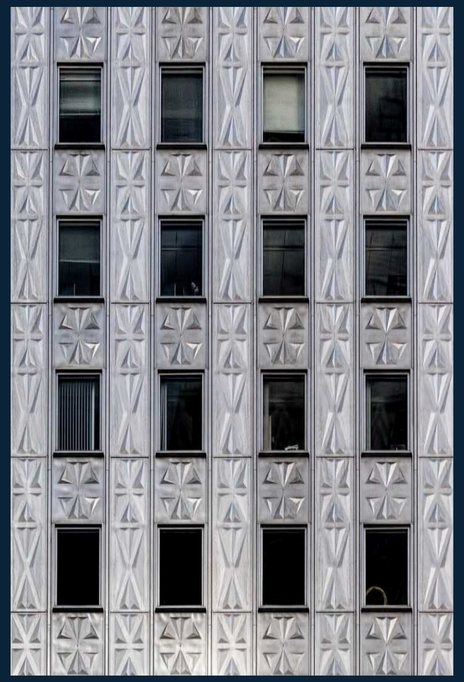
ONE FIFTY EAST

GRAND CENTRAL



A NEW ERA OF TRANSFORMATION

ONCE THE HEADQUARTERS OF ONE OF AMERICA’S GREAT INDUSTRIAL BRANDS, 150 EAST 42ND STREET NOW ENTERS A NEW ERA UNDER RXR'S STEWARDSHIP—BLENDING TIMELESS ARCHITECTURAL DESIGN WITH MODERN INFRASTRUCTURE AND A VISION FOR TRANSFORMATION.

POSITIONED JUST STEPS FROM GRAND CENTRAL, THE BUILDING DELIVERS UNPARALLELED ACCESS, EXPANSIVE FLOOR PLATES, PANORAMIC VIEWS, AND A POWERFUL NARRATIVE THAT CONNECTS BUSINESSES TO THE LEGACY AND MOMENTUM OF MIDTOWN MANHATTAN.

ONE FIFTY EAST

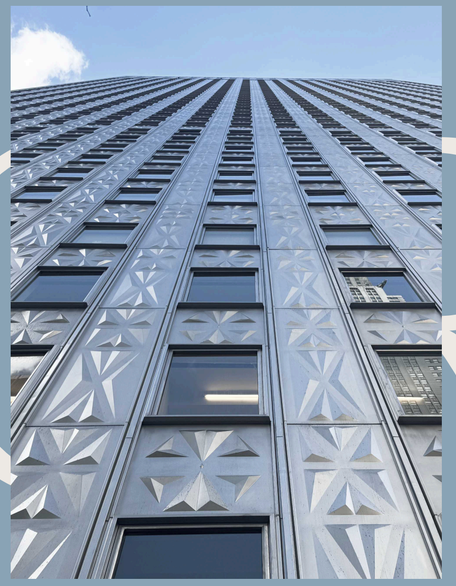
GRAND CENTRAL

ICONIC BUILDING

DESIGN THAT ENDURES

This iconic building marries timeless architectural character with modern infrastructure and wellness-forward upgrades. Behind its landmarked façade lies light-filled interiors built for flexibility and scale, sweeping views and dynamic workspaces designed for today's forward-thinking teams. It's a rare blend of history, functionality, and future-ready design.

NEW YORK ICON



ONE FIFTY EAST

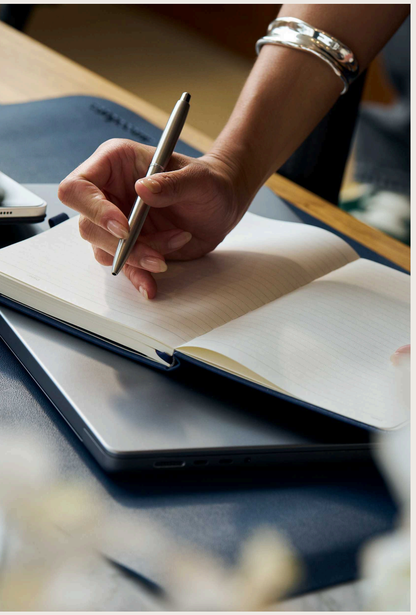
GRAND CENTRAL

A NEW VISION

ARRIVAL REIMAGINED, AMENITIES REFINED

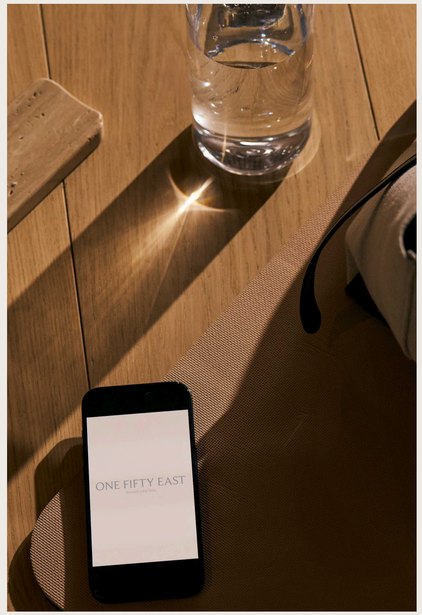
One Fifty East is undergoing a bold transformation, reimagining the arrival and amenity spaces to meet the needs of today's evolving workforce. In partnership with MdeAS Architects, the redevelopment will introduce a modern, seamless experience that prioritizes wellness, connectivity, and purposeful design. Through thoughtful design and purposeful reprogramming, the building will offer a renewed sense of arrival and an elevated journey from entry to office.

From a revitalized lobby, elevated amenity offering, a private lobby and branding opportunities, every detail is crafted to enhance flow, foster connection, and support productivity—creating a more dynamic, engaging environment that reflects the future of work.

