



192
LEX



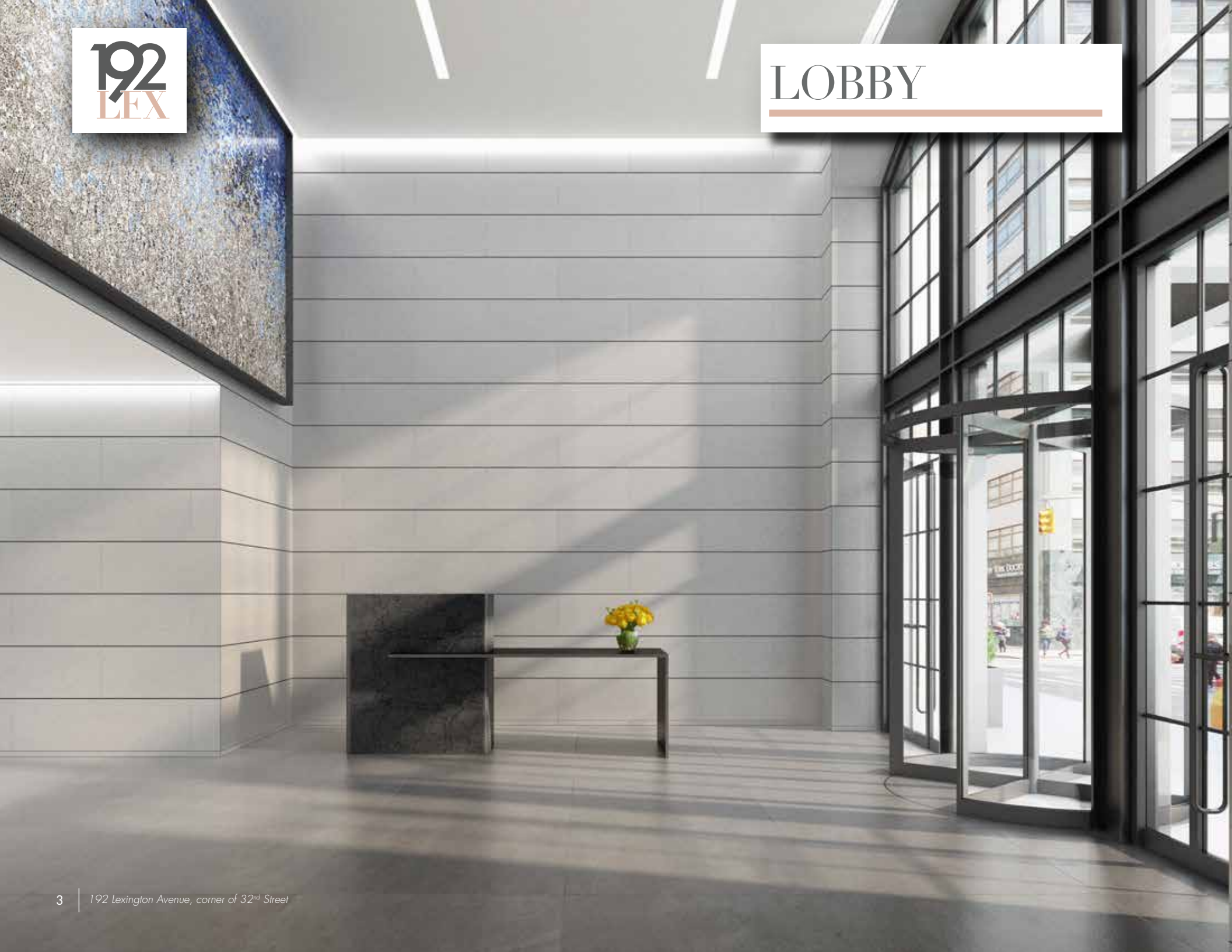
ENTRANCE

**ELEGANTLY RE-IMAGINED,
192 LEX OFFERS AN
AMENITY RICH OFFICE
ENVIRONMENT**

Centrally located on Lexington Ave and East 32nd Street, with access to major transportation via Grand Central Station, 192 Lex provides access to all New York City has to offer, including dining, shopping, and entertainment.



