

447 Lexington
Avenue

MIDTOWN EAST | NEW YORK



The Opportunity

Formerly home to Davio's Steakhouse, **447 Lexington Avenue** offers a thoughtfully crafted second-generation restaurant space, with in-place infrastructure that makes it an attractive option for any restaurant operator.

- Fully built out second generation restaurant space in pristine condition
- Located just off the corner of 45th Street and Lexington Avenue and at the base of the 302-room Club Quarters Grand Central Hotel
- Adjacent to Grand Central Terminal, the worlds largest train terminal and a major transportation hub





GROUND FLOOR	1,000 SF
LOWER LEVEL	6,000 SF
FRONTAGE	20 FT
CEILING HEIGHTS	Ground Floor: 17 FT Lower Level: 11 FT 4 IN
POSSESSION	Immediate
RENT	Upon request
TERM	Long term
COMMENTS	Fully built-out, second generation restaurant space including a pizza oven ADA elevator in place Sits within 302-room Club Quarters Hotel 800 SF rooftop opportunity Banquet/meeting room space for events

Floorplan





14M

TOTAL ANNUAL STATION RIDERSHIP



50M SF

OFFICE DENSITY - 1/4 MILE RADIUS

175K

TOTAL DAYTIME POPULATION

\$167K

AREA MEDIAN INCOME

\$22.9M

FOOD & BEVERAGE EXPENDITURE

6.6M

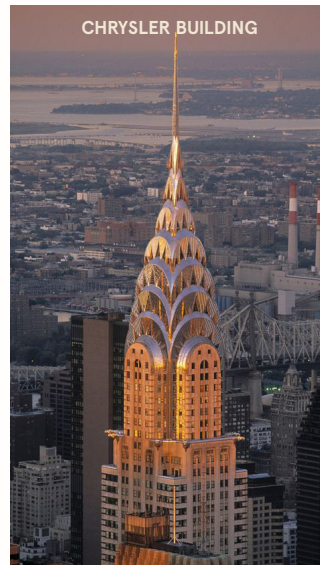
BRYANT PARK AVERAGE YEARLY VISITORS



HYATT GRAND CENTRAL



ONE VANDERBILT



CHRYSLER BUILDING



BRYANT PARK

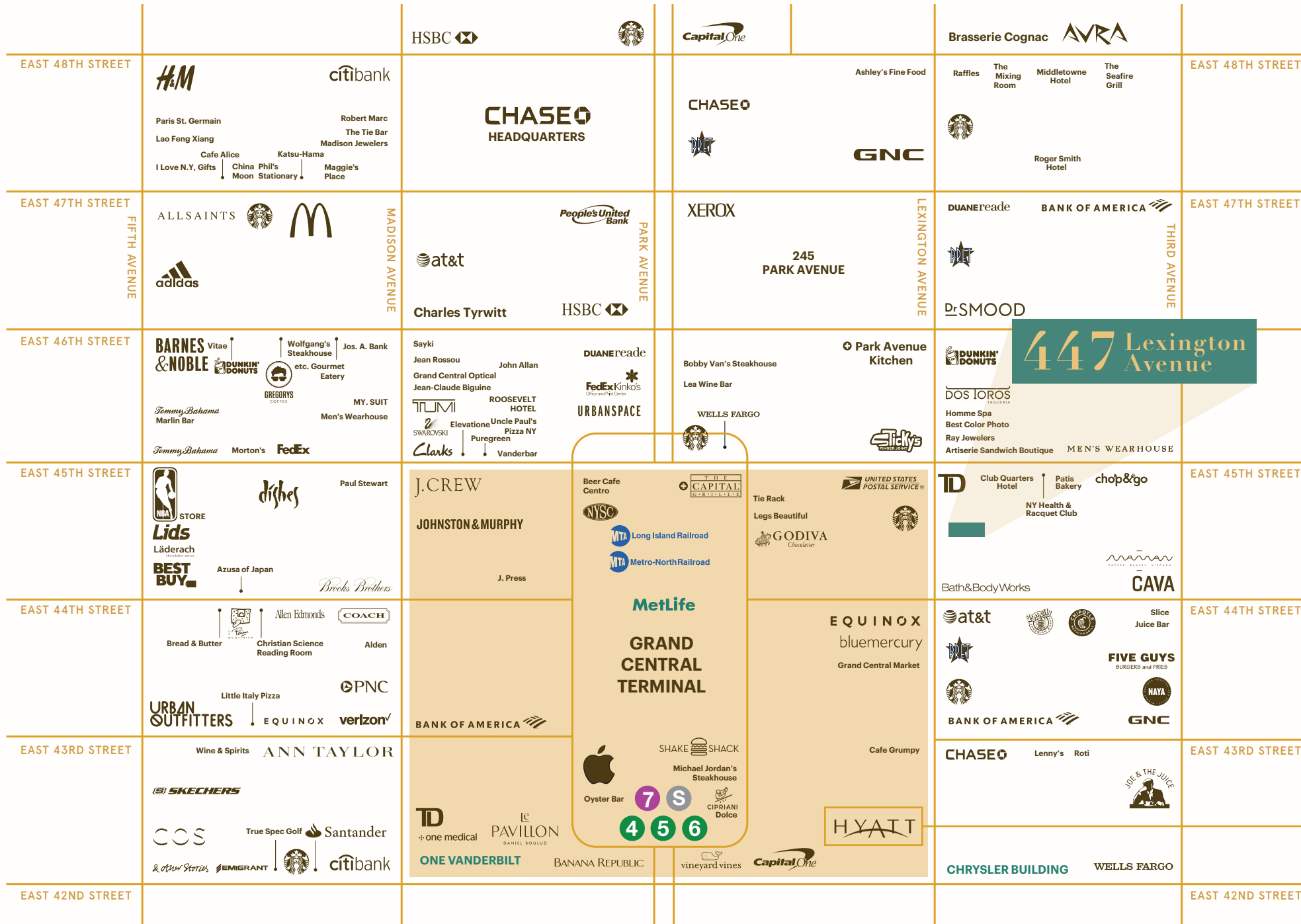
Notable Neighbors

- Grand Central LIRR Station
- Bryant Park
- Chrysler Building
- One Vanderbilt
- Hyatt Grand Central
- New York Public Library
- Le Pavillon
- Park Avenue Kitchen (coming soon)
- Capital Grille (coming soon)

Grand Central



Area Map



175 Park Avenue Redevelopment

1,575-foot tall mixed-use tower

- 2.1M SF Class-A office space
- 500-room Hyatt Hotel
- 10,000 SF of retail
- 25,000-SF public plaza

447 Lexington Avenue

MIDTOWN EAST | NEW YORK

Contact Exclusive Agents

Andrew Mandell
amandell@ripcony.com
212.750.0705

Sam Martorella
smartorella@ripcony.com
212.230.5882

RIPCO
REAL ESTATE

150 East 58th Street
15th Floor
New York, NY 10115
212.750.6565

Please visit us at [ripcony.com](https://www.ripcony.com) for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.