





O N E D A G

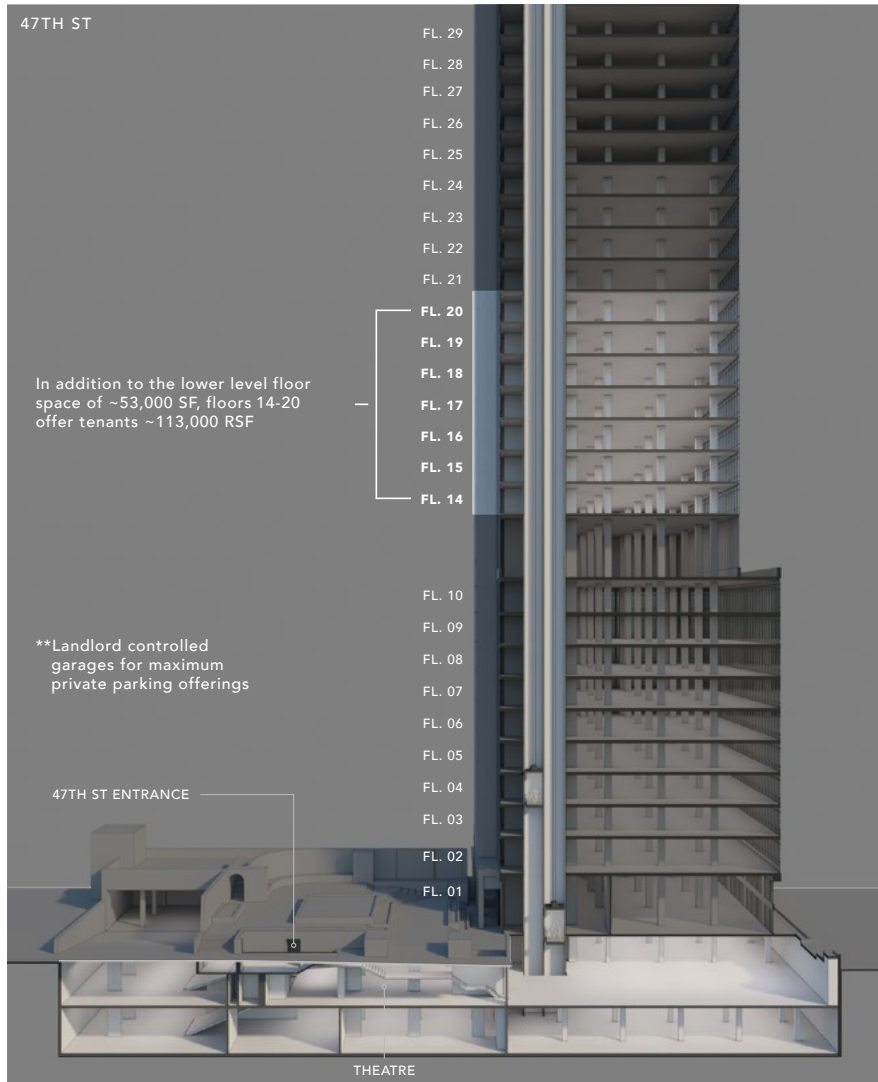
885 2ND AVENUE, MANHATTAN



Housed within One Dag's 50-story premises is a **building-within-a-building of 150,000 square feet** ideal for those who seek autonomy and prestige.

This unique offering affords multiple options for **dedicated entrances** and private lobbies, as well as **vertical continuity via private elevator** connections extending from the **lower levels to the midrise**, floors 14 through 31. Floorplates of up to 33,000 square feet cater to a diversity of users, while countless **branding** and personalization possibilities facilitate the feeling of complete ownership of the space. Additionally, opportunities for **leasehold condominium** interest provide real estate tax efficiency to qualified tenants.





THE ULTIMATE PURSUIT OF EXPANSION AND IDENTITY

Extend your influence with One Dag's discrete building-within-a-building opportunity spanning three lower levels and seven contiguous office floors, with connections via a private entrance and elevator.



CNR 48TH ST & 2ND AVE

A LASTING FIRST IMPRESSION

An extensively enhanced exterior and a dedicated entrance with bespoke exterior signage afford tenants of One Dag's building-within-a-building ample presence and visibility on 48th Street.



A seamless extension of the 48th Street entrance, an exterior plaza landing offers substantial anchor tenant branding and signage opportunities.