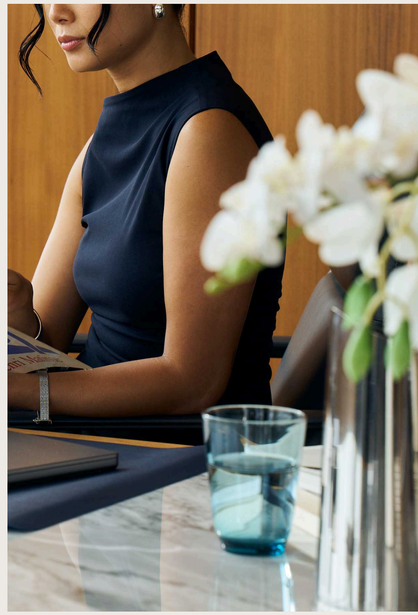






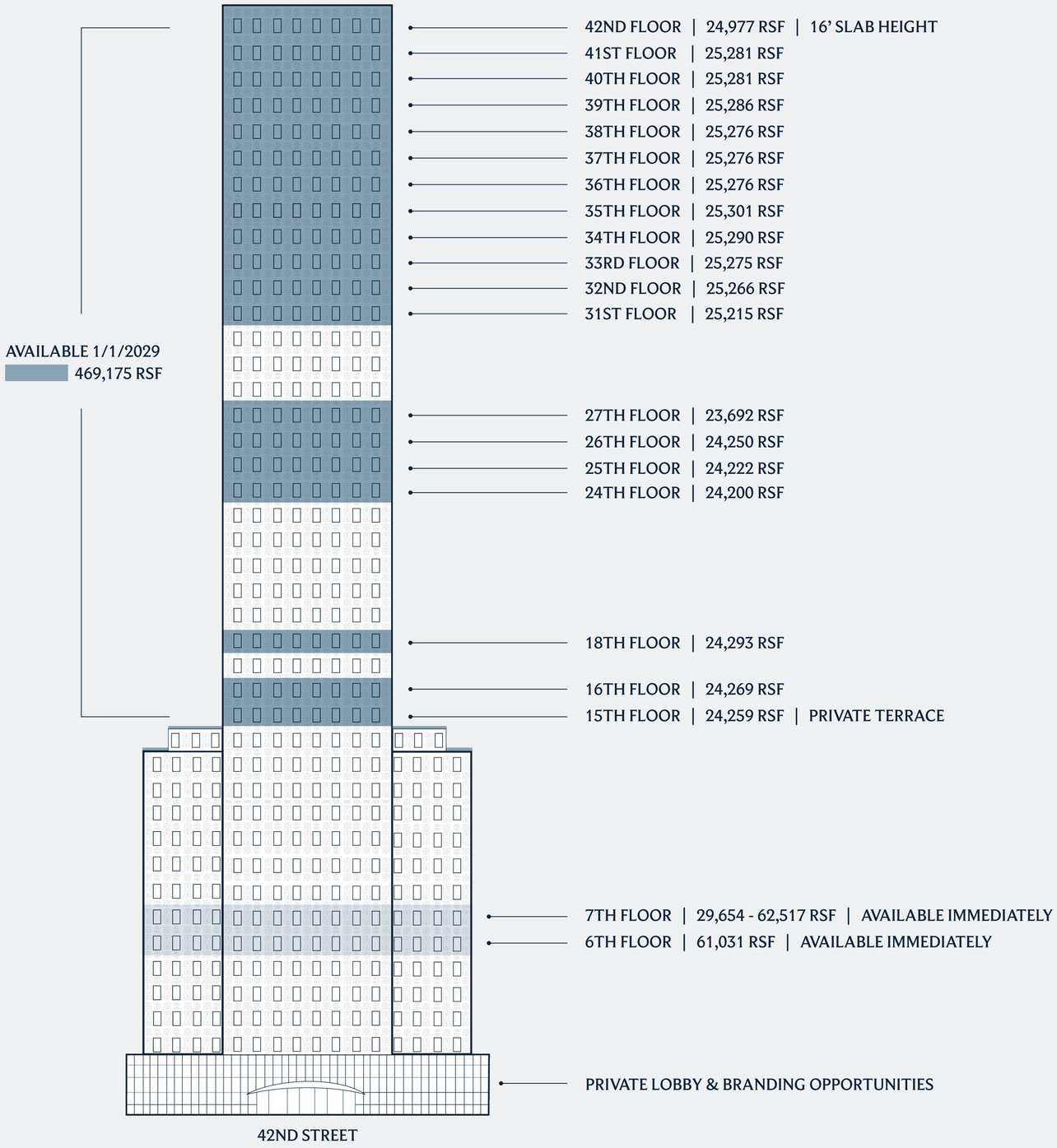






STACKING PLAN

AVAILABILITY





LOBBY TRANSFORMATION



THE RENDERINGS ARE FOR SCHEMATIC ILLUSTRATIVE PURPOSES ONLY. REPRESENTATIONAL APPROVALS HAVE NOT BEEN SECURED.

LOBBY TRANSFORMATION



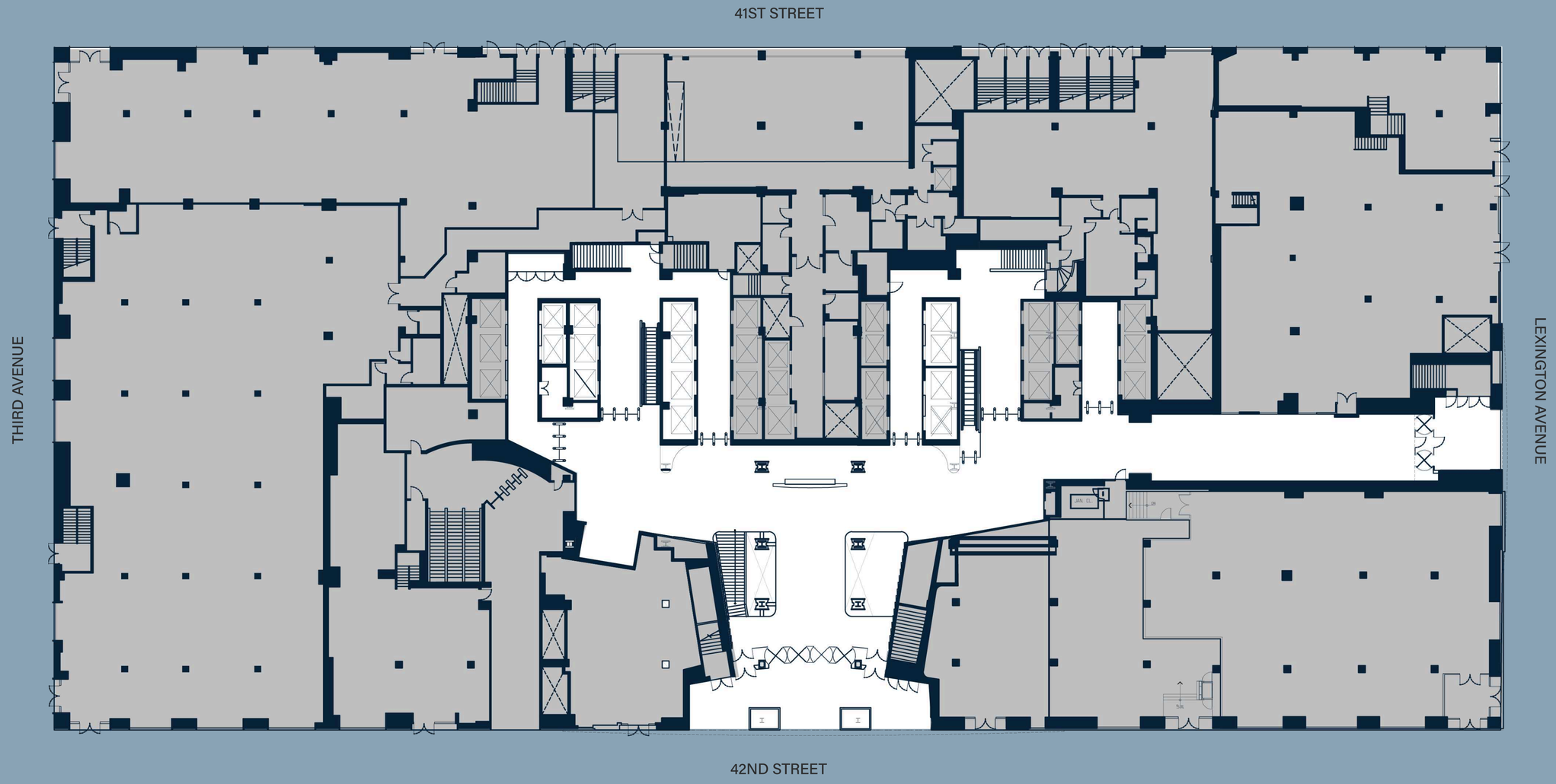
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LOBBY TRANSFORMATION



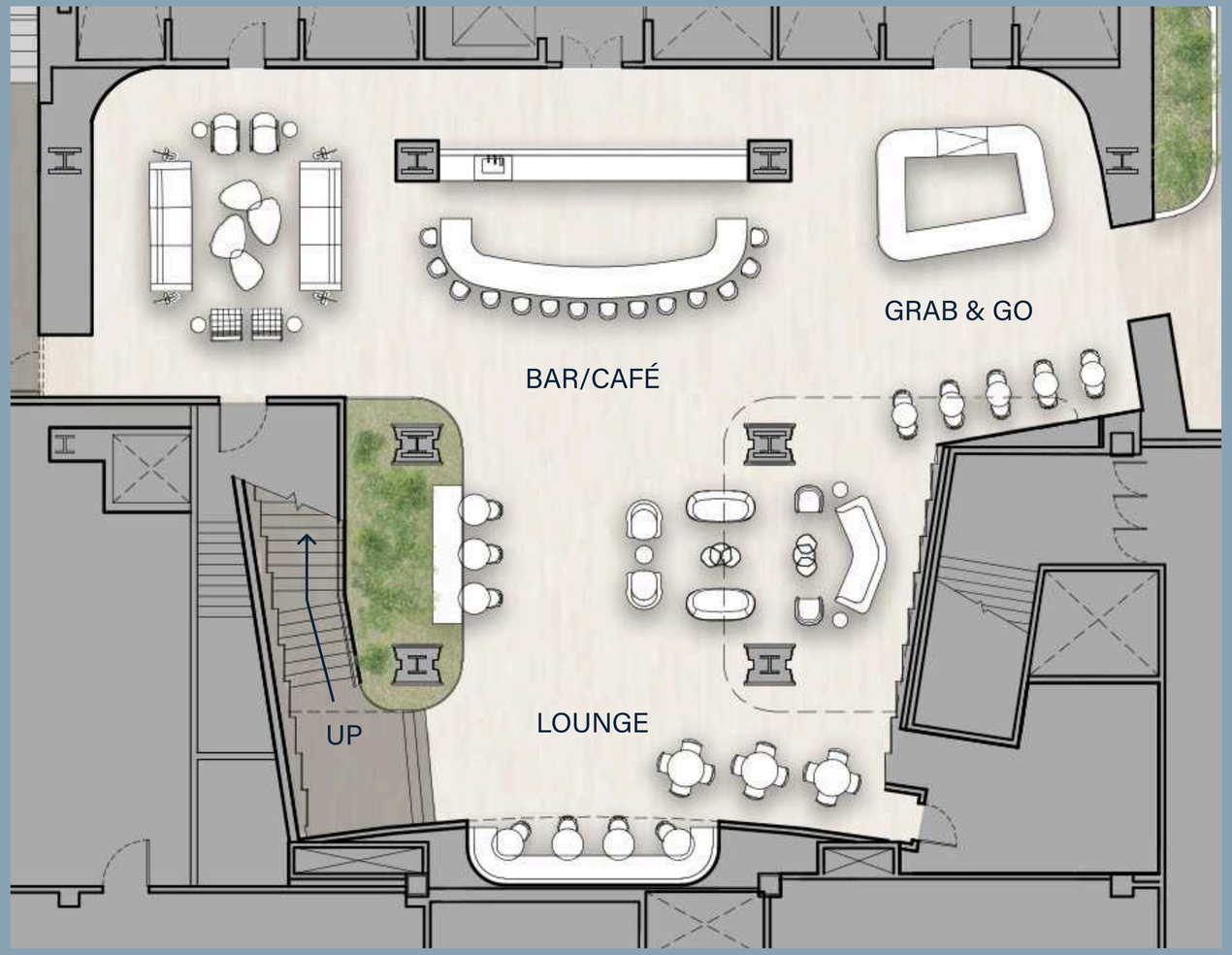
THE RENDERINGS ARE FOR SCHEMATIC ILLUSTRATIVE PURPOSES ONLY. REPRESENTATIONAL APPROVALS HAVE NOT BEEN SECURED.

