

# 1289 LEXINGTON

# 12A

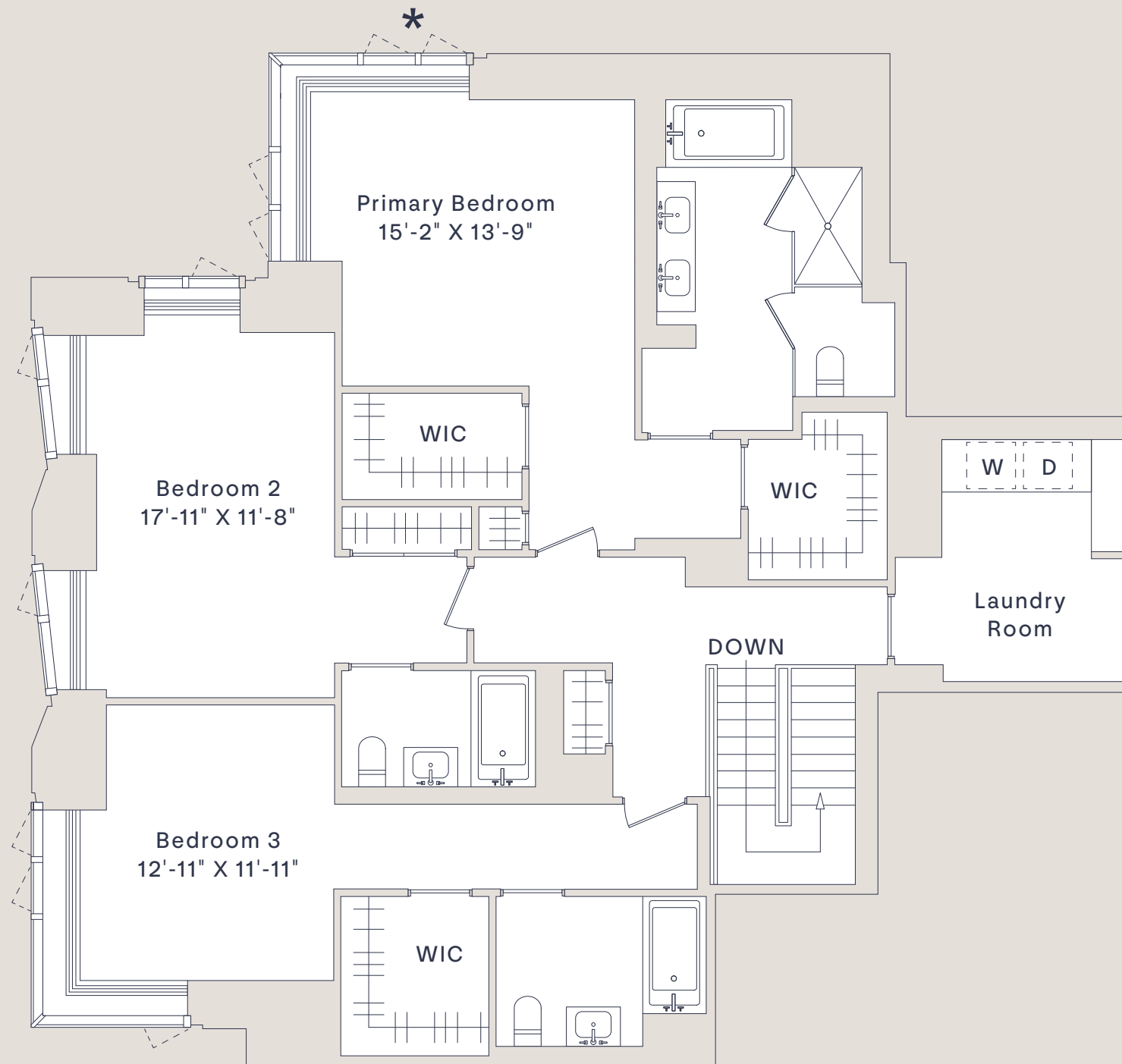
4 Bedrooms

4.5 Baths

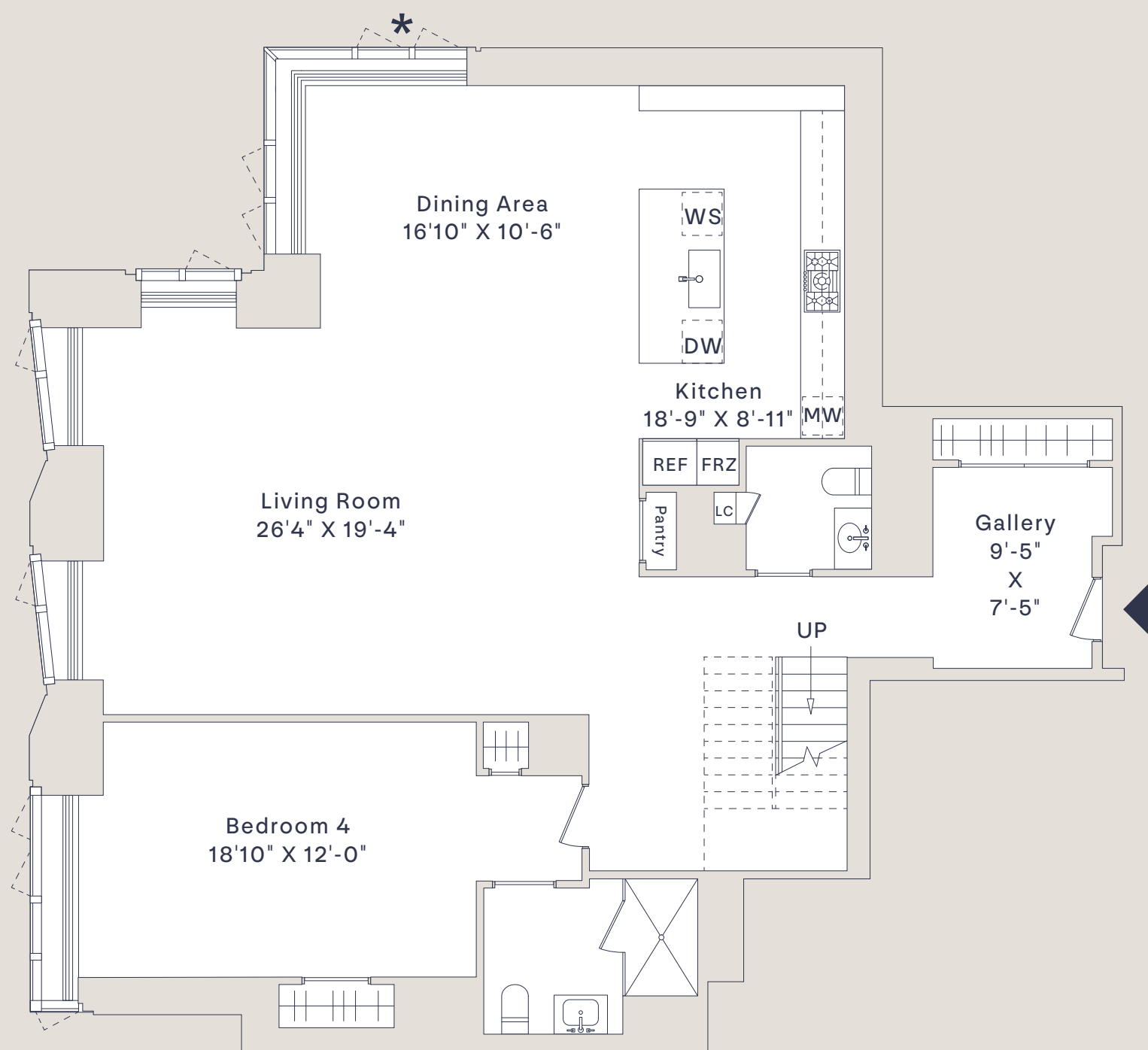
Total: 3,706 SF | 344.3 SQ M

Main: 1,850 SF | 171.9 SQ M

Upper: 1,856 SF | 172.4 SQ M



UPPER LEVEL



MAIN LEVEL

\*Lot Line Windows

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SCALE: 9/64" = 1'



All dimensions and square footages are approximate and subject to, among other things, normal construction variances and tolerances. Square footage exceeds the usable floor area. Sponsor reserves the right to make changes in accordance with the terms of the Offering Plan, as amended ("Plan"). In the event of any inconsistency between this floor plan and the floor plans contained in the Plan, the floor plans contained in the Plan shall prevail and control. Plans and dimensions may contain minor variations from floor to floor. Any depictions of personal or condominium property, including, without limitation, any interior and exterior decorations, furniture, furnishings, fixtures, appliances, and landscaping (including the maturity of growth of landscaping), are for illustrative and conceptual purposes only. No representation or warranty is made that a unit owner will be able to implement the furniture layout shown above. Sponsor makes no representations or warranties except as may be set forth in the 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.