Gracefully appointed with spaces for communal seating and working, a spacious private lobby extends a personalized welcome.

DEDICATED ACCESS

Multiple opportunities for private entry are available, along with dedicated elevator connections to floors 14-31. A parking and loading area also provides seamless access via the theater.

LEASEHOLD OCCUPANCY

Tax-efficient occupancy structure available for qualified tenants.

OPERATIONAL FLEXIBILITY

Leverage logistical efficiency with direct freight and loading via covered and internal pathways.

EXPANSIVE CEILINGS

Savor ground floor ceiling heights of 24'8" and cellar and sub-cellar heights ranging from 13'5" to 17'.

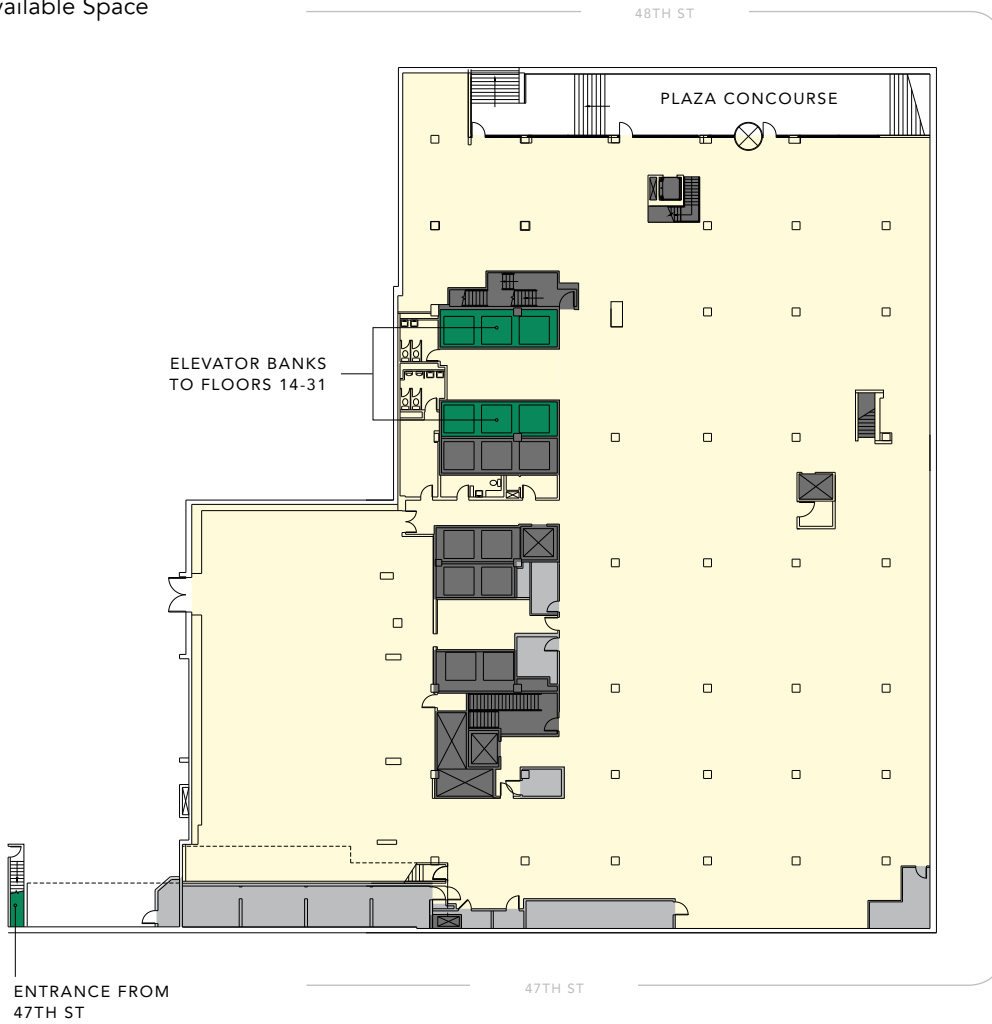
BESPOKE BRANDING

Tailored exterior signage and branding options extend the experience.