LOBBY PLAN



AMENITY

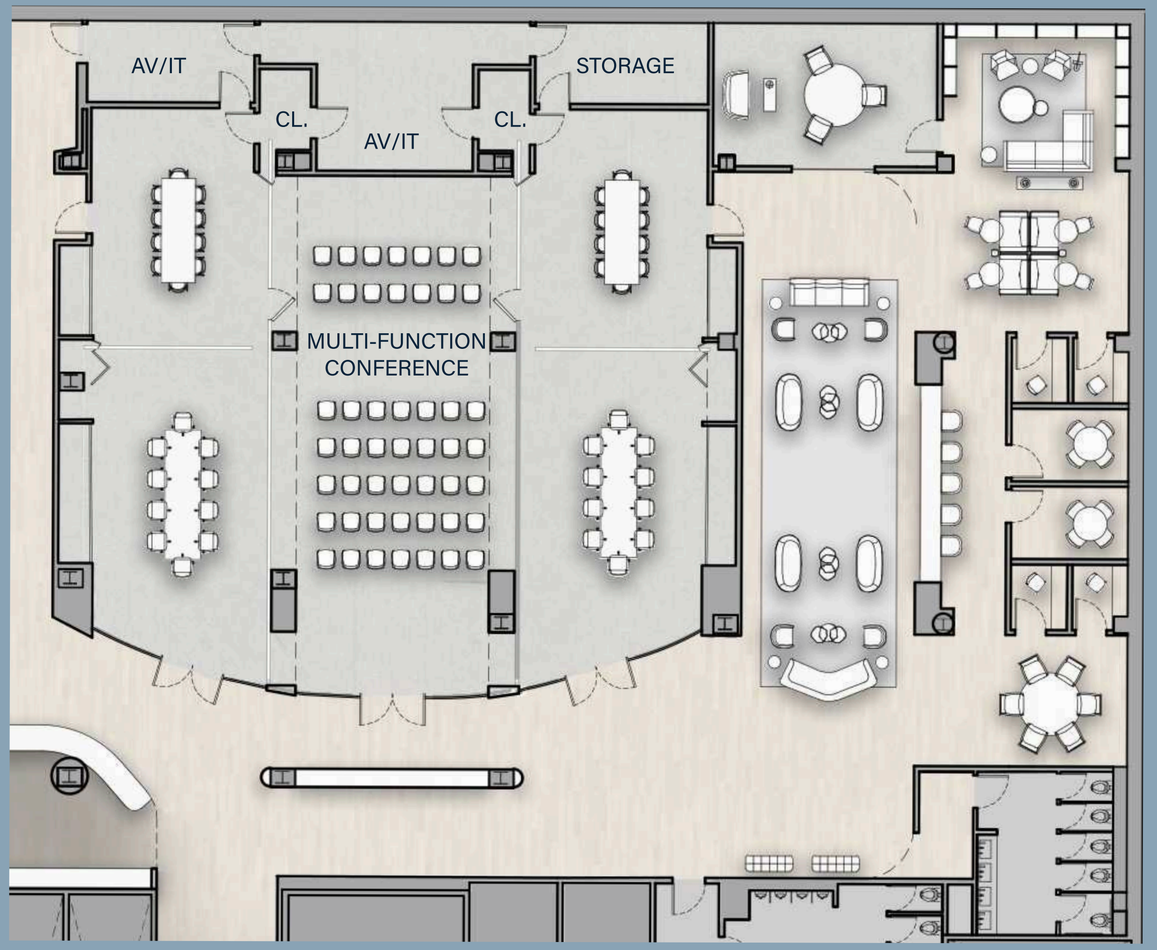
LOUNGE PLAN

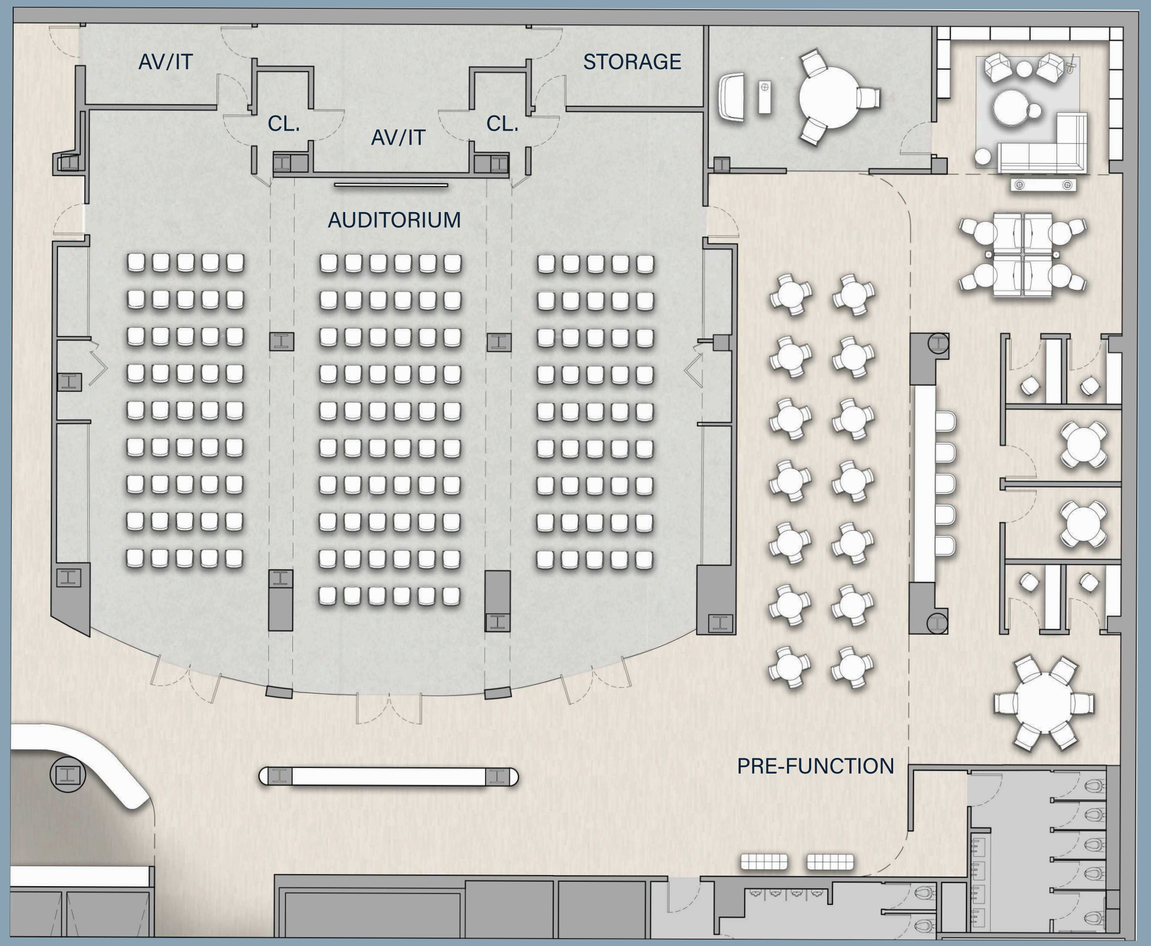


AMENITY

CONFERENCE CENTER

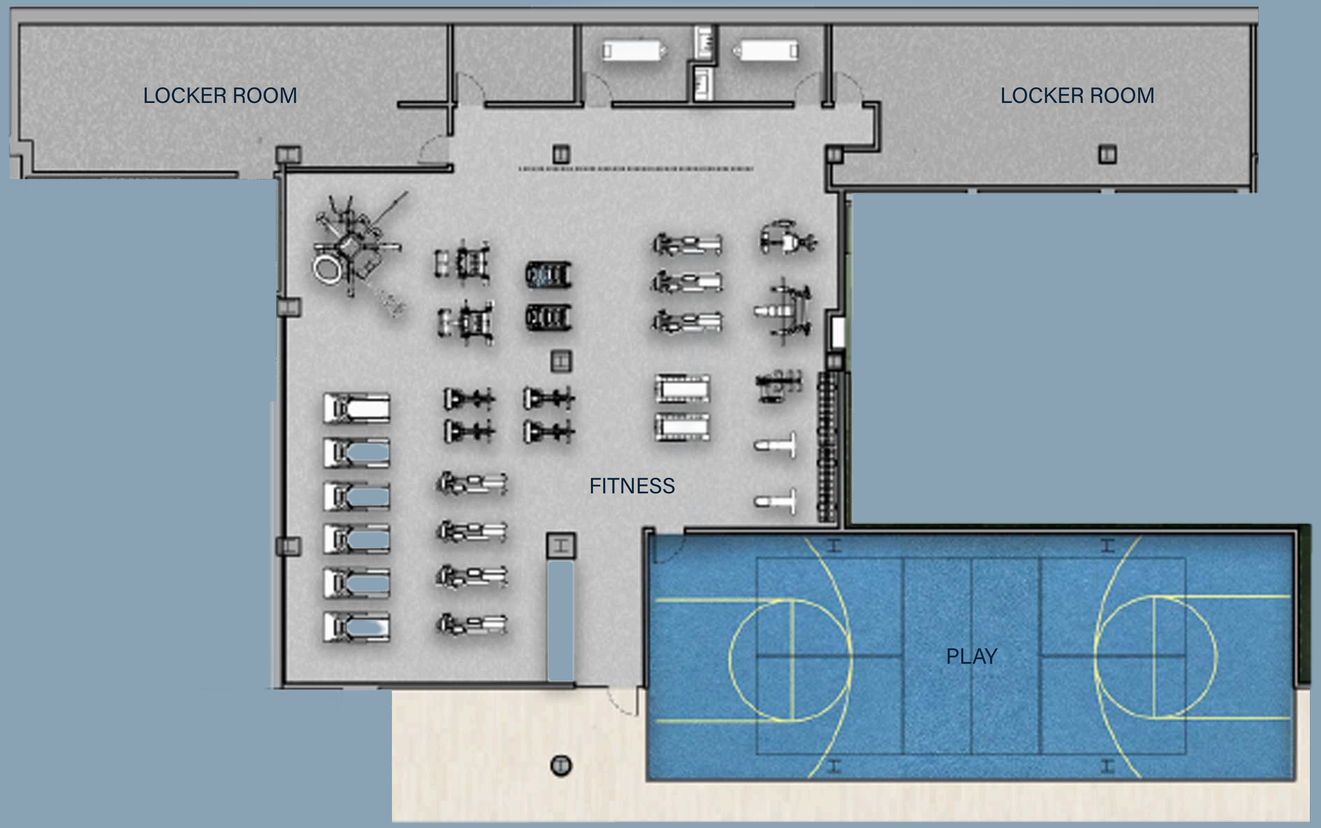
Event flexibility





AMENITY

FITNESS & WELLNESS





THE RENDERINGS ARE FOR SCHEMATIC ILLUSTRATIVE PURPOSES ONLY. REPRESENTATIONAL APPROVALS HAVE NOT BEEN SECURED.