LOBBY





LOBBY

A spacious, minimal design welcomes the visitor to 192 Lex



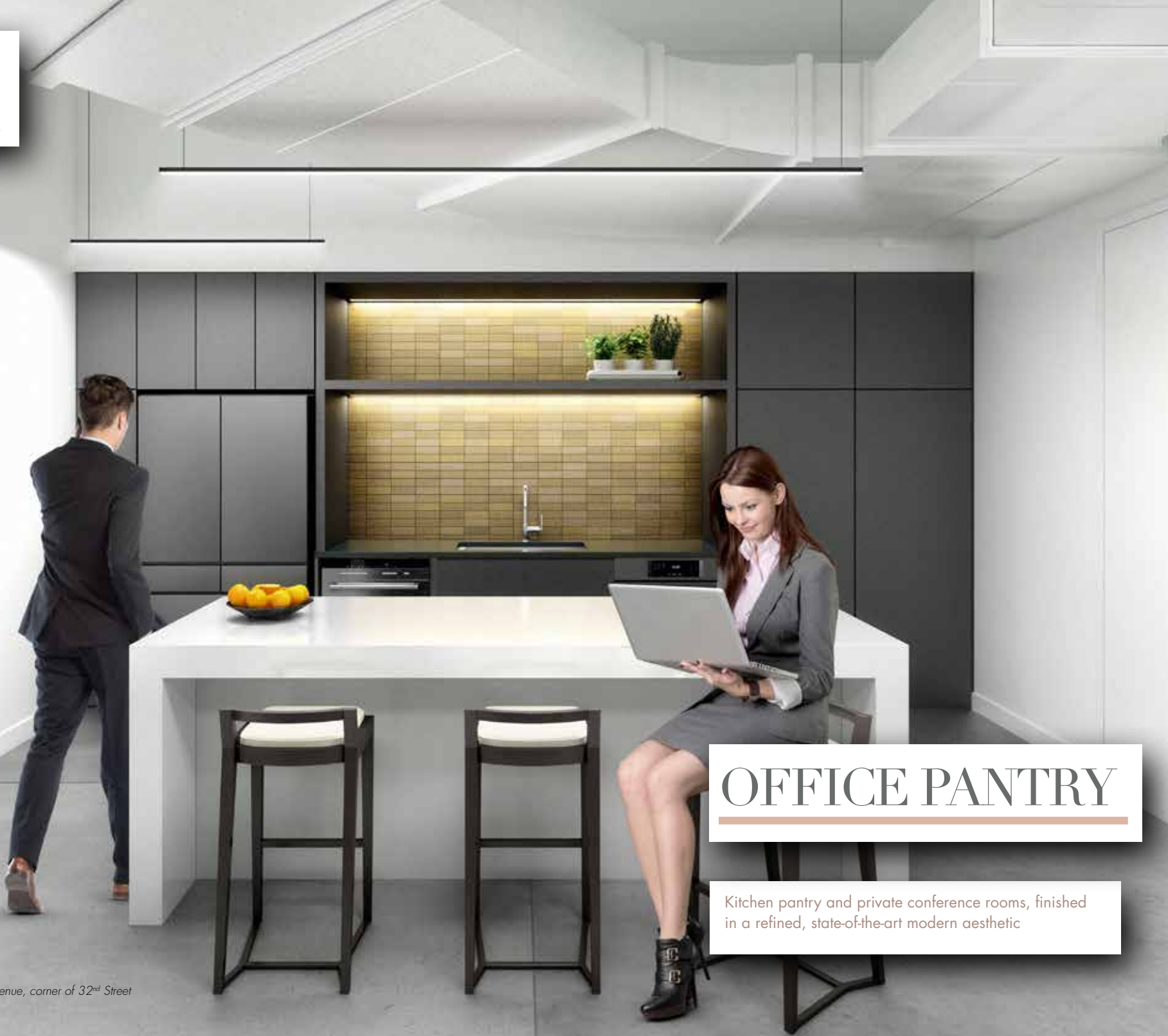


OFFICE SPACE

Delivering full floor pre-builds ranging from 6,500 SF to 8,600 SF. Spacious open floor plan for the modern work force with abundant natural light.



