



**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 2<sup>ND</sup> FLOOR

Test Fit: Office Intensive Work Environment

EAST 32<sup>ND</sup> STREET

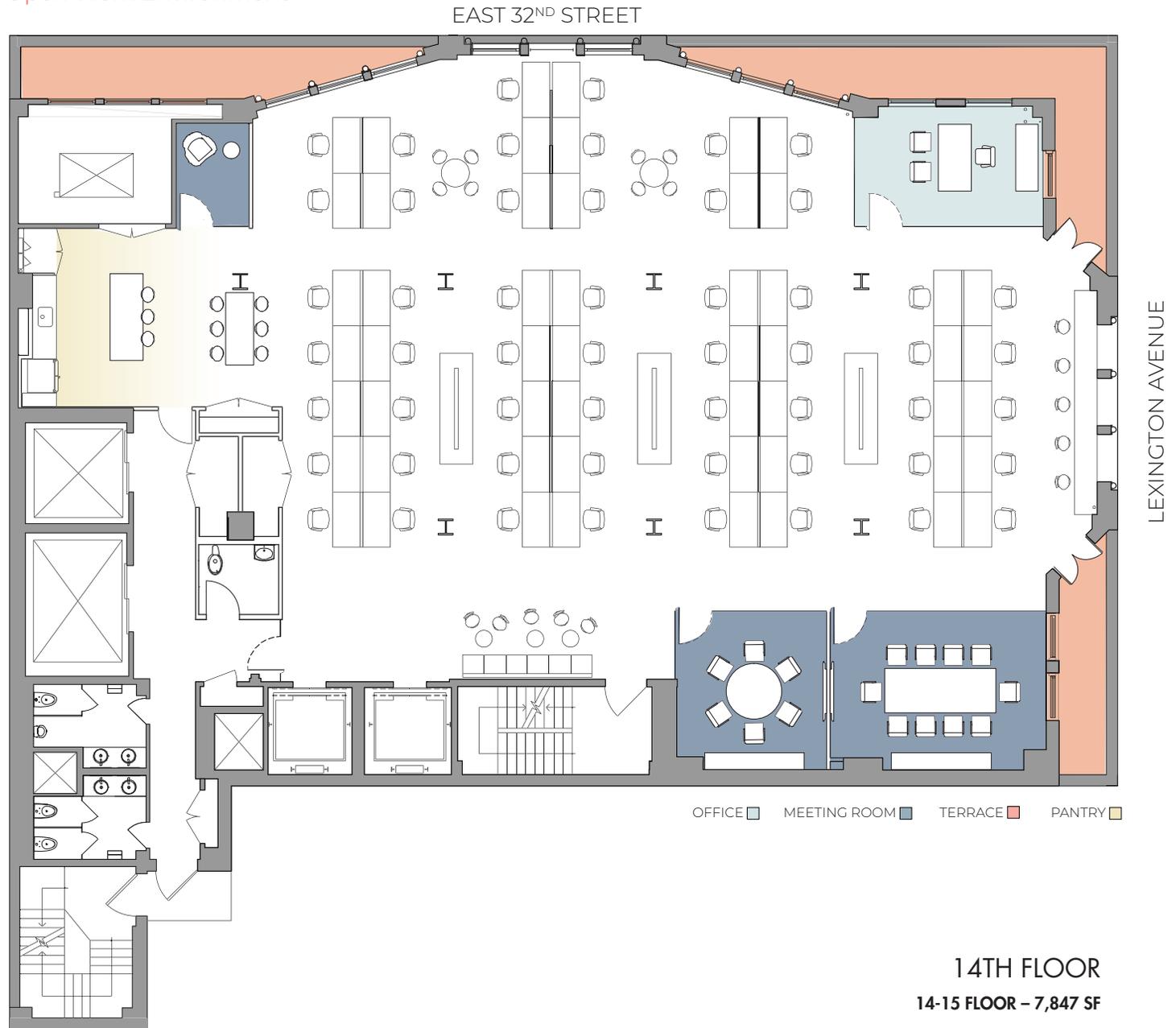


2<sup>ND</sup> FLOOR  
2-12 FLOOR – 8,654 SF



# ENTIRE 14<sup>TH</sup> FLOOR

Test Fit: Open Work Environment





# ENTIRE 17<sup>TH</sup> FLOOR

Test Fit: Open Work Environment

EAST 32<sup>ND</sup> 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



## CONTACT

For leasing opportunities, please contact:

ERIC CAGNER  
212.372.2279  
ecagner@ngkf.com

ALEX LEOPOLD  
212.850.5454  
aleopold@ngkf.com

BERNARD WEITZMAN  
212.372.2348  
bweitzman@ngkf.com

DAVID FALK  
212.372.2271  
dfalk@ngkf.com

## NEWMARK KNIGHT FRANK

125 Park Avenue  
New York, NY 10017  
O 212.372.2279  
M 646.221.2332

[http://www.paperfarmer.com/dev/192lex\\_main5/index.html](http://www.paperfarmer.com/dev/192lex_main5/index.html)





FLOOR	AVAILABILITY	TERM	NOTES
Entire 2nd Floor: <b>8,654 RSF</b>	Immediate	5 – 10 Years	New highly stylized pre-built installation with 1Q20 completion with exposed steel columns, glass-fronted conference rooms, polished concrete floor, exposed ceiling and open collaborative pantry. New bathrooms + Tenant controlled HVAC units.
Entire 4th Floor: <b>8,654 RSF</b>	Immediate	3 – 10 Years	Recently built second generation creative installation with glass-fronted offices, exposed ceiling, open pantry and fully furnished with approximately 35 workstations. Landlord will consider reasonable modifications.
Entire 14th Floor: <b>7,847 RSF</b>	Immediate	5 – 10 Years	Completed highly stylized pre-built installation with two outdoor terraces, exposed steel columns, glass-fronted conference rooms, polished concrete floor, exposed ceiling and open collaborative pantry. Excellent natural light & views. New bathrooms + Tenant controlled HVAC units.
Entire 16th Floor: <b>6,862 RSF</b> (Duplex: <b>13,724 RSF</b> )	Immediate	5 – 10 Years	Space is in “white box” condition with large outdoor terrace. Potential for single floor or two floor Duplex unit with exclusive Roof Top. Landlord will construct a new highly stylized building standard installation with exposed steel columns, glass-fronted conference rooms, polished concrete floor, exposed ceiling and open collaborative pantry. Excellent natural light and views. New bathrooms + Tenant controlled HVAC units.
Entire 17th Floor: <b>6,862 RSF</b> (Duplex: <b>13,724 RSF</b> )	Immediate	5 – 10 Years	Space is in “white box” condition with exclusive Roof Top. Potential for single floor or two floor Duplex unit with exclusive Roof Top. Landlord will construct a new highly stylized building standard installation with exposed steel columns, glass-fronted conference rooms, polished concrete floor, exposed ceiling and open collaborative pantry. Excellent natural light and views. New bathrooms + Tenant controlled HVAC units.