THE NEIGHBORHOOD

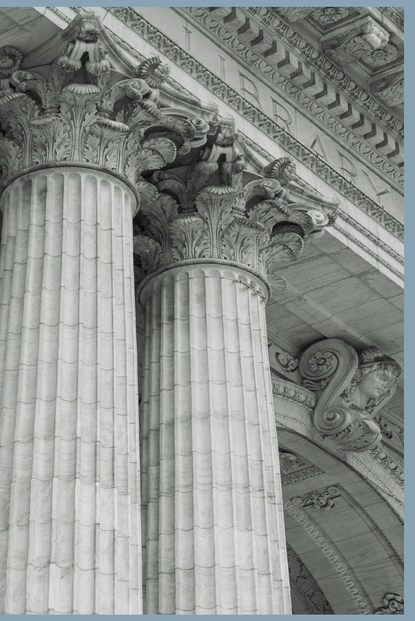
A CENTRAL HUB

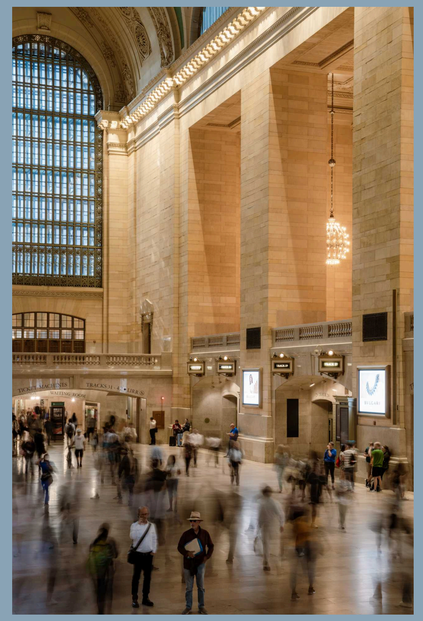
World-class transportation network provides access to all of New York City and the Tri-state area.

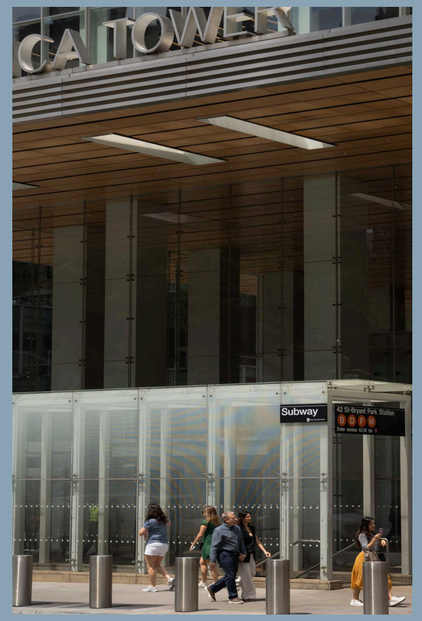
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TRAIN PLATFORMS