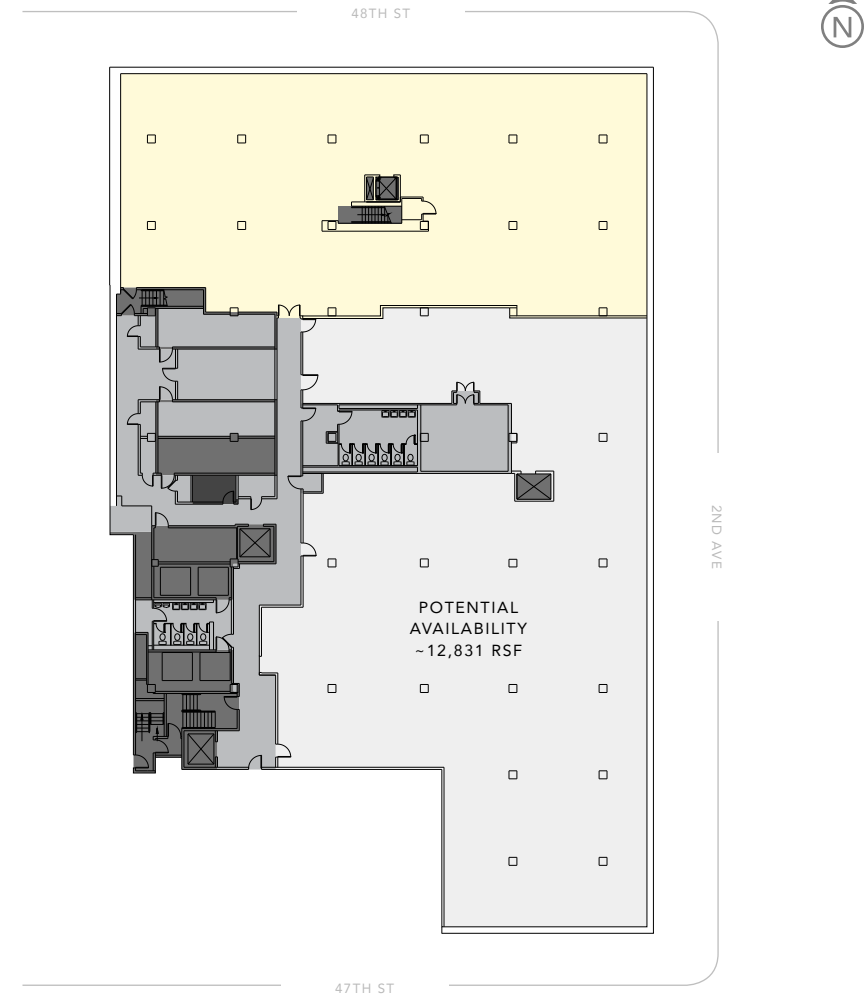
LARGE FLOORPLATES

In addition to the large block spanning ~113,000 rsf across floors 14-20, the offer includes ~53,000 sq ft of lower level floor space.

