

ONE GRAND CENTRAL PLACE

— 60 EAST 42ND STREET —



EMPIRE STATE
REALTY TRUST

Building Amenities

In-Building Access to Grand Central Terminal



Tenant-Only Conference Center

Capacity for 74 guests, conveniently located on the lobby level
Features an 11-foot digital wall

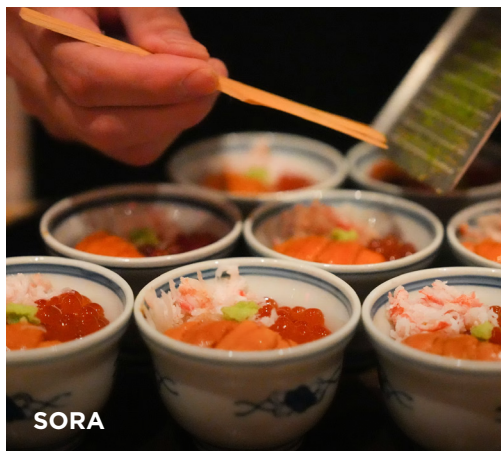
In-Building Dining Options

SORA - High-End Omakase-Style Restaurant

Pera - Mediterranean Brasserie

6B - Buffet and Deli

Blue Bottle Coffee



In the Neighborhood

Best-In-Class Neighbors



ANDAZ.

BERGAMO'S

ZUMA


CIPRIANI

Serafina
ITALIAN RESTAURANT


LA PECORA BIANCA
Caffè e Cucina


PARK TERRACE
HOTEL

THE LANGHAM
NEW YORK, FIFTH AVENUE

le
PAVILLON
DANIEL BOULUD
ONE VANDERBILT

Neighborhood Amenities

Nearby Dining, Hospitality, and More



EATERIES

400+ Restaurants and Bars

Including NAYA, Chopt, Cipriani, Bergamo's, Shake Shack, Zuma, and Pecora Bianca.

HOSPITALITY

30+ Luxury Hotels

Including Refinery Hotel, Library Hotel, Andaz, Park Terrace Hotel, The Langham, and The William NYC.

FINE DINING

8+ Michelin-Star Restaurants

Including Gabriel Kreuther, Ai Fiori, Le Pavillon, Le Jardinier, and Sushi Yasuda.

HEALTH & WELLNESS

20+ Lifestyle Retail Locations

Including Equinox, Orangetheory Fitness, SoulCycle, Joanna Vargas Skin Care, European Wax Center, MStudio Nails, One Medical, CityMD, and Groom House NYC.

REC SPACE

7 Acres of Public Space

Including Bryant Park, Pershing Square Plaza, and The NY Public Library.

SHOPPING

900+ Retail Stores and Boutiques

Including Sephora, COS, Brooks Brothers, Zara, Amazon Go, and Apple.



In-building access to Grand Central Terminal, and steps to 9 subway lines to provide a one-seat commute for tenants that utilize these high-traffic transportation hubs.



Grand Central Madison is now open, bringing LIRR to Grand Central Terminal

✓ LEADER IN SUSTAINABILITY, ENERGY EFFICIENCY & IEQ

- Save up to **\$1 per SF** on energy bill
- Bi-polar ionization neutralizes **99.92%** of viruses
- CO₂ sensors increase employee cognitive function by **50%**

✓ FULLY AMENITIZED

- Increase employee recruitment, retention and productivity

✓ LOCATIONS NEAR MASS TRANSIT

✓ FULLY MODERNIZED ASSETS

- Over **\$1B** spent

✓ ESRT TURNKEY SUITES

- Furnished, wired and move-in ready

✓ SERVICE ORIENTED FIRM

- Over **317 tenant expansions**, totaling **3.2M RSF** since we went public

✓ FINANCIAL STABILITY

- Publicly traded on the NYSE with a **best-in-class** balance sheet
- **\$0.6B** of balance sheet liquidity as of 12/31/25

Solidly Stands Apart

In a volatile market, it is critical for tenants to partner with a financially stable, service-oriented owner on real estate decisions. **One Grand Central Place is debt-free.**

Empire State Realty Trust, a publicly traded company with a best-in-class balance sheet maintains a solid financial platform and leads the way on healthy buildings with premier indoor environmental quality (IEQ), industry-leading sustainability and energy efficiency practices, and unmatched amenities.