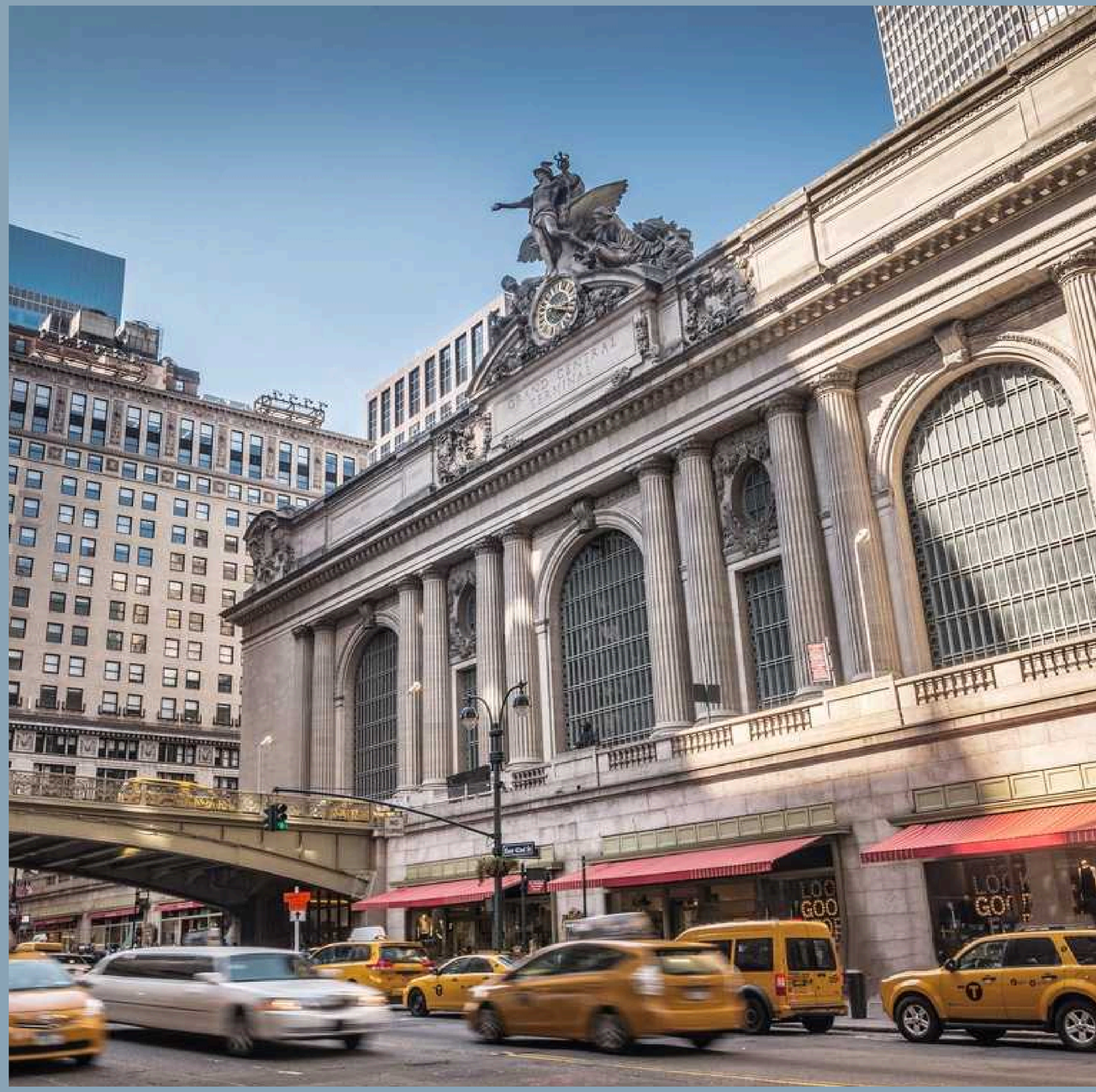
20 MIN
LAGUARDIA AIRPORT

30 MIN
JFK AIRPORT









THE NEIGHBORHOOD



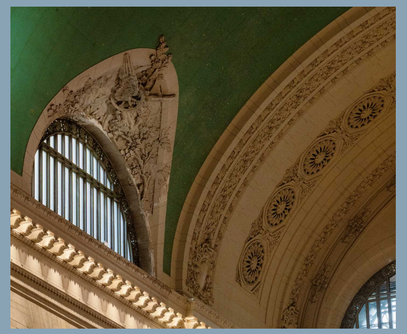
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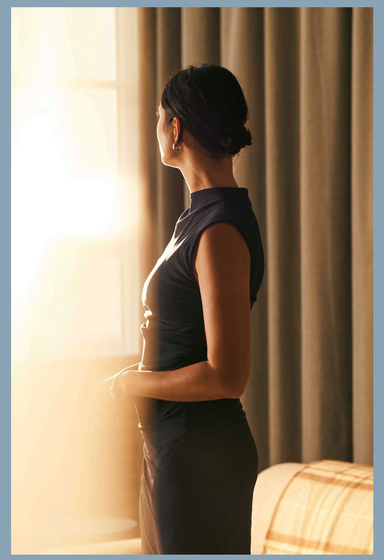
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ACCESS

TO GRAND CENTRAL RIGHT OUTSIDE YOUR DOOR







A CORNERSTONE ADDRESS FOR INDUSTRY LEADERS

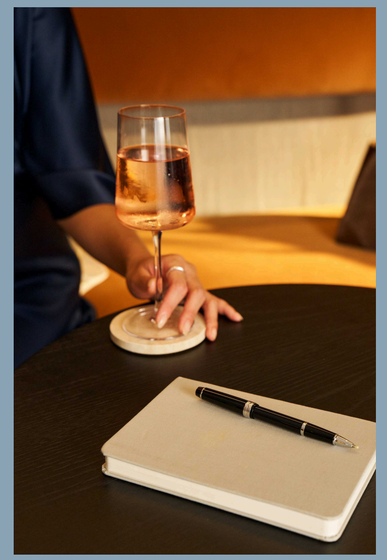
Offering direct transit access and surrounded by world-class dining and retail, this high-profile location offers an exceptional opportunity for firms looking to strengthen their presence and drive long-term growth.

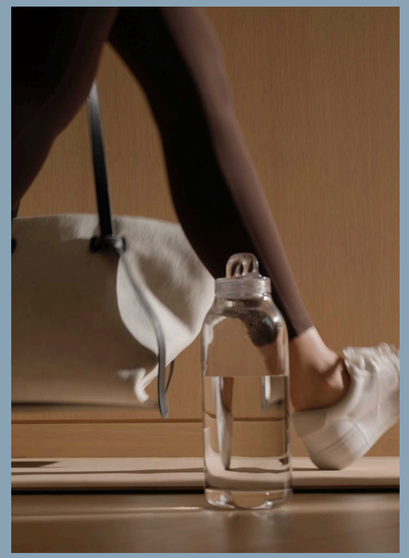


130+

SHOPPING DESTINATIONS







15+

HOTEL & ACCOMMODATION LOCATIONS





NEIGHBORHOOD

Fine Dining

1. Dos Caminos
2. Fasano
3. Cipriani Dolci
4. Ammos Estiatorio
5. Morton's Steakhouse
6. Sea Fire Grill
7. Le Pavillon
8. Harta & Bar Harta
9. Gabriel Kreuther
10. Kellari Taverna
11. Aretsky's Patroon
12. Bryant Park Grill
13. Koi
14. The Capital Grille
15. Bobby Van's
16. Point Seven
17. Butter

Casual Dining

18. Vanderbilt Market
19. Los Tacos No.1
20. Le Pain Quotidien
21. Tartinery Café
22. Sweetgreen
23. Park Ave Tavern
24. Pershing Square
25. JoJu
26. Le Botaniste
27. Cava
28. Naya
29. Dos Toros Taqueria
30. Shake Shack
31. Pret A Manger

Retail

32. Barnes & Noble
33. Apple Store
34. Charles Tyrwhitt
35. Adidas
36. Lululemon
37. UGG
38. Vans
39. Saks Fifth Ave
40. Bluemercury

Retail

41. Sephora
42. The North Face
43. Muji Fifth Ave
44. Warby Parker
45. Paul Stuart
46. COS

Bars

47. The Campbell
48. Lea Wine Bar
49. The Madison Lounge
50. Valerie
51. Bergamo's
52. The Stayton Room
53. Madame George
54. Raines Law Room at The William

Cafés

55. Black Fox Coffee
56. Kona Coffee Roasters
57. Bluestone Lane Coffee
58. Blue Bottle
59. Ground Central Coffee
60. Cafe Grumpy
61. Maman
62. Starbucks

Hotels

63. Bryant Park Hotel
64. InterContinental New York Barclay
65. The Gotham Hotel

Gyms

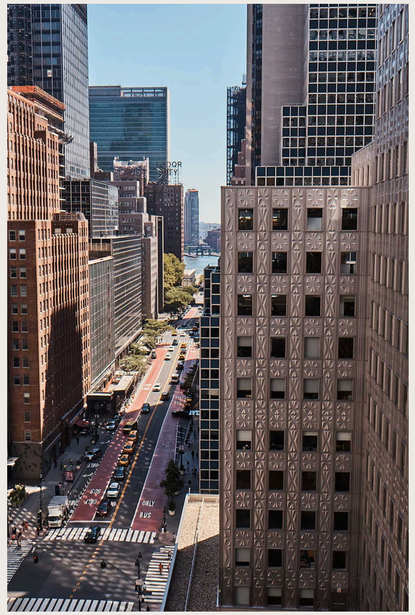
66. Equinox
67. Crunch Fitness
68. FORM50 Fitness
69. PureGym
70. Orangetheory



VIEWS

BEYOND THE HORIZON

From every vantage point within the tower, 360-degree views open out across Midtown, the East River, and beyond. These sweeping sightlines capture the full reach and rhythm of New York City, framing both the skyline and horizon. The result is a daily backdrop of scale, clarity, and possibility—an environment grounded in the city's energy and ambition.