Available Space



CELLAR
~33,032 RSF

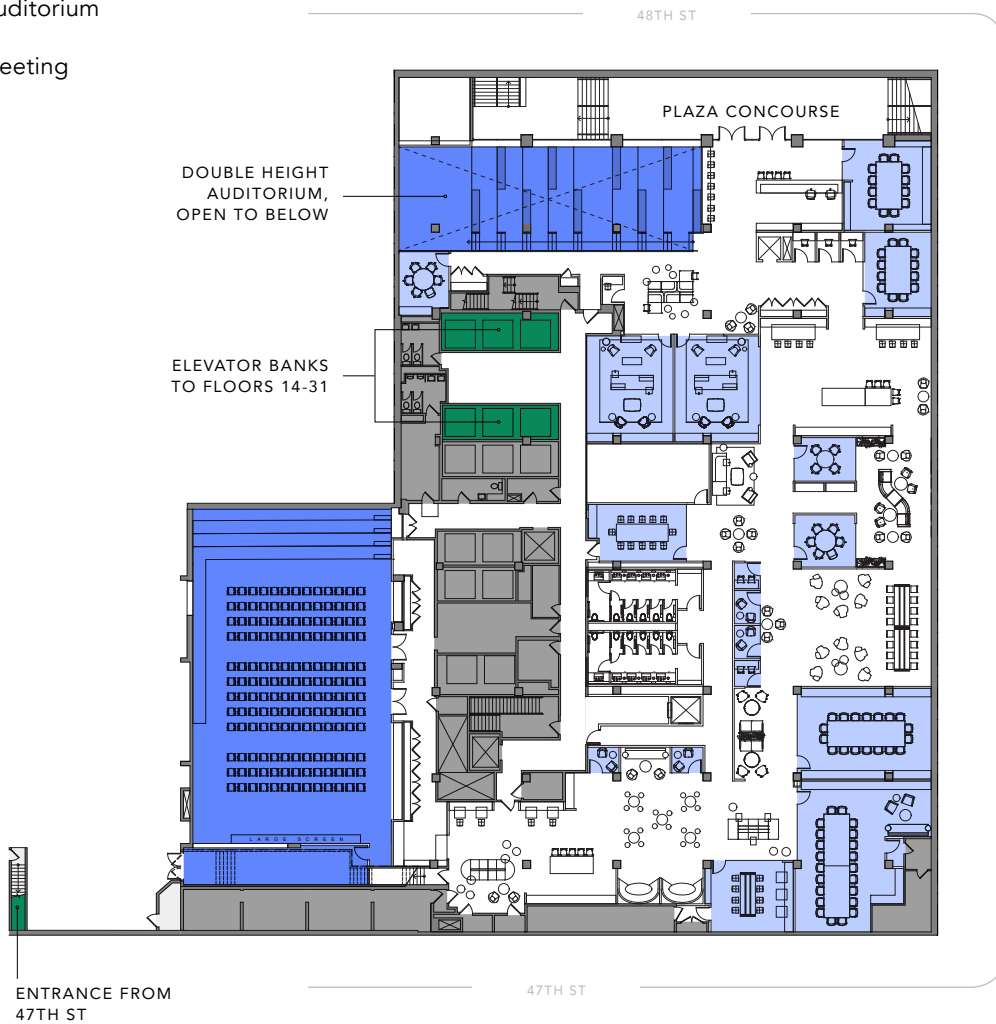


SUBCELLAR
~8,855 RSF

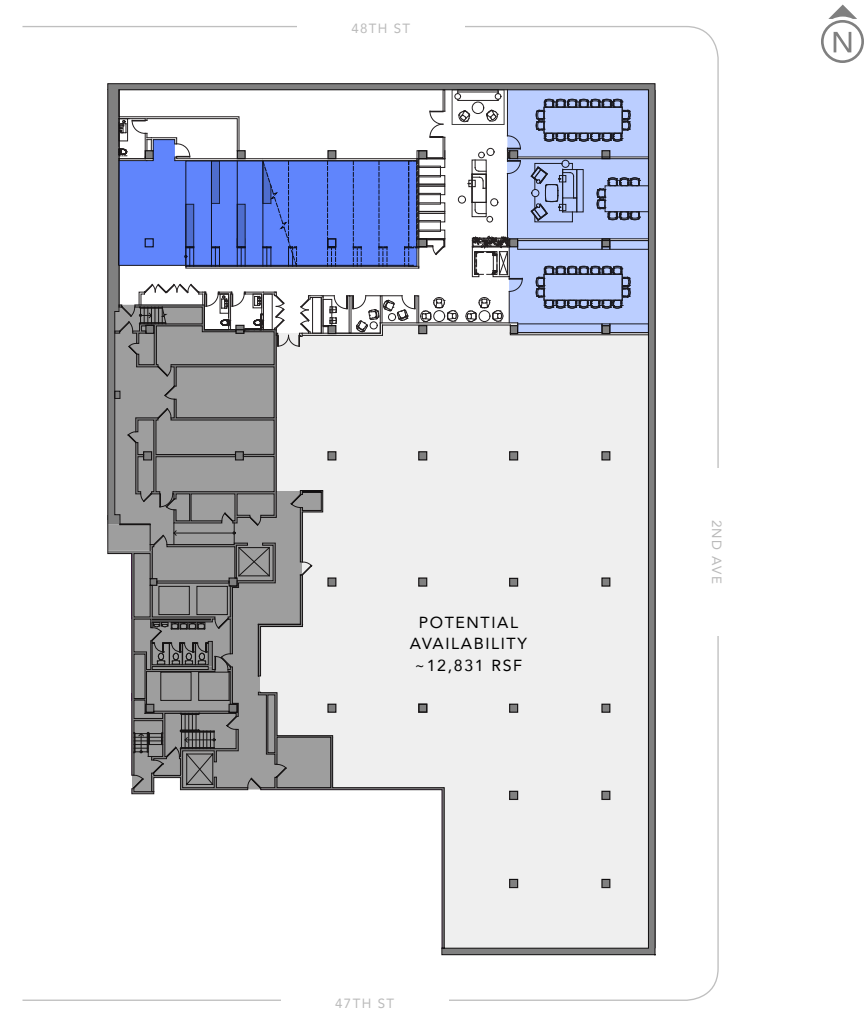


Ideal for meetings, events and symposia, a generous 43' x 80' lower level conference space with 17' ceiling can be reimagined to suit the needs of any occasion.

