

425 LEXINGTON



FOR LEASE

ENTIRE 11TH FLOOR: **19,918 RSF**

ENTIRE 10TH FLOOR: **19,918 RSF**

FLOORS CAN BE LEASED
INDIVIDUALLY OR COMBINED

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 VANBARTON
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425 LEXINGTON



AVAILABLE FLOORS

Entire 11th Floor

Entire 10th Floor



SIZE

19,918 RSF

19,918 RSF



POSSESSION

Immediate

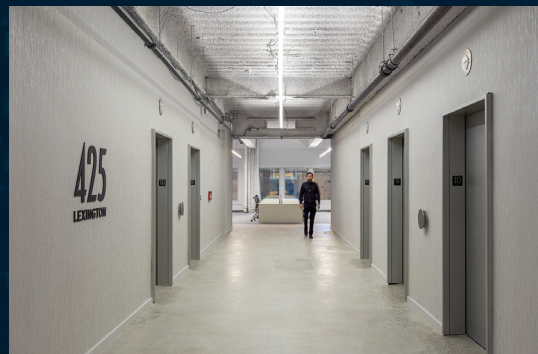
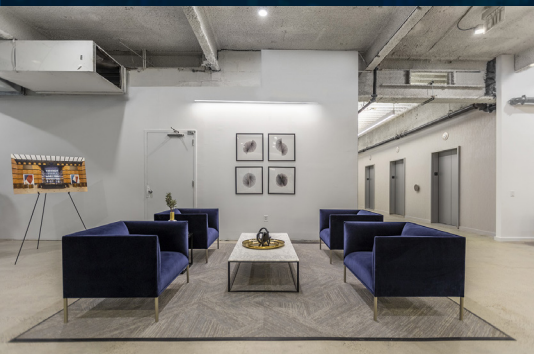
Immediate



CONDITION

Raw

White-Box

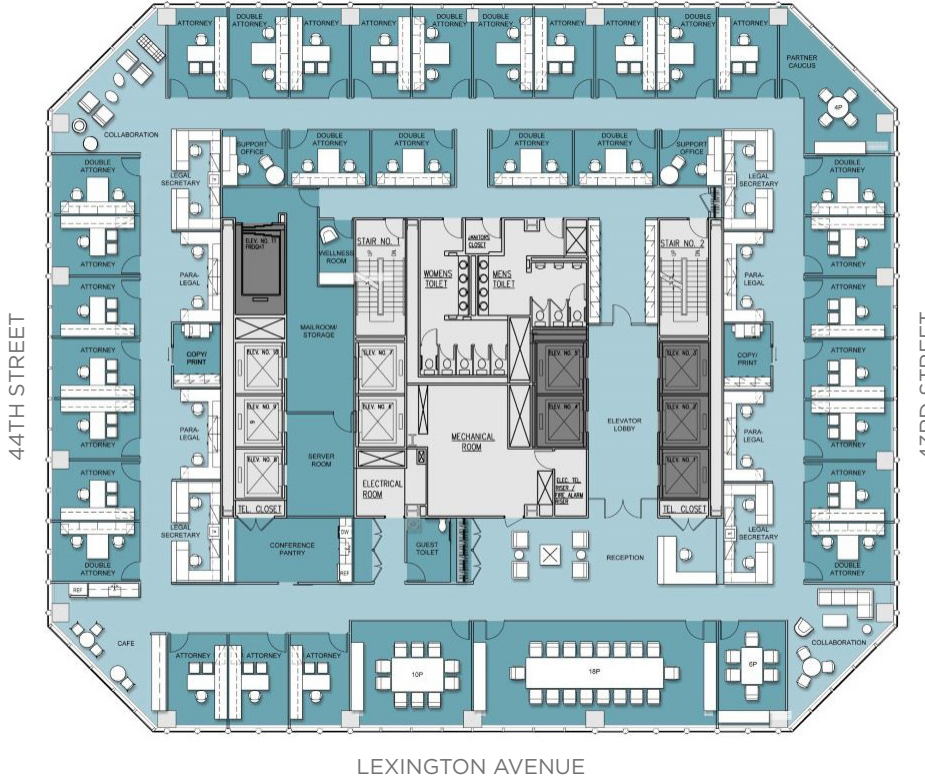


PROPERTY FEATURES:

- Landlord will provide cash allowance or turnkey to a cap for qualified tenant
- Efficient column free floorplate with 13' slab-to-slab heights
- Low profile perimeter convectors with continuous window line
- Interconnecting stair currently exists for two floor tenant or can be removed for single floor tenant
- Steps from Grand Central Station with access to mass transportation and amenities