FINANCIAL STABILITY

\$0.6B of balance sheet liquidity as of 12/31/25

Well-laddered Debt Maturity schedule

5.6x Net debt/Adj. EBITDA (REIT peer average: 8.6x)

\$1B spent on property upgrades

TENANT ADVANTAGES

- Certainty of owner performance/service
- Consistent, high-level service/maintenance
- No cut corners on construction or operations
- High-end finishes
- Flexibility of offerings such as terms and options
- Expedited response time with no need for lender/partner approvals

ESRT is a service firm and a true partner to its tenants with over **317 tenant expansions**, which total **3.2M RSF** since it went public in 2013.

This partnership allows our tenant family to move within the ESRT portfolio hassle-free with a commitment to **100% commission** paid on lease signing.

ESRT: The Green Leader

Setting the Standard for Innovation and Technology

Goals

- Maintain leadership in Indoor Environmental Quality
- 50% reduction in energy use by 2035
- 75% waste diversion rate by 2035
- 30% reduction in water intensity by 2035

Indoor Environmental Quality


- MERV 13 filters and increased ventilation
- Active bi-polar ionization, neutralizes 99.92% of viruses (as shown by an independent study from Microchem Laboratory)
- Portfolio-wide low/no VOC materials
- Annual air and water quality testing

Tenant Engagement

- Save up to \$1 per SF on energy bill
- Custom sustainable and efficient design support
- Utility and sustainability data available
- Green Lease Provisions across 100% of portfolio
- Honeybee apiaries to improve local biodiversity

BUILDING SPOTLIGHT

One Grand Central Place



41%

Energy Reduction Across Commercial Portfolio Since 2007

Portfolio Awards and Achievements



1st Commercial Portfolio with WELL Health-Safety Rating in The Americas

 <p>Fitwel Champion</p>	<p>Most Energy Efficient REIT in NYC</p>	
 <p>EPA Green Power Partnership</p>	 <p>Empire Building Challenge Partner</p>	 <p>GRESB 5-Star Rated</p>
 <p>Better Buildings Challenge</p>	 <p>Energy Star Partner of the Year Sustained Excellence</p>	 <p>Green Lease Leader Platinum</p>

Health and Wellness Features	Operating Features
WELL Health-Safety Rated	ENERGY STAR Certified
Walk Score: 100	Operable Windows
Transit Score: 100	Natural Light and Views
Bike Score: 79	Recycling
Fitwel Certified	Green Cleaning and Pest Control Products
In-Building Dining	

Welcome to ESRT IEQ Suites

Leading the Way in Indoor Environmental Quality



Indoor Environmental Quality (IEQ) improves employee health and productivity. We've created a program of industry-leading healthy suites to provide tenants with the opportunity to maximize their IEQ, employee recruitment and retention, and their bottom line.

To learn more, visit: www.esrt.nyc/ieq-ogcp.



Light Quality

Natural Light with Views

78% of employees state access to natural light and views improves their wellbeing; 70% report improved work performance.

Daylight Dimming

Workers in naturally lit offices report >50% reduction in eye strain, headaches, and drowsiness.



Air Quality

Bi-Polar Ionization

Neutralizes 99.92% of viruses.

CO₂ Sensors

Workers with low levels of CO₂ perform 50% better on cognitive tasks.

MERV 13 Filters

Removes 85% of harmful air particles (e.g. allergens, viruses, and bacteria).