- Auditorium
- Meeting



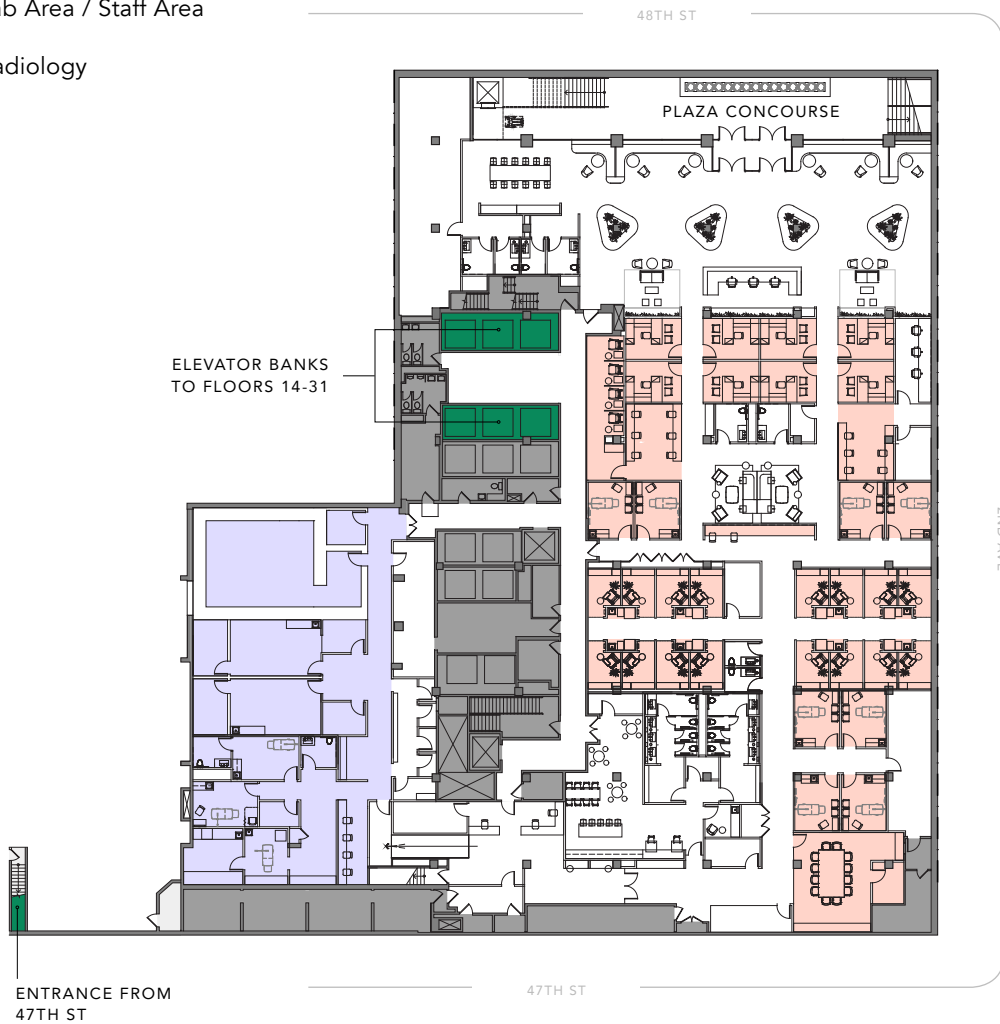
CONFERENCE TEST FIT
CELLAR
~33,032 RSF



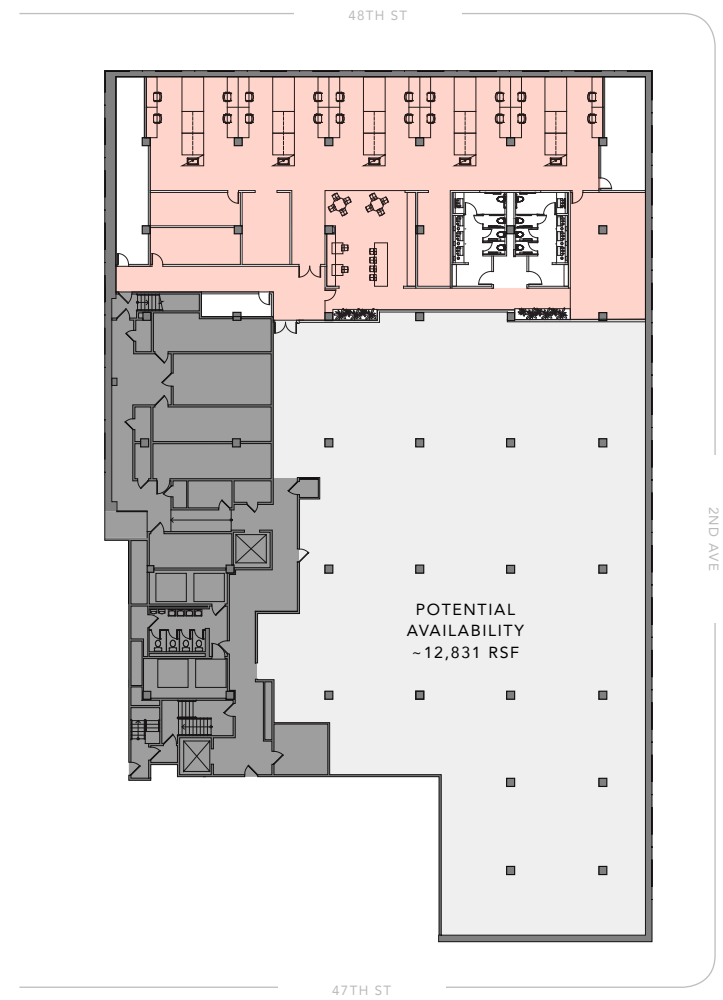
CONFERENCE TEST FIT
SUBCELLAR
~8,855 RSF