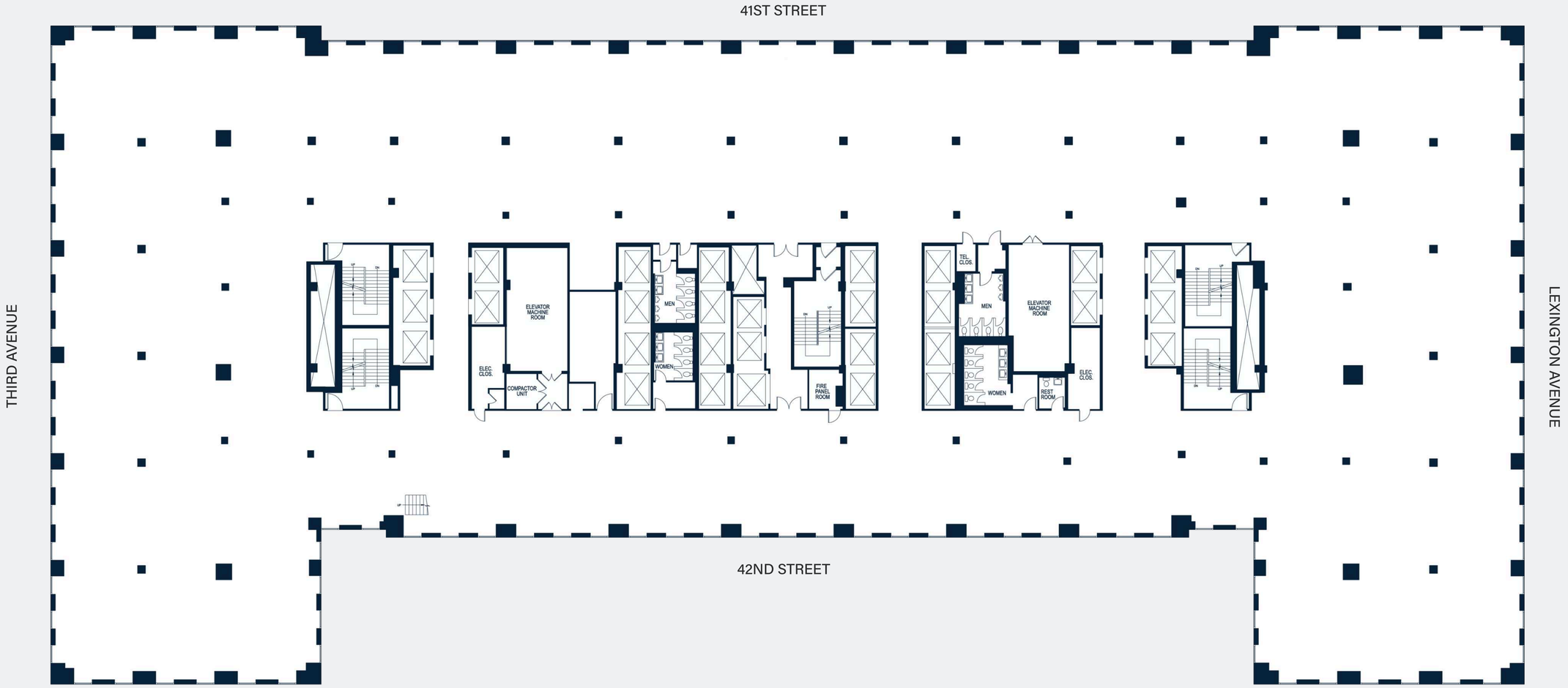






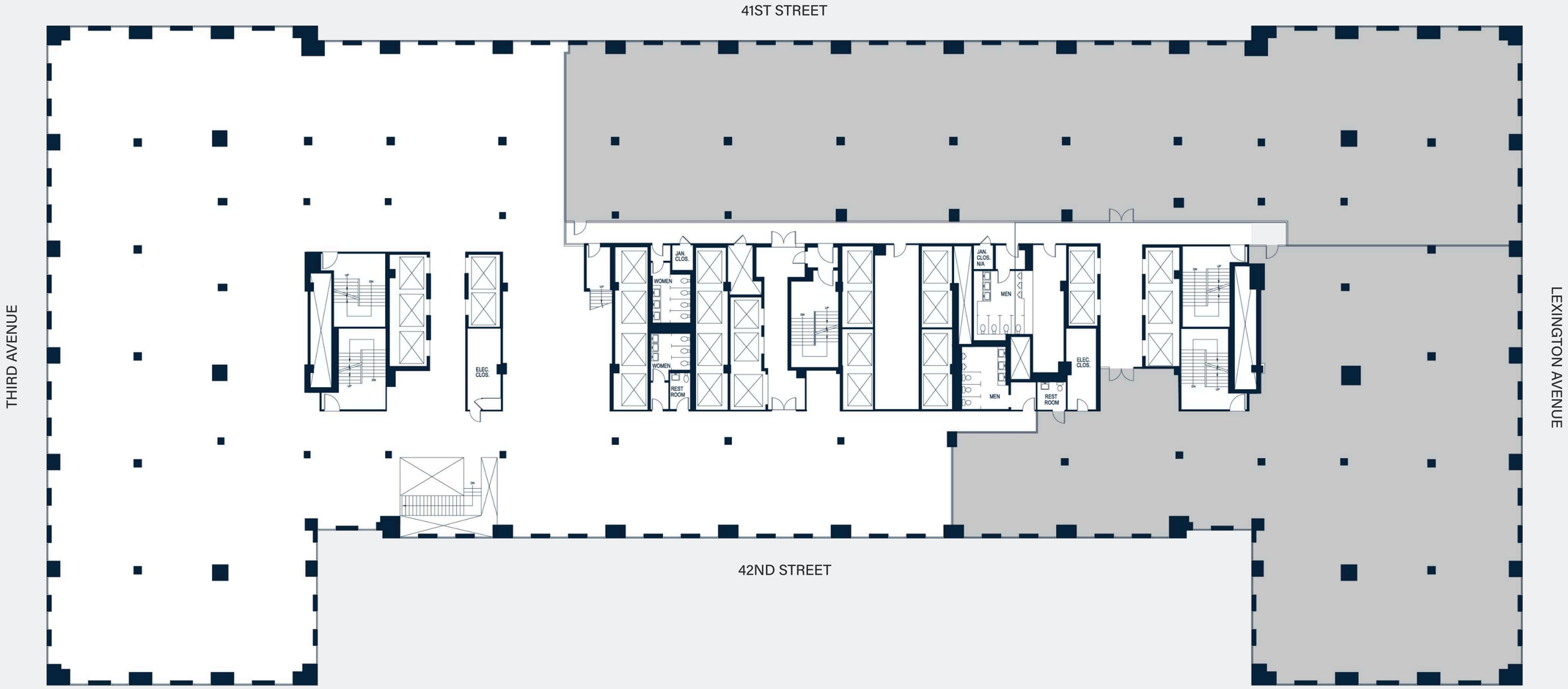
FLOOR 6

61,031 RSF



FLOOR 7

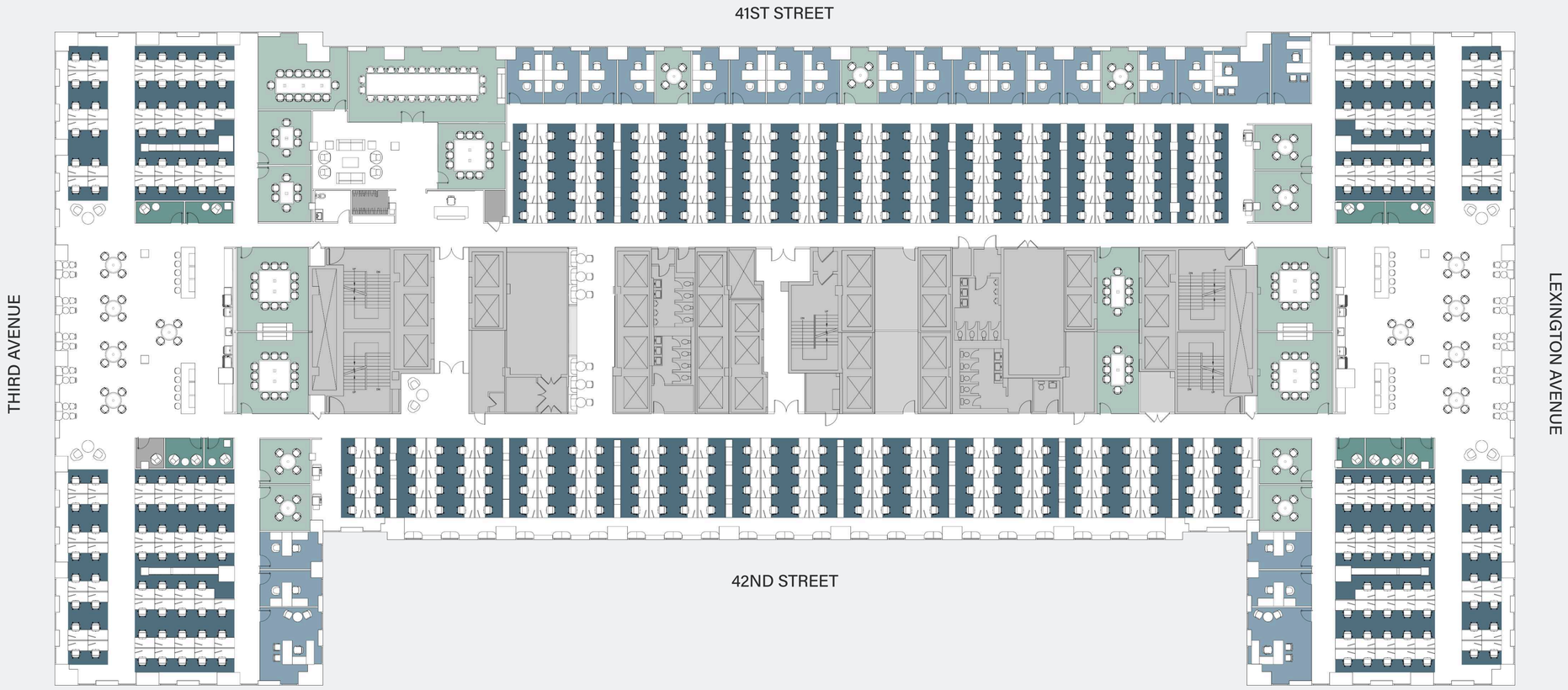
29,654 - 62,517 RSF



FLOOR 6

61,031 RSF

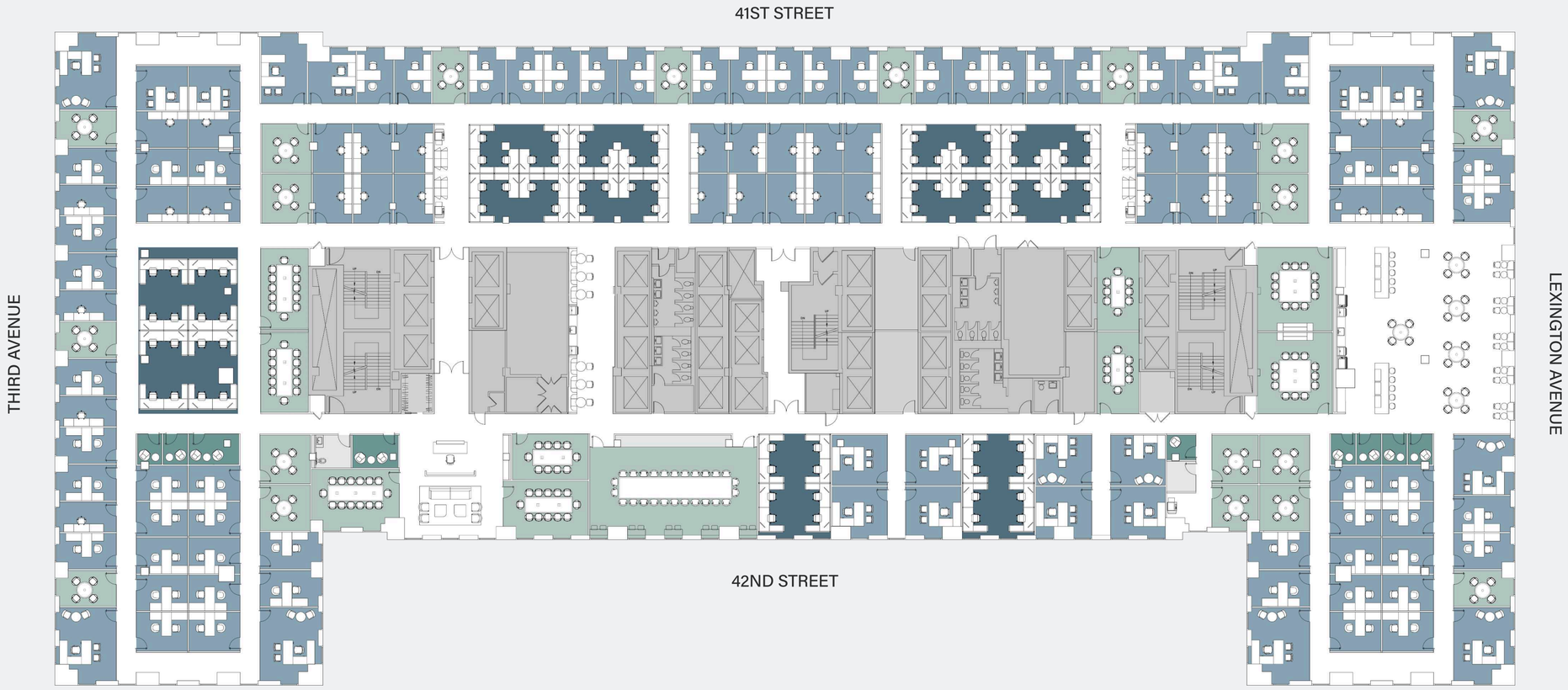
OFFICE	24
WORKSTATION	454
RECEPTION	1
BOARDROOM (37P)	1
MEDIUM CONFERENCE ROOM (14P)	1
MEDIUM CONFERENCE ROOM (12P)	5
MEDIUM CONFERENCE ROOM (8P)	2
SMALL CONFERENCE ROOM (6P)	2
SMALL CONFERENCE ROOM (4P)	11
PHONE ROOM	9