Ventilation

Mitigates indoor air pollution, a top 10 cause of illness in humans.



Healthy Products


Low/No VOC Materials and No Red List Materials

VOCs are typically 10x higher indoors, which has adverse effects on human health and the environment.

Data provided by Microchem Laboratory, The Center For Disease Control, Harvard Business Review, World Health Organization.

Facts and Figures

One Grand Central Place By The Numbers

LOCATION	42nd Street between Madison and Park Avenues
COMPLETED	1930
ARCHITECT	Kenneth Norton of J.E.R. Carpenter
BUILDING SIZE	1,241,235 rentable square feet, 55 floors
FLOOR PLATE	9,400 - 48,900 rentable square feet
AMENITIES	<ul style="list-style-type: none"> • In-building access to Grand Central Terminal • In-building dining: 6B, Pera, Blue Bottle Coffee, and SORA • Chase Bank, Charles Schwab, messenger and visitor centers, and other conveniences in the interior retail arcade • Tenant-only conference center • Additional services, dining, lodging, and specialty retailers within the immediate vicinity, including Grand Central Terminal's shopping and dining options • ESRT+ Tenant App that brings building services to tenants' fingertips • Honeybee apiaries to improve local biodiversity
ELECTRICAL SERVICE	Sub-metered electric in all new spaces over 2,500 sq. ft.
TELECOMMUNICATION	Building is Wired NYC Gold Certified. Current providers include AT&T, Cogent Communications, Crown Castle Fiber, Lightpath Fiber, Lumen, Pilot Fiber, Spectrum Business, and Verizon FIOS.
HVAC	Tenant-controlled air-cooled package units and water-cooled units; air conditioned common corridors; perimeter radiant heat
SECURITY	24/7 security, visitor reception desk, card access controlled, web-based visitor processing system
ELEVATORS	32 Passenger, 3 Freight
FLOOR LOAD	60 lbs. per sq. ft.
CEILING HEIGHT	12' to 17' slab-to-slab; 9'10" slab-to-beam
OPERATING HOURS	8:00 A.M. to 6:00 P.M. Monday - Friday, building access 24/7
LOADING FACILITIES	Freight entrance on 41st Street
TRANSPORTATION	Direct in-building access to Grand Central Terminal and 5 subway lines 
PARKING	6 parking garages within two blocks
LEASING AGENT	Newmark
OWNERSHIP	Empire State Realty Trust, Inc. (NYSE: ESRT) is a NYC-focused REIT that owns and manages a well-positioned property portfolio of office, retail and multifamily assets in Manhattan and the greater New York metropolitan area.

Available Internet Service Providers

CARRIER	TRANSMISSION MEDIA
AT&T	Fiber
Cogent Communications	Fiber
Crown Castle Fiber	Fiber
Lightpath Fiber	Fiber
Lumen	Fiber
Pilot Fiber	Fiber
Spectrum Business	Coaxial
Verizon FIOS	Fiber

Key Features of Connectivity

- **Fiber optic connectivity** available for high-speed, reliable, data communications services.
- **5 high-speed internet service providers** available to provide multiple options to select from.
- **Dark fiber connectivity** option available to lease point-to-point fiber connections
- **High-speed, low-cost connectivity** option available for small/medium businesses
- **Fixed wireless connectivity** available via rooftop dish antenna that is not reliant on cabling in the street.
- **Physically diverse vertical telecom riser pathways** for redundant connections to mitigate outages.
- **Base-building telecom equipment** installed within a secure, dedicated, location accessible only by authorized personnel.
- **All Telecom License Agreements on file** to ensure the smooth operation of connectivity services.

ONE GRAND CENTRAL PLACE

— 60 EAST 42ND STREET —



100%
commission
on lease
signing

Thank you
for the opportunity
to compete for
your business.

esrtreit.com

AVAILABILITIES

[CLICK TO VIEW](#)

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REALTY TRUST

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NYSE

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