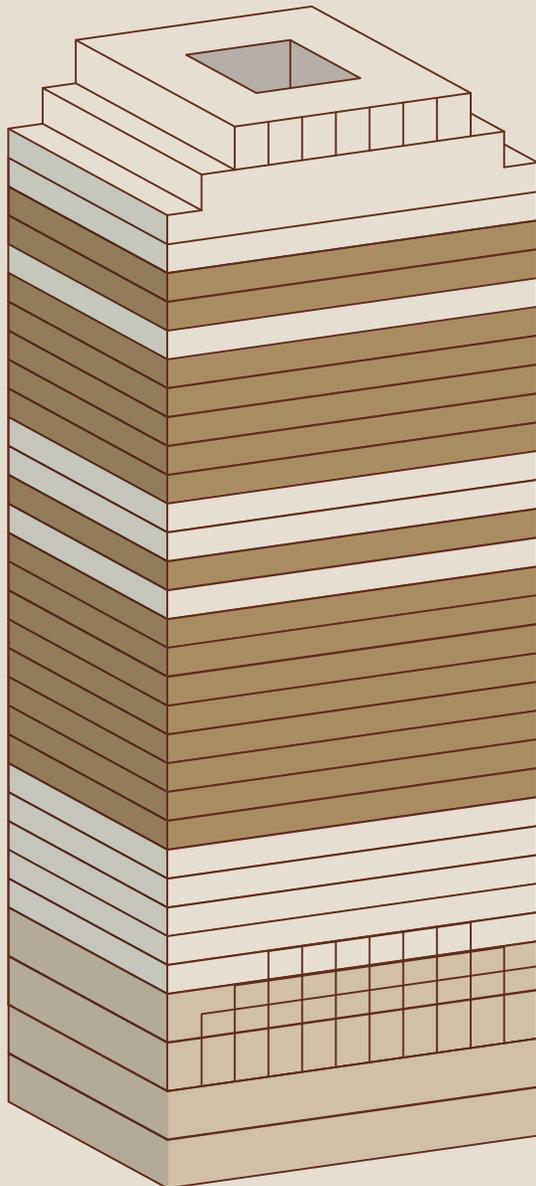


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NEW YORK CITY

Situated in the heart of Midtown Manhattan, 22 Vanderbilt features 1.1 million rentable square feet of cutting-edge Class A office, retail and amenity space across 29 stories with direct in-building lobby access to Grand Central Terminal. Multiple full-floor spaces of 40,000+ SF are currently available.

AVAILABILITIES



FLOOR	RSF	POSSESSION	
29			
28			
27	40,553	Available Immediately	Total 81,000 RSF
26	40,553	Available Immediately	
25			
24	40,000	Possession Arranged	Total 199,650 RSF
23	39,689	Possession Arranged	
22	39,987	Possession Arranged	
21	39,987	Available Immediately	
20	39,987	Available Immediately	
19			
18			
17	40,220	Available Immediately	
16			
15	39,231	Possession Arranged	Total 273,000 RSF
14	39,231	Possession Arranged	
12	39,231	Possession July 1, 2023	
11	39,050	Possession April 1, 2023	
10	38,366	Possession Arranged	
9	39,231	Possession Arranged *	
8	38,644	Possession Arranged *	
7			
6			
5			
4			
3			
2			
1			
		Lobby Level	
		Street Level	
		Cellar	
		Sub-Cellar	

