

ONE GRAND CENTRAL PLACE

— 60 EAST 42ND STREET —



TWO INTERIOR RETAIL OPPORTUNITIES

SUITE 111 | 287 RSF LOBBY KIOSK (NEWSSTAND)
SUITE 101 | 5,126 RSF LOBBY-ADJACENT CAFE/DELI (DELI/BUFFET)

Directly across from
Grand Central Terminal

with in-building access to
all mass transportation

750,000+

daily commuters and tourists
at Grand Central Terminal

326,000+

neighborhood office workers
who annually earn a combined
\$11.3 Billion



ONE GRAND CENTRAL PLACE

1.24M

Rentable SF
55-floor office tower

3K

Average daily occupants
Full building

74

Conference center
Lobby-level capacity



Built-in weekday breakfast and lunch demand

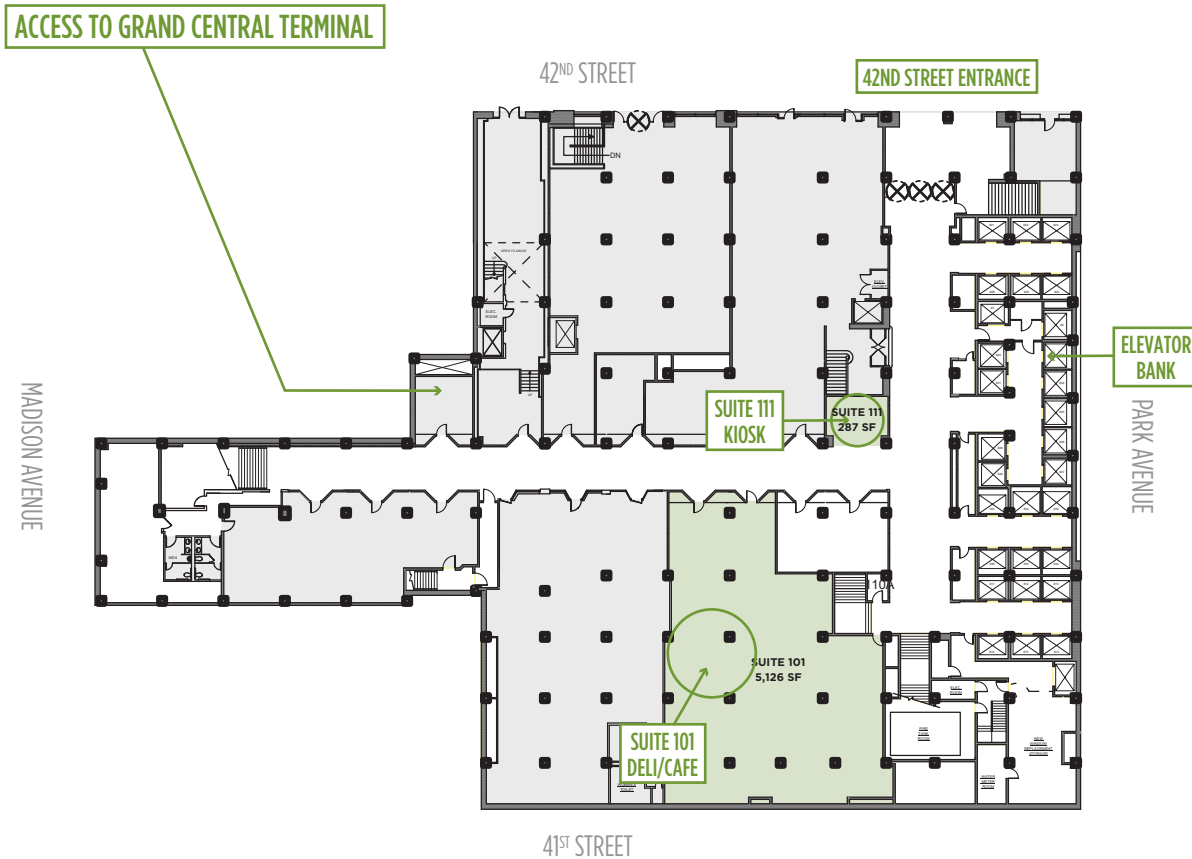
In-building conference center presents catering and coffee service opportunities

Freight entrance on 41st Street to support operations

CAPTIVE DEMAND

ONE GRAND CENTRAL PLACE

LOBBY FLOW AND FOOT TRAFFIC MAP



OPPORTUNITIES OVERVIEW

ONE GRAND CENTRAL PLACE

▲ GRAND CENTRAL TERMINAL ▲

SUITE 111 | 287 RSF

- 14.5' ceiling heights
- Prominent lobby kiosk - high-velocity commuter trade
- Current use: newsstand (turnkey footprint for quick-service retail)
- Customer access through main lobby
- Signage: directory and interior signage
- Utilities and storage

SUITE 101 | 5,126 RSF

- 13.5' ceiling heights
- Lobby-adjacent retail with strong office and transit-driven demand
- Current use: deli & buffet (existing food-service footprint)
- Open to all uses. Physical Therapy, Fitness, and Dry uses considered
- Customer queuing and seating configuration subject to layout and approvals



INTERIOR FLOORPLAN



ONE GRAND CENTRAL PLACE

RETAIL AT GRAND CENTRAL TERMINAL

CORPORATE NEIGHBORS

iCapital.

GLG



CliftonLarsonAllen



WINGED KEEL GROUP®



SOL DE JANEIRO



TRANSPORTATION HUB



31 commuter & **15** city bus routes

427,000

Metro-North & LIRR commuters*

THE CITY'S BUSIEST SUBWAY STATION:

160,294 subway commuters*

*AVERAGE WEEKDAY



Metro-North Railroad



Long Island Rail Road

*Ridership statistics are estimates; sources available upon request.

ESRT RETAIL SUSTAINABILITY

- **A landlord and tenant partnership that produces results**
- **EXPERT SUSTAINABILITY TEAM**
 - Outstanding partnership to promote & increase your business' sustainability model
- **BETTER ENVIRONMENT for your employees and customers**
 - Healthy products: Low or no VOC materials, no red list materials
 - Clean air: Bi-polar ionization and MERV 13 filters required by ESRT's HPSDG
- **FINANCIALLY STABLE OWNER**
 - Publicly traded on the NYSE with a best-in-class balance sheet
 - Significant balance sheet liquidity
 - No floating rate debt exposure
 - ESB is debt-free

FOR MORE DETAILS, VISIT: [ESRT.NYC/RETAILPORTFOLIO](https://www.esrt.nyc/retailportfolio)



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**100%
COMMISSION
PAID ON
LEASE
SIGNING**