



1289 LEXINGTON

THE BUILDING

- Designed by HOK Architects, which was ranked #1 of 300 architectural firms by Architectural Record magazine
- Interiors designed by Architectural Digest Top 100 designer Lee Mindel of SheltonMindel
- Portuguese limestone base and cast stone upper façade · 24-hour/day doorman; 16-hour/day concierge; three porters; live-in resident manager
- 61 residences, ranging from two-five bedrooms and from approximately 1,526 SF to 4,546 SF
- Accessory storage units available at an additional cost

THE AMENITIES

- Outdoor roof terrace with stunning city views, gas grill, outdoor shower, and outdoor fireplace
- Fitness center designed by The Wright Fit, featuring a robust suite of cardio, strength, functional performance and training equipment
- State-of-the-art children's playroom designed by Silver Hill Atelier
- Music and Media Studio · Private study/video conference pods · Private conference room with seating for eight
- An oversized Lounge with catering kitchen, sprawling entertainment or lounging spaces, and access to a private fourth-floor terrace
- Bicycle storage available for use by Residential Unit Owners

THE UNITS

- Windows equipped with recessed shade pockets that are pre-wired for electric shades
- LG washer/dryers in each unit
- Oversized secondary bedrooms and closets in most units



The details, descriptions and other matters described herein are for informational purposes only. The offering plan, as amended ("Plan") shall govern and control in the event of any inconsistency with the information provided herein. Sponsor reserves the right to make changes and substitutions of, among other things, materials, equipment, fixtures, finishes, appliances, and/or other details in accordance with the terms of the Plan. The amenities described herein are currently anticipated, but not guaranteed. Sponsor makes no representations or warranties regarding the continued existence of any views from any windows and/or exterior spaces of the building, or the continued offering of any amenities described herein. For the avoidance of doubt, Sponsor makes no representations or warranties, except as may be set forth in the Offering Plan. THE COMPLETE OFFERING TERMS ARE IN AN OFFERING PLAN AVAILABLE FROM SPONSOR. FILE NO. CD17-0315. SPONSOR: 86LEX OWNER, LLC, 445 PARK AVENUE, SUITE 1902, NEW YORK, NY 10022. EQUAL HOUSING OPPORTUNITY.

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THE KITCHENS

- Gaggenau 200 Series stainless steel gas cooktop with a vented extraction hood
- Gaggenau 400 Series 30" stainless steel oven. Select units feature a 30" combination steam oven and warming drawer
- Gaggenau refrigerator, freezer, wine storage, dishwasher, and microwave
- Custom walnut cabinetry with Glassos backsplashes and work counters
- Calacatta Calvani marble on kitchen islands

PRIMARY BATHROOMS

- Honed Arabescato Oro marble flooring with polished Thassos marble borders and walls
- Custom natural walnut wood vanities with Thassos marble countertops
- Custom medicine cabinets with integrated lighting
- Polished nickel Waterworks fixtures designed by SheltonMindel
- Radiant in-flooring heating in select residences

SECONDARY BATHROOMS

- Thassos and Botticino marble walls and flooring
- Custom-designed Robern mirrored vanity with a Corian Glacier White vanity top

POWDER ROOM

- Book-matched Calacatta Vision marble slab walls; honed Calacatta Vision marble floors and vanity tops
- Waterworks faucet, washstand and sink designed by SheltonMindel



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