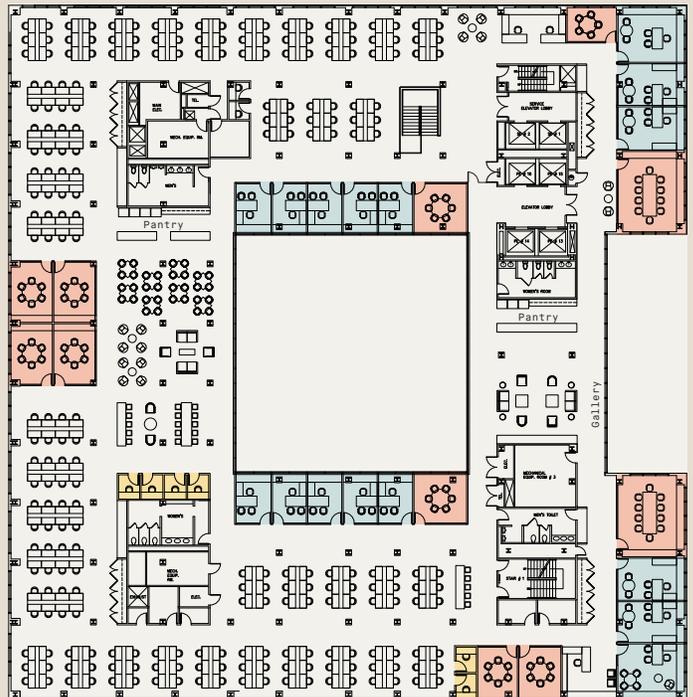
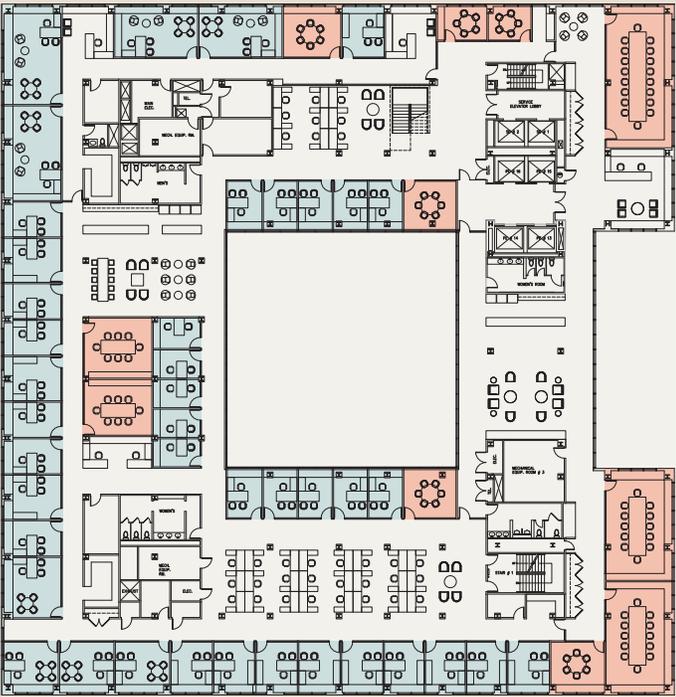
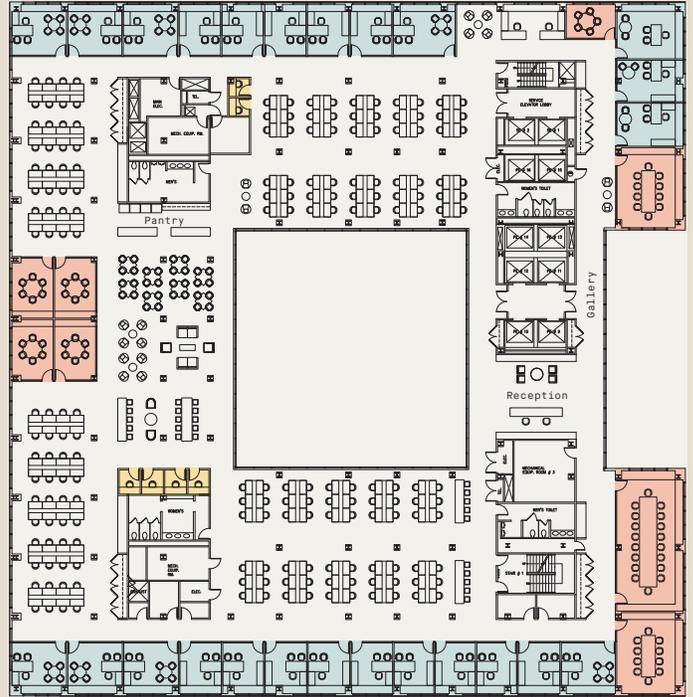
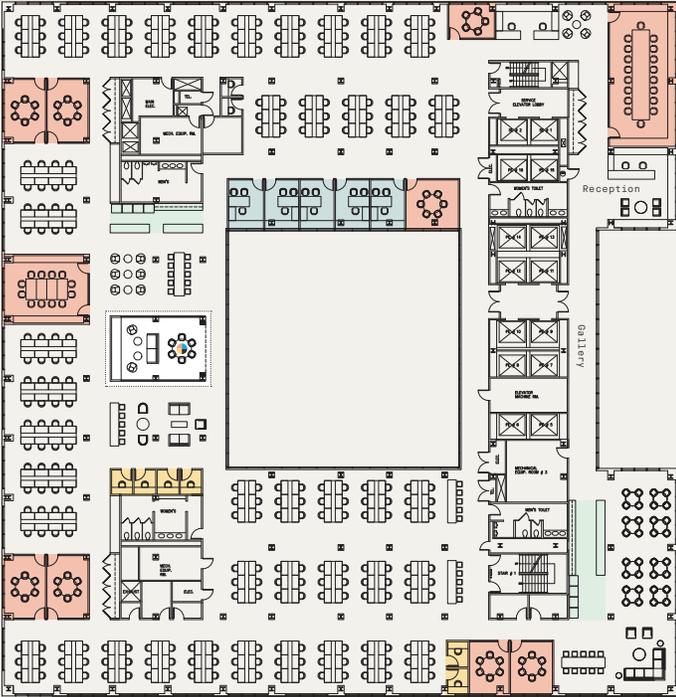
 SPACE AVAILABLE