425 LEXINGTON

LAW FIRM PLAN TEST FIT



PERSONNEL

SPACE TYPE	PLAN
Single Attorney	19
Double Attorney	16
Interior Double Attorney	8
Total Attorney	43
Secretary	8
Paralegal	8
Support	2
Receptionist	1
TOTAL	62
Secretary: Attorney	1 : 5
Paralegal: Attorney	1 : 5

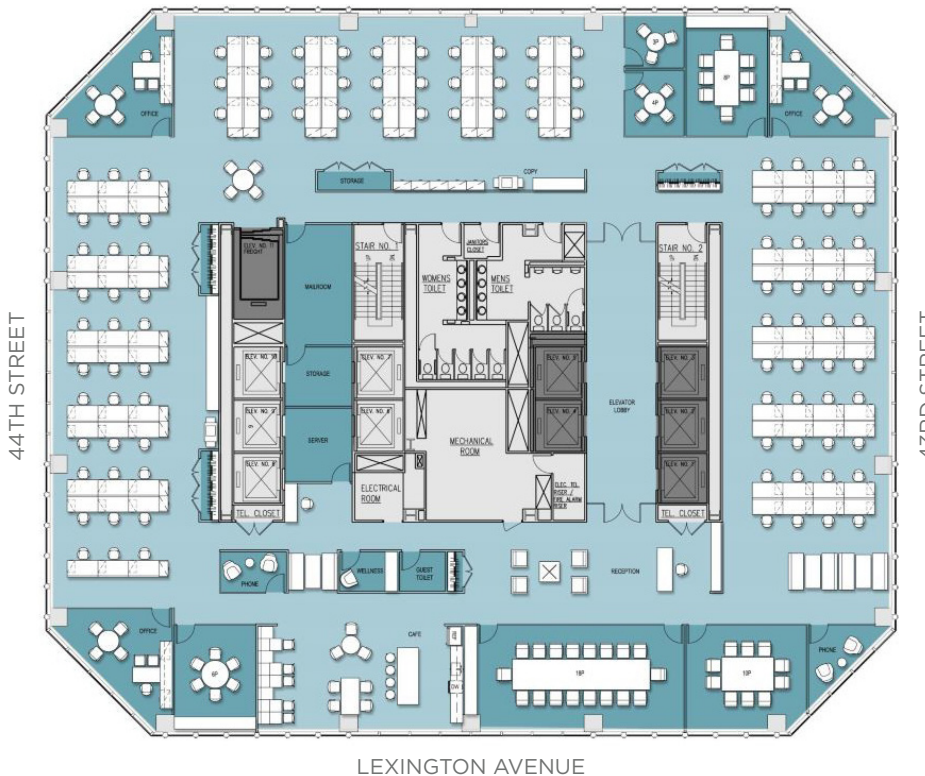
COLLABORATION

SPACE TYPE	SEATS	PLAN	
		SPACE	SEATS
CLOSED:			
Boardroom	18	1	18
Conference	10	2	20
Conference	4	1	4
OPEN:			
Cafe	18	1	18
Attorney Lounge	6	2	12
Partner Caucus	5	2	10
TOTAL		9	82
Conference Seats/Attorney			0.98/attorney

SUPPORT

SPACE TYPE	PLAN
Reception	1
Conference Pantry	1
Mailroom/ Storage	1
Copy/Print Area	2
Cots	2
IT Server Room	1
Wellness Room	1
Guest Toilet	1

FINANCIAL PLAN TEST FIT



PERSONNEL

SPACE TYPE	SF	PLAN
POA	300	3
WSA	48	103
Receptionist	48	1
TOTAL		107
Office: Workstations		3% 97%

COLLABORATION

SPACE TYPE	SEATS	PLAN	
		SPACE	SEATS
CLOSED:			
Boardroom	18	1	18
Conference	10	1	10
Conference	8	1	8
Conference	6	1	6
Meeting	4	1	4
Phone Room	3	1	3
Phone Room	2	2	4
OPEN:			
Cafe	21	1	21
Meeting	4	4	16
TOTAL		13	90
Collaboration Seats/Person			0.84/person

SUPPORT

SPACE TYPE	PLAN
Reception	1
Storage	2
Mailroom	1
Wellness Room	1
Copy/Print Area	2
Cots	4
IT Server Room	1