OFFICE SPACE



OFFICE PANTRY

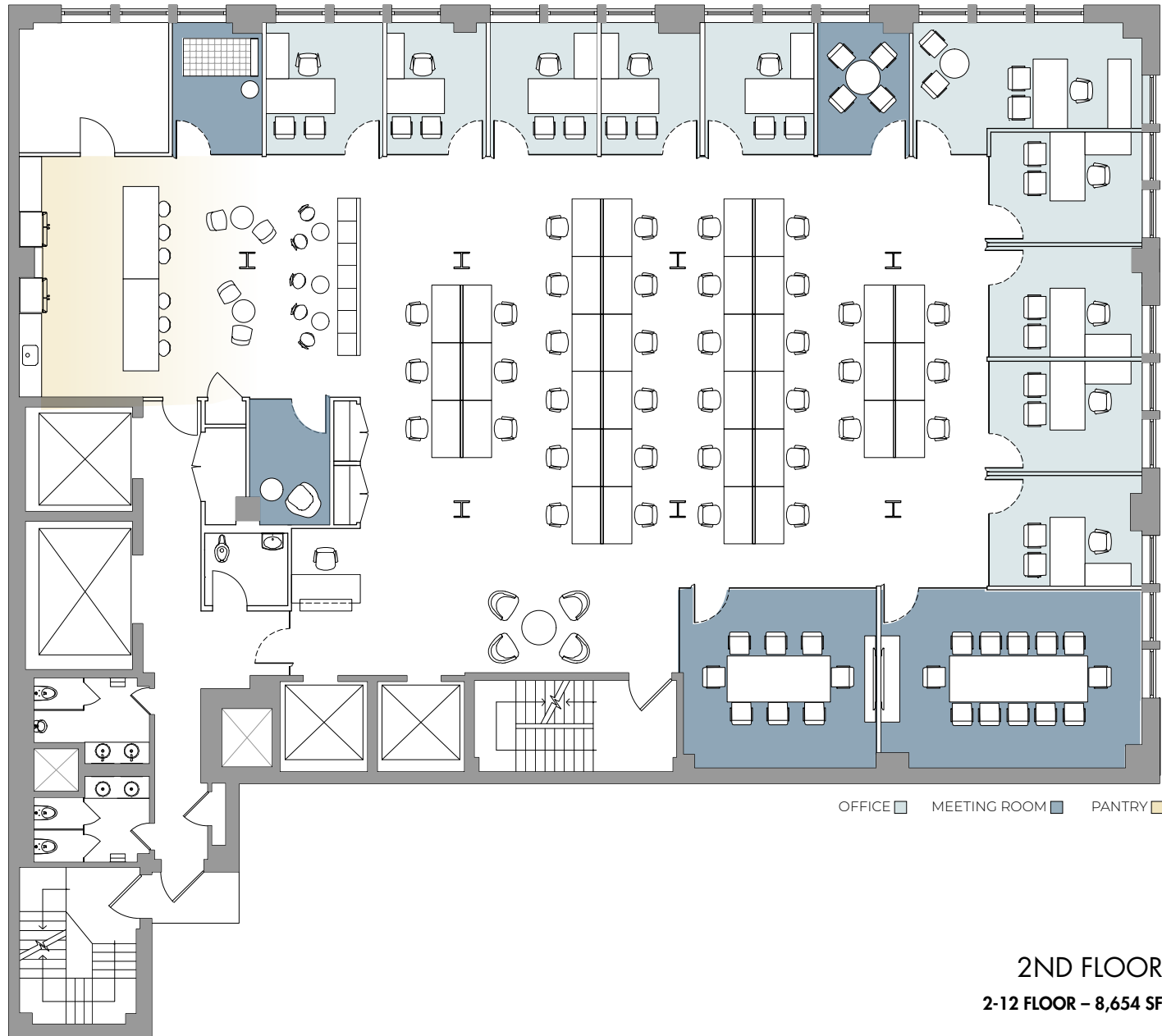
Kitchen pantry and private conference rooms, finished in a refined, state-of-the-art modern aesthetic