PANTRY	2
COFFEE AREA	2
WELLNESS ROOM	1
PRINT/COPY	2
IT ROOM	1
SUPPORT/STORAGE	3
TOTAL HEAD COUNT	479



FLOOR 6

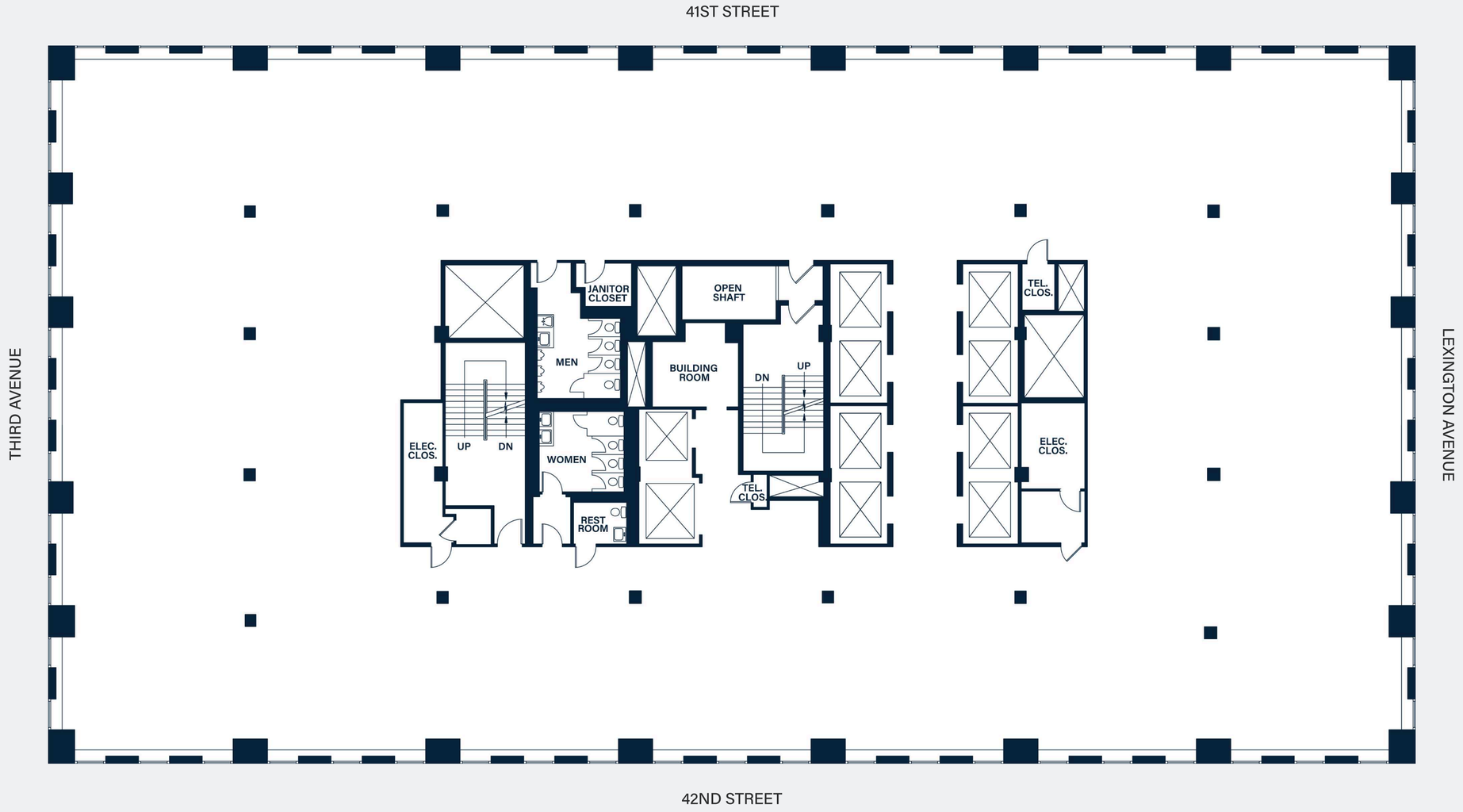
61,031 RSF

OFFICE	116
WORKSTATION	80
RECEPTION	1
BOARDROOM (37P)	1
MEDIUM CONFERENCE ROOM (14P)	1
MEDIUM CONFERENCE ROOM (12P)	5
MEDIUM CONFERENCE ROOM (8-10P)	3
SMALL CONFERENCE ROOM (4P)	19
PHONE ROOM	9
PANTRY	1
COFFEE AREA	2
WELLNESS ROOM	1
PRINT/COPY	3
IT ROOM	1
SUPPORT/STORAGE	2
TOTAL HEAD COUNT	197



