

GRAND CENTRAL
NEW YORK, NY

465

LEXINGTON AVENUE

EAST BLOCK BETWEEN EAST 45TH AND 46TH STREETS



NEWMARK

SPACE DETAILS

Approximate Size

Ground Floor	1,100 SF
Lower Level	8,125 SF
Second Floor	2,450 SF
Total	11,675 SF

Term

Long term

Possession

Immediate

Site Status

Vacant, formerly Brick New York

Frontage

Ground Floor	10 FT
Second Floor	40 FT

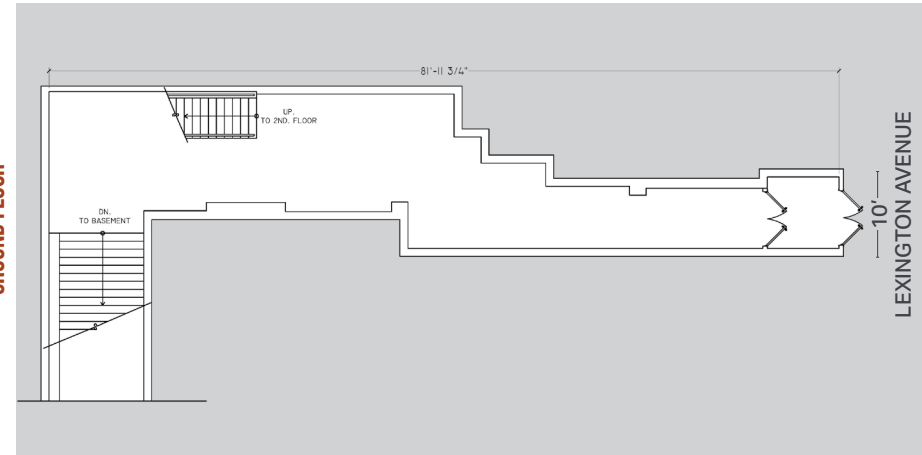
Neighbors

Dos Toros, Equinox, Dos Caminos, T-Mobile, Sswing, Bobby Van's, Form 50 Fitness, Sticky's, TD Bank, Angelina Cafe, Cafe Metro, Urbanspace, and Dunkin'

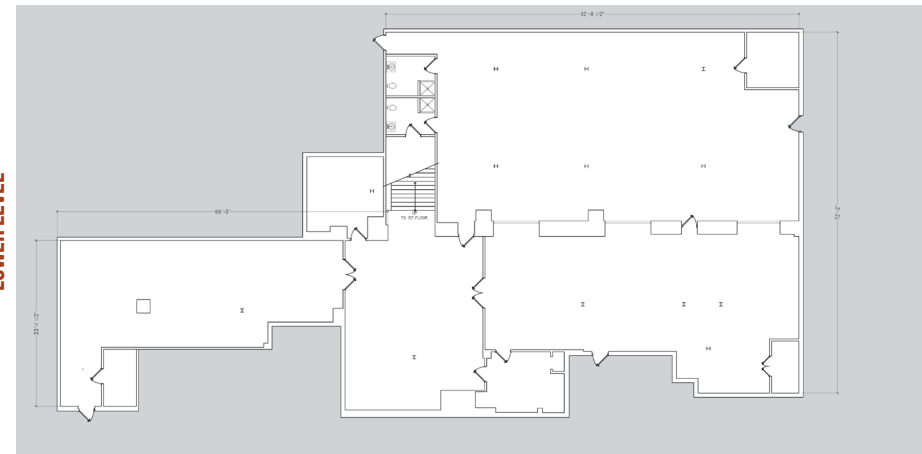
Comments

- Turn-key, high-end fitness space with equipment in place
- Steps from Grand Central Terminal where 750,000 people pass through daily
- Short walk to Metro-North Hub with 1,200,000 weekly ridership and 560,000 weekly ridership to Grand Central Madison
- Two blocks east of JP Morgan's new 2.5M - SF headquarters