ENTIRE 2ND FLOOR

Test Fit: Office Intensive Work Environment

EAST 32ND STREET



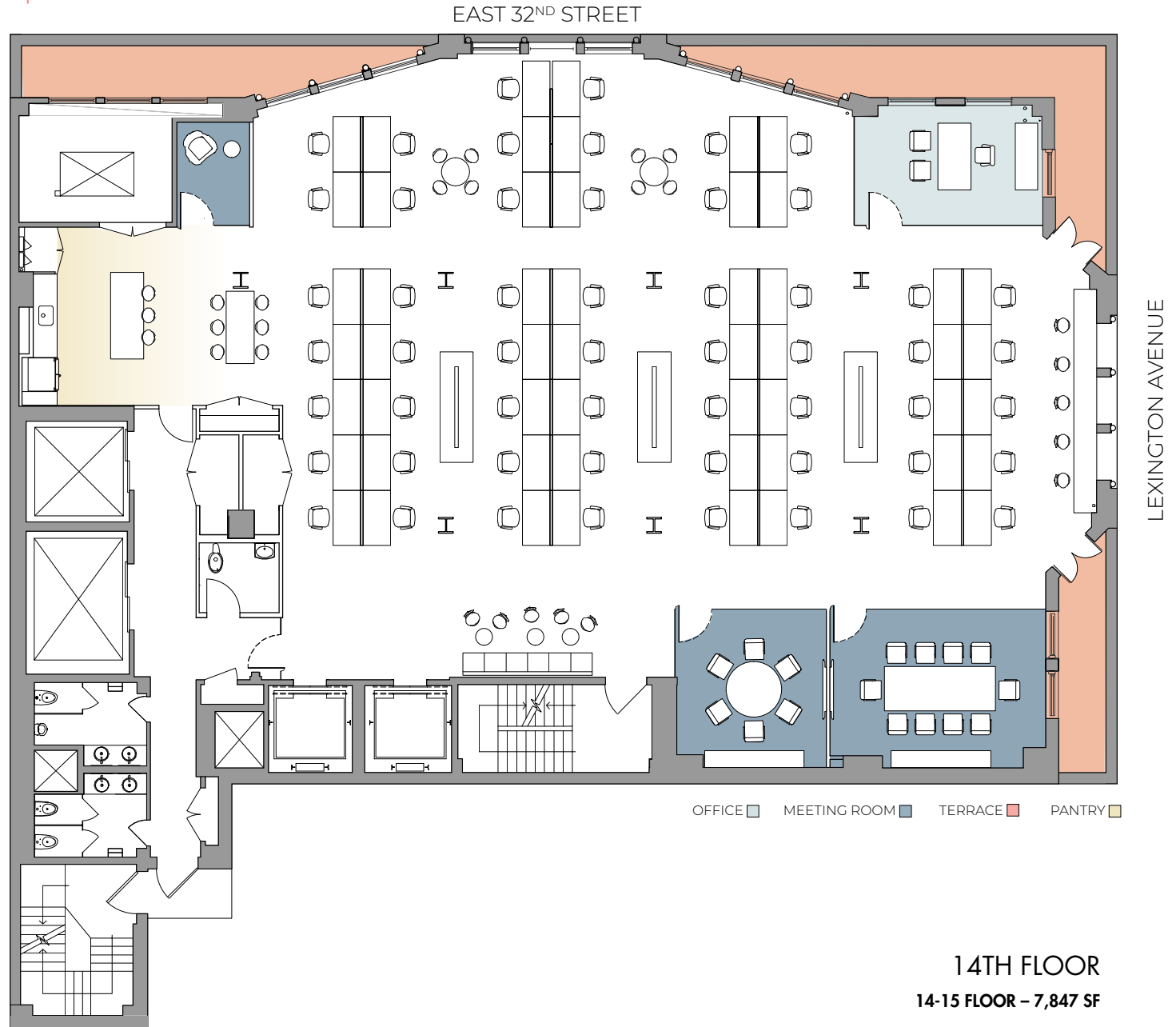
LEXINGTON AVENUE

2ND FLOOR
2-12 FLOOR – 8,654 SF



ENTIRE 14TH FLOOR

Test Fit: Open Work Environment

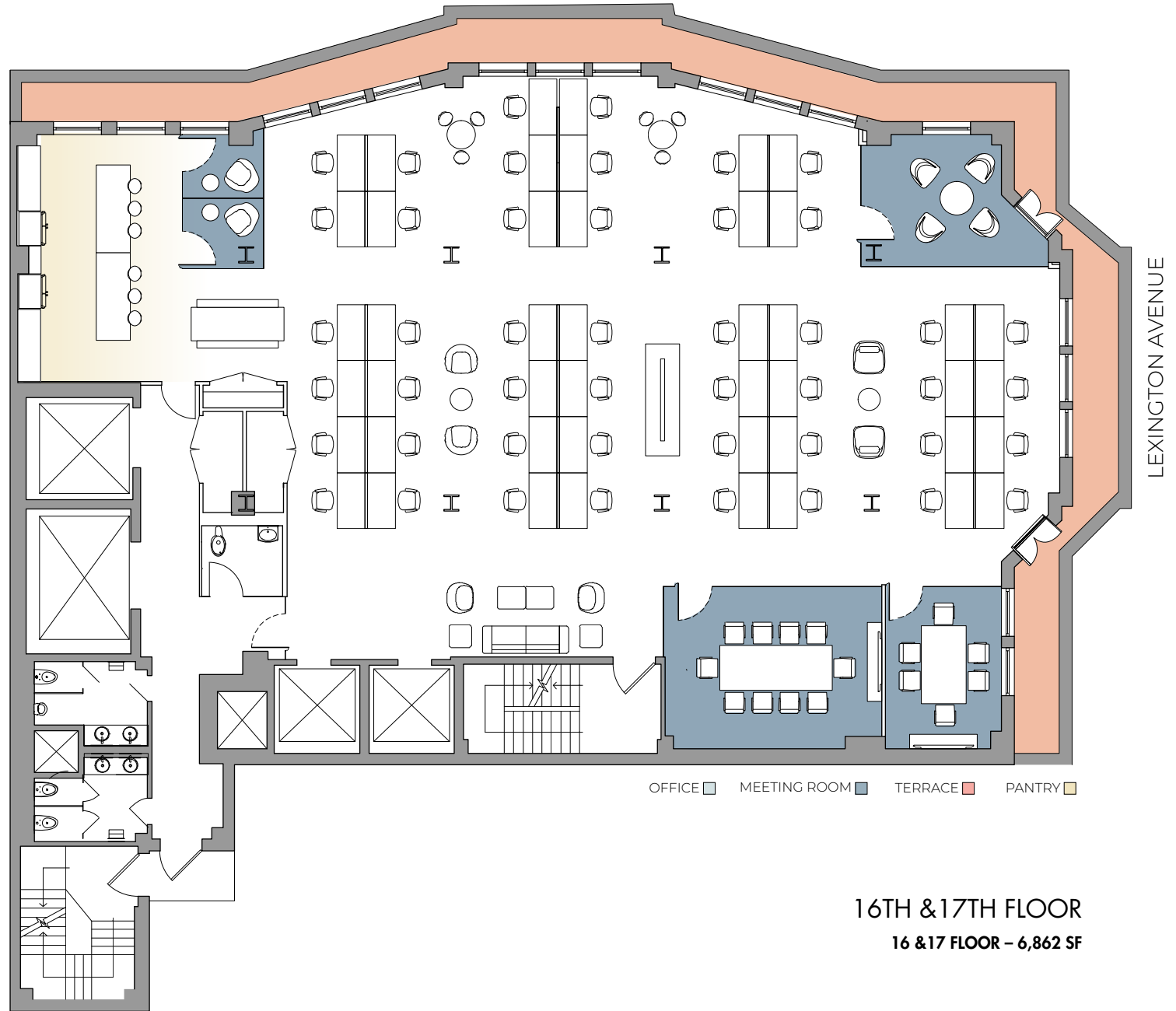




ENTIRE 17TH FLOOR

Test Fit: Open Work Environment

EAST 32ND STREET



LEXINGTON AVENUE

16TH & 17TH FLOOR

16 & 17 FLOOR - 6,862 SF



MAP





OWNER:

192 Lexington Avenue LLC

HEIGHT:

17 stories

RENTABLE SF:

Total: 140,000

Retail: 6,786

Office: 133,214

FLOOR SIZES:

Floors 2 – 12: 8,654 SF

Floors 14 – 15: 7,847 SF

Floors 16 – 17: 6,862 SF

FINISHED CEILING:

10' slab to slab

WINDOW DIMENSIONS:

Height: 7'0" | Width: 3'9"

SECURITY AND BUILDING ACCESS:

Monitored by a 24/7 security desk and personnel equipped with elevator monitoring, CCTV and communication infrastructure; After-hours access through tenant secure access cards and intercom for building visitors

HVAC:

Air cooled, packaged units providing up to 80 tons per floor;

ELEVATORS:

- 2 newly modernized passenger elevators.
- Two modernized freight elevators servicing the entire building.

FLOOR LOAD

120 lbs. per SF, live load (Cellar through 17th floor)

ELECTRIC SERVICE:

Each floor has an average total of 6 watts per rentable square foot

FIRE PROTECTION:

The building is fully sprinkled and equipped with a modified Class "E" Fire Alarm System

BASE BUILDING:

- Redesigned building lobby, 24/7 security desk
- Modernized elevator mechanicals and cabs
- Brand new building entrance, enhanced signage and façade uplighting
- Façade and roof restoration
- Selective replacement of HVAC units on selected floors
- Penthouse reconfiguration with a private roof deck offering a view of NOMAD

TECH SPECS

192
LEX



192 Lexington Avenue, corner of 32nd Street

CONTACT

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