● Lab Area / Staff Area

● Radiology

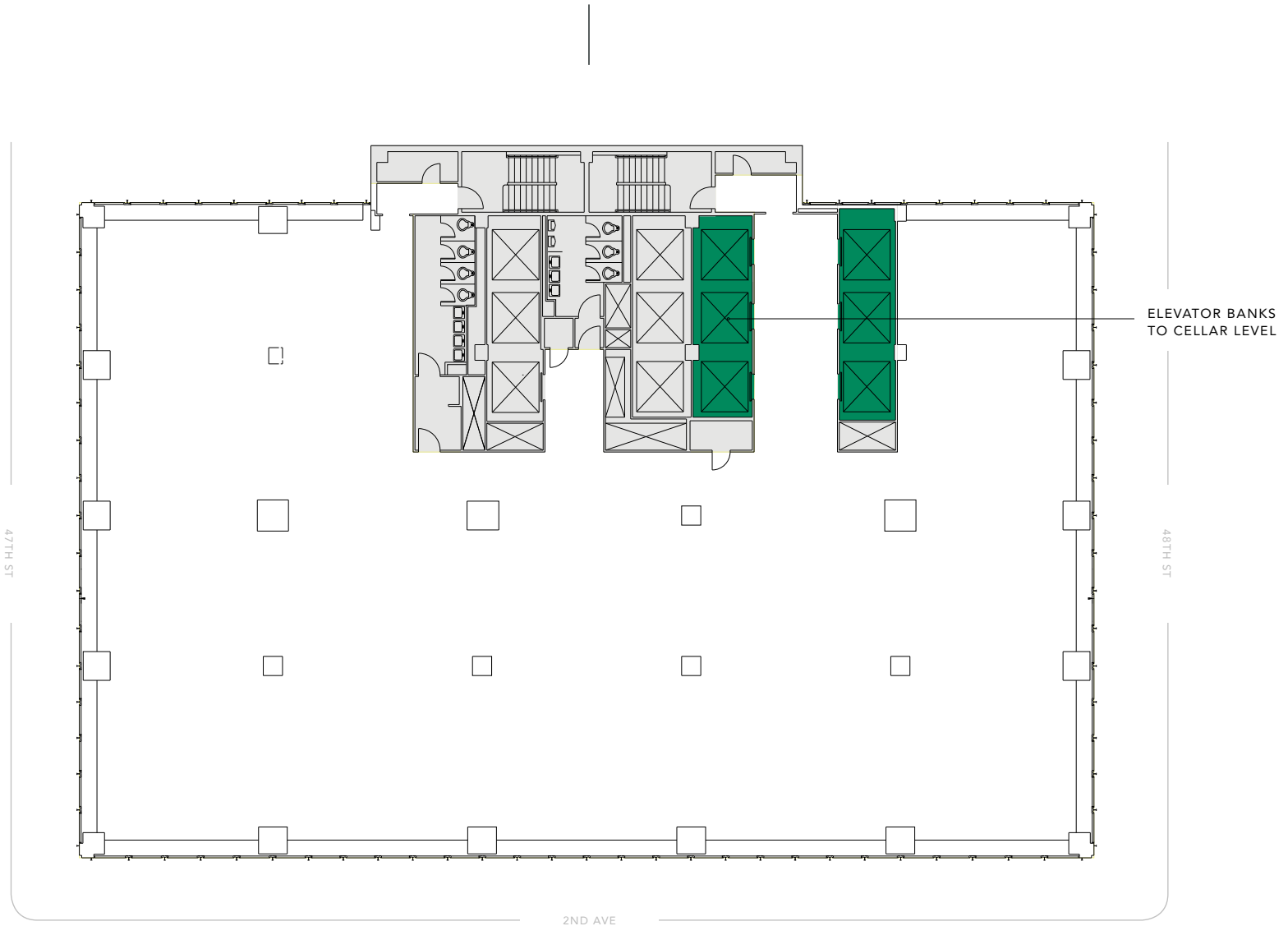


MEDICAL TEST FIT
CELLAR
~33,032 RSF

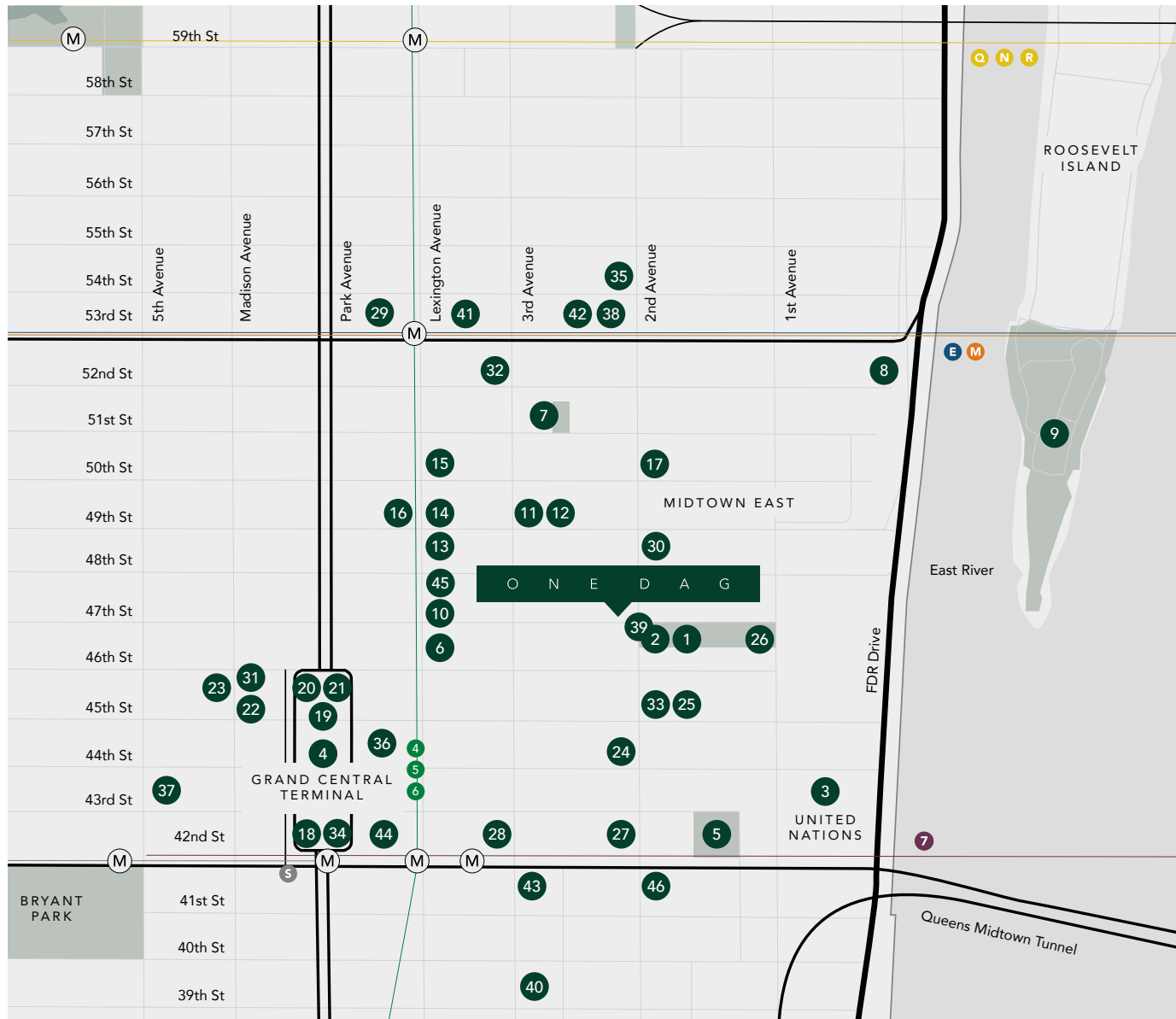


MEDICAL TEST FIT
SUBCELLAR
~8,855 RSF





FLOORS 14-20
TYPICAL FLOORPLATE
~16,000 RSF



CULTURE

1. Dag Hammarskjold Plaza
2. Katharine Hepburn Garden
3. United Nations Headquarters
4. Grand Central Terminal
5. Tudor City Greens
6. Grand Central Library
7. Greenacre Park
8. The River Club of New York
9. Four Freedoms Park

RESTAURANTS

10. Lexington Brass
11. Smith & Wollensky
12. Pampano
13. The Sea Fire Grill
14. Manhattan Espresso Cafe
15. The National Bar & Dining
16. Bull & Bear Prime Steakhouse
17. The Smith
18. Cipriani Dolci
19. Urbanspace Vanderbilt
20. Lea Wine Bar
21. Bobby Van's
22. Mad46
23. Wolfgang's Steakhouse
24. MIFUNE New York
25. Pennylane Coffee
26. Dag's Patio Cafe
27. Patsy's Pizzeria
28. The Capital Grille
29. Casa Lever

RETAIL

30. Morton Williams
31. J.Crew
32. Ann Taylor
33. Duane Reade
34. Apple Grand Central