TYPICAL TOWER FLOOR

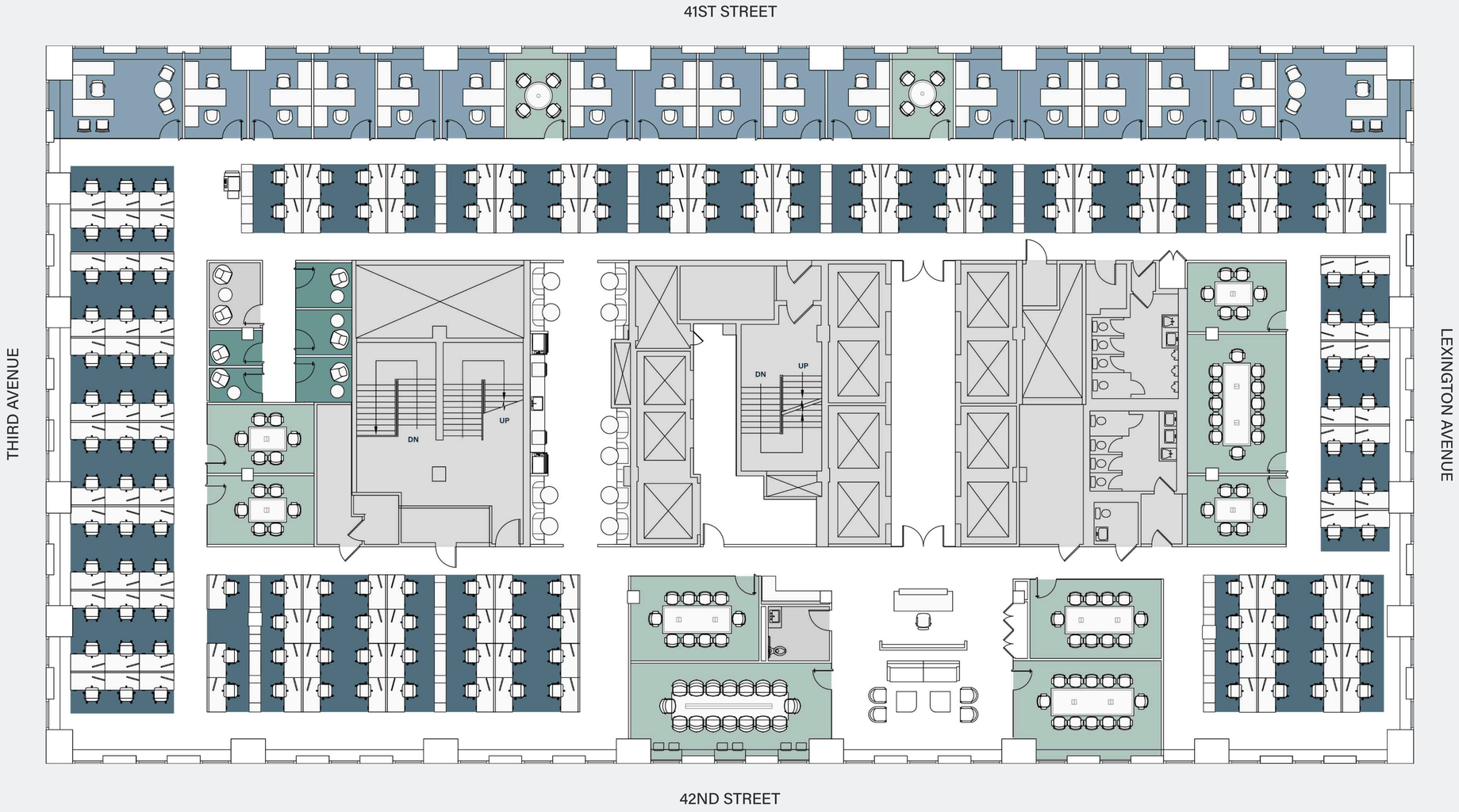
~25,000 RSF



TYPICAL TOWER FLOOR

~25,000 RSF

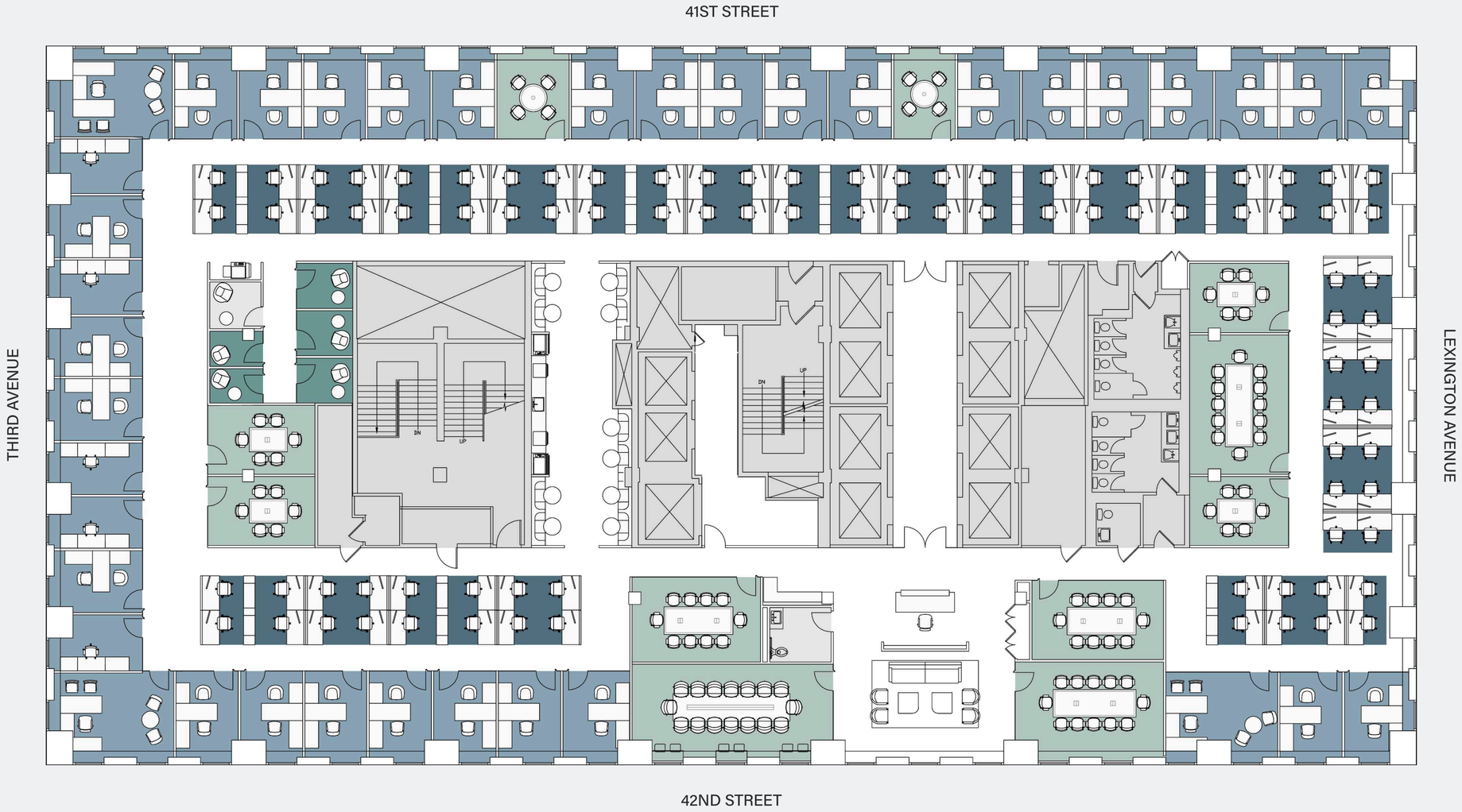
OFFICE	17
WORKSTATION	148
RECEPTION	1
LARGE CONFERENCE ROOM (16P)	1
MEDIUM CONFERENCE ROOM (10-12P)	4
MEDIUM CONFERENCE ROOM (4-6P)	6
PHONE ROOM	5
PANTRY	1
COFFEE AREA	1
WELLNESS ROOM	1
PRINT/COPY	2
IT ROOM	1
SUPPORT/STORAGE	1
TOTAL HEAD COUNT	166



TYPICAL TOWER FLOOR

~25,000 RSF

OFFICE	38
WORK STATION	88
RECEPTION	1
LARGE CONFERENCE ROOM (16P)	1
MEDIUM CONFERENCE ROOM (10-12P)	4
SMALL CONFERENCE ROOM (4-6P)	6
PHONE ROOM	5
PANTRY	1
COFFEE AREA	1
WELLNESS ROOM	1
PRINT/COPY	1
IT ROOM	1
SUPPORT/STORAGE	1
TOTAL HEAD COUNT	127



ONE FIFTY EAST

GRAND CENTRAL

RXR

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