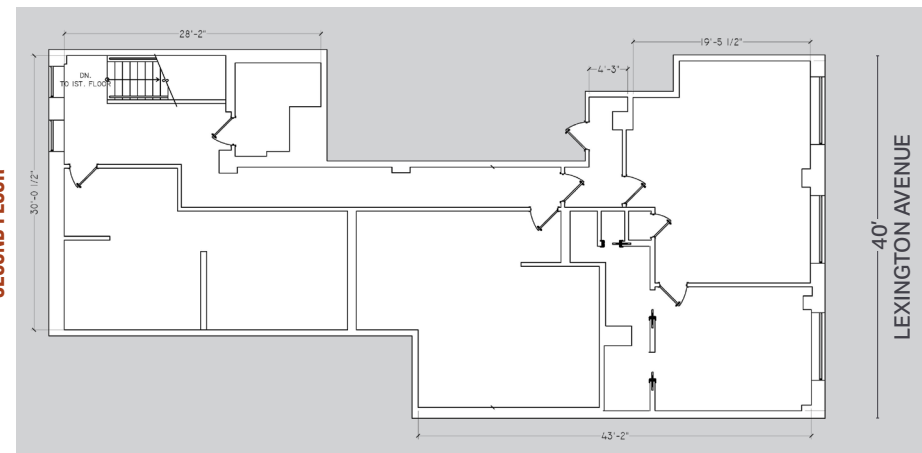
GROUND FLOOR



LOWER LEVEL



SECOND FLOOR



GROUND FLOOR

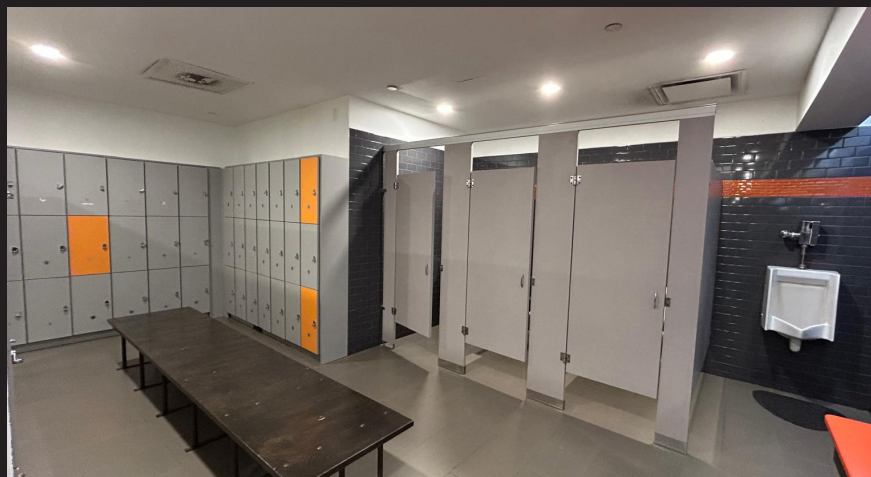


"THE **BRICK** WALLS ARE THERE FOR A REASON. THE **BRICK** WALLS ARE NOT THERE TO KEEP US OUT. THE **BRICK** WALLS ARE THERE TO GIVE US A CHANCE TO SHOW HOW BADLY WE WANT SOMETHING. BECAUSE THE **BRICK** WALLS ARE THERE TO STOP THE PEOPLE WHO DON'T WANT IT BADLY ENOUGH. THEY'RE THERE TO STOP THE OTHER PEOPLE."

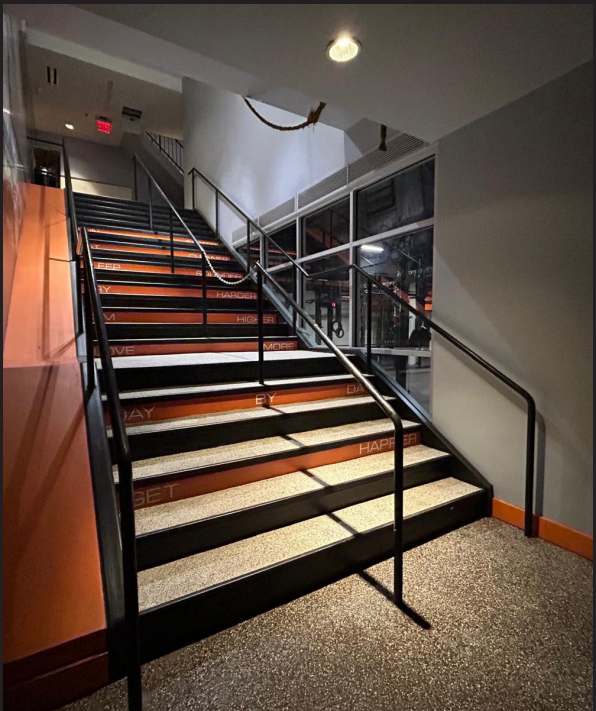
RANDY PAUSCH



SECOND FLOOR



LOWER LEVEL



AREA MAP





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