FITNESS

35. Equinox (54th St)
36. Equinox (44th St)
37. Equinox (43th St)
38. Soul Cycle
39. NYSC
40. Orange Theory Fitness
41. 24 Hour Fitness
42. Blink Fitness

HOTEL

43. The Westin New York Grand Central
44. Grand Hyatt New York
45. The Lexington Hotel, Autograph Collection
46. Hilton New York Grand Central

O N E D A G

ADDRESS

885 Second Avenue

YEAR BUILT

1974

ARCHITECT

Emery Roth & Sons

RENOVATED

2015

HEIGHT

50 stories

RENTABLE SF

814,638 RSF

CEILING HEIGHTS
SLAB-TO-SLAB

Sub-Cellar: 13'9"

Cellar: 13'5" (Theater: 17'0")

Ground: 24'0"

Office: 12'3"

UPGRADES

Modernized chiller plant, cooling tower,
and building management system.

166,000 SF OPPORTUNITY

In addition to the large block spanning 113,000 rsf
across floors 14-20, the offer includes 53,000 sq ft
of Lower Level space.

DEDICATED ACCESS

Multiple opportunities for private entry are available
on 47th and 48th Streets. A parking and loading area
also provides seamless direct access into the theater.

VERTICALLY CONTIGUOUS

Dedicated elevator connections available from the
Lower Level to floors the mid-rise 14th to 31st floors
at 750 feet per minute.

LEASEHOLD OCCUPANCY

Tax-efficient occupancy structure available for
qualified tenants via a leasehold condominium.

BESPOKE BRANDING

Tailored exterior signage and branding options
extend the experience.

OUTDOOR SPACE

Welcoming pocket plaza and summertime
outdoor seating.

PARKING GARAGE

On-site 24-hour parking garage.

LOADING DOCK

2 bays with entrance on 47th Street.
Hours of operation is M-F 8:00AM-4:30PM.

HVAC

Five 60-ton packaged electric scroll
chillers supplies an independent tenant
chilled water riser 24/7/365 for supplemental
air conditioning requirements.

UTILITIES

Electricity – Consolidated Edison

Steam – Consolidated Edison

Gas – Consolidated Edison
(serving ground floor only)

Water – NYC DEP

ELECTRICAL

3 – 4,000amp service switches provide main
power to the building. Lighting is 277v.

O N E D A G

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