* FEATURES EXCLUSIVE TERRACE

A MORE LUXURIOUS PLACE TO WORK

Why shouldn't waking into your office building feel like walking into a great hotel? With a light-filled atrium centrally located over the iconic Grand Central Terminal and amenities only found in top-tier resorts, 22 Vanderbilt delivers an incomparable work experience that helps tenants attract top talent & get the most out of every day.

SAMPLE TEST FITS



MODERN AMENITIES, HISTORIC ROOTS



THE PALM COURT

A grand entrance to 22 Vanderbilt framed by an iconic atrium, the Palm Court is an oasis directly above Grand Central Station. Opportunities abound to meet, greet, and enjoy coffee from the adjacent shop.

THE CLOCK

An Italian-inspired espresso bar serves up third wave specialty coffee in a dynamic, versatile setting. A variety of seating options cater to meetings, co-working or quiet out of office moments. Finally, a daily grind to look forward to.



MELANGERIE

More than a food hall, Melangerie offers three floors of gourmet menu items suitable for any craving. Offering everything from healthy salads & grain bowls to fuel your day to lasagna of the day and Graeter's ice cream when you need a treat.



BERGAMO'S

Designed by SHoP Architects, Bergamo's features classic touches like a striking vaulted ceiling with custom tile — a nod to the historic Guastavino vaults at Grand Central Station — the exquisitely appointed bar is a polished, energetic place for mingling, networking and meeting with colleagues or clients.



CONFERENCE CENTER

With Grand Central Terminal backdrop and sweeping high ceilings, the conference center offers meeting spaces to support gatherings of all sizes. Features and services include cutting-edge technology, breakout areas, refresh bars, and custom-catered menus.

HEALTH & WELLNESS

Featuring a spa, high-end locker rooms, a laundry service and myriad of fitness rooms, the Wellness Center is a comprehensive setting for fitness and self-care.





THE PERCH

A member's only double-height, glass-enclosed library built into the atrium, the Perch provides an elevated context for working away from work or meeting with clients & VIP guests.

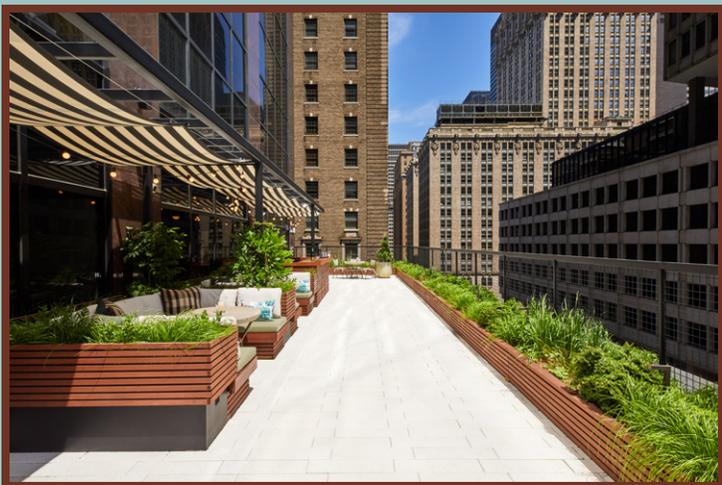
THE COMMONS

Cafeteria, meeting space, event space, and general recreation area, the Commons boasts beautiful back-lit shelving, ample counter space, and custom buffet tables on wheels built to accommodate all food and beverage needs.



THE TERRACE

Landsaped and shaded, and with a spectacular views over grand Central terminal, the Terrace is a block long setting for meeting, working, socializing or stepping out for some fresh air.





NEIGHBORHOOD

Re imagined by world-renowned teams from SHoP Architects, Fogarty Finger, and Milstein Properties, 22 Vanderbilt offers a unique commercial opportunity that celebrates its iconic location but is designed for teams of the future. A thriving community and abundance of amenities inside the building provides an elevated experience while remaining easily accessible to the heartbeat of Manhattan, its landmarks, restaurants, and expansive public transportation.



TRANSPORTATION

TRAVEL TIMES:

2 mins from 4,5,6,7, S trains, Metro North, LIRR East side Access (Fall 2022) & Madison Avenue bus line

7 mins from B,D,F,M trains at Bryant Park

10 mins from 2,3,N,Q,R,W at Times Square



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