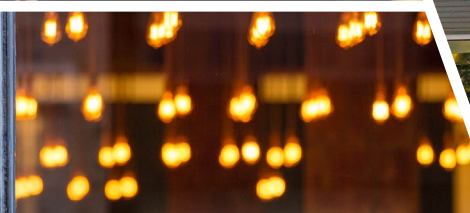




315 / PAS

68,200 RSF CONTIGUOUS BLOCK

abc kitchen
localorganichome



craft

Perfectly Positioned at 24th The Heart of Park Avenue South

315 PAS offers a **best-in-class workplace environment** in Midtown South, with modern elegance, luxury finishes, and exceptional transit access and walkability to all the amenities that Madison Square Park and the Flatiron District offer.

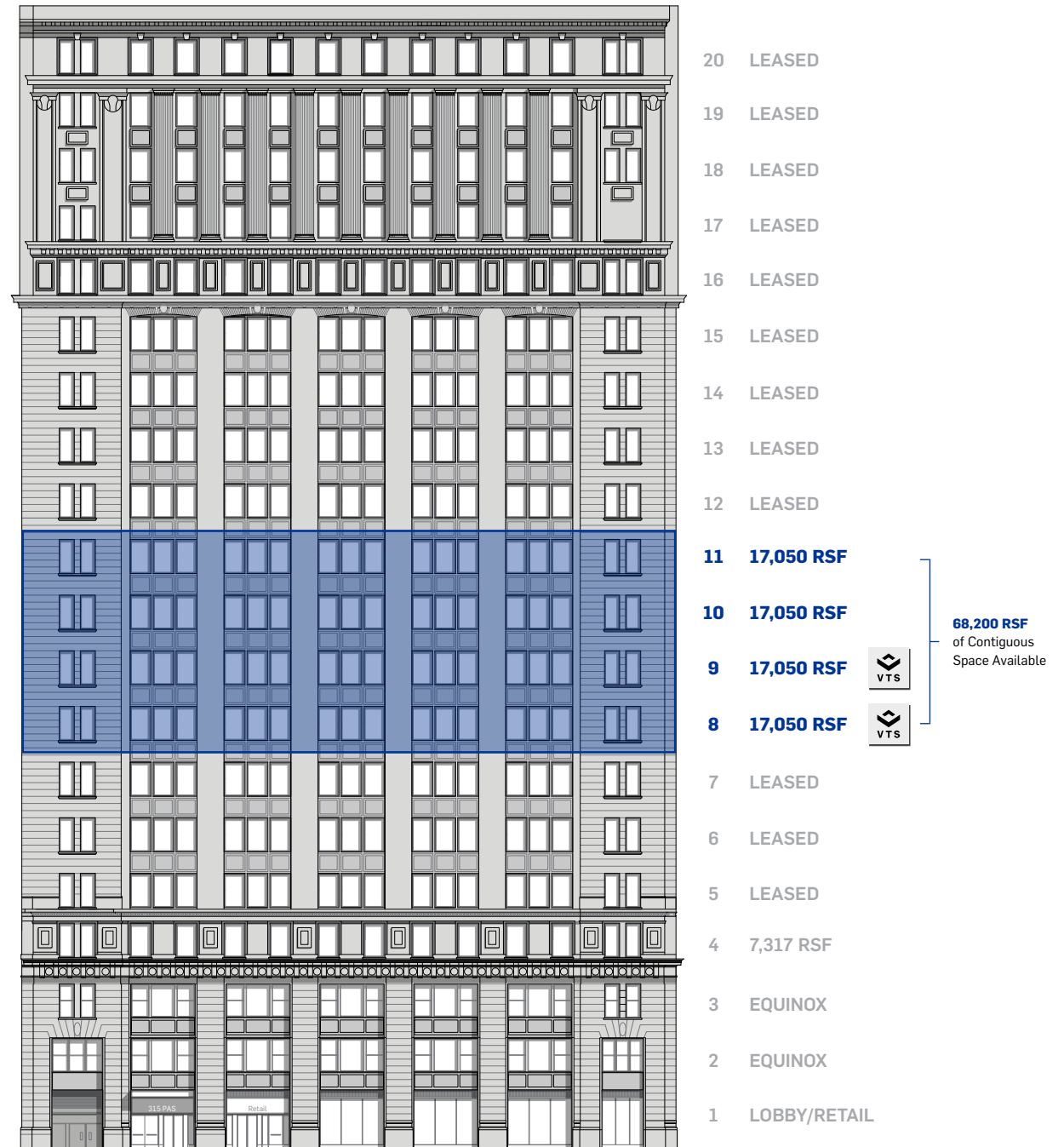
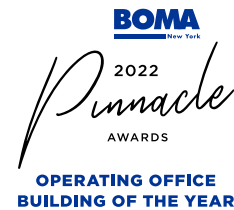
The century-old building has been renovated to celebrate its classic exterior architecture, which houses fully modernized building systems, **including recent state-of-the-art enhancements to provide for the health, wellness, and safety of occupants.**

/ Full building renovation including lobby, destination dispatch elevators, mechanical upgrades and facade restoration

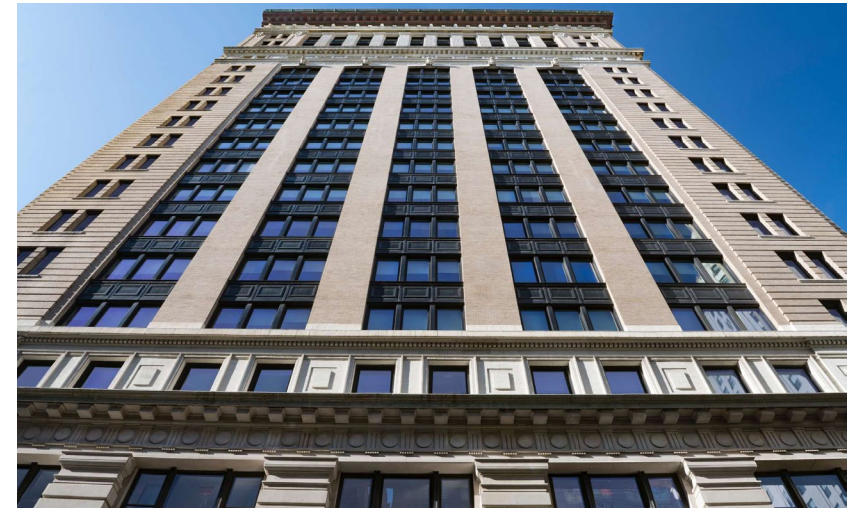
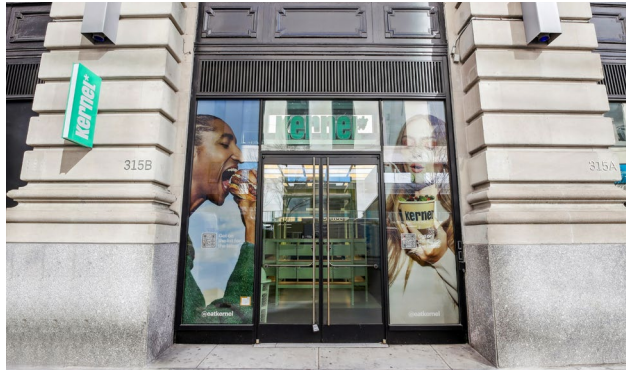
/ Convenient access to the **6** train at 23rd Street, **R W** trains at 23rd and Broadway, **PATH** train at 23rd and 6th Avenue

/ Full-service, 45,000 SF Equinox gym on site

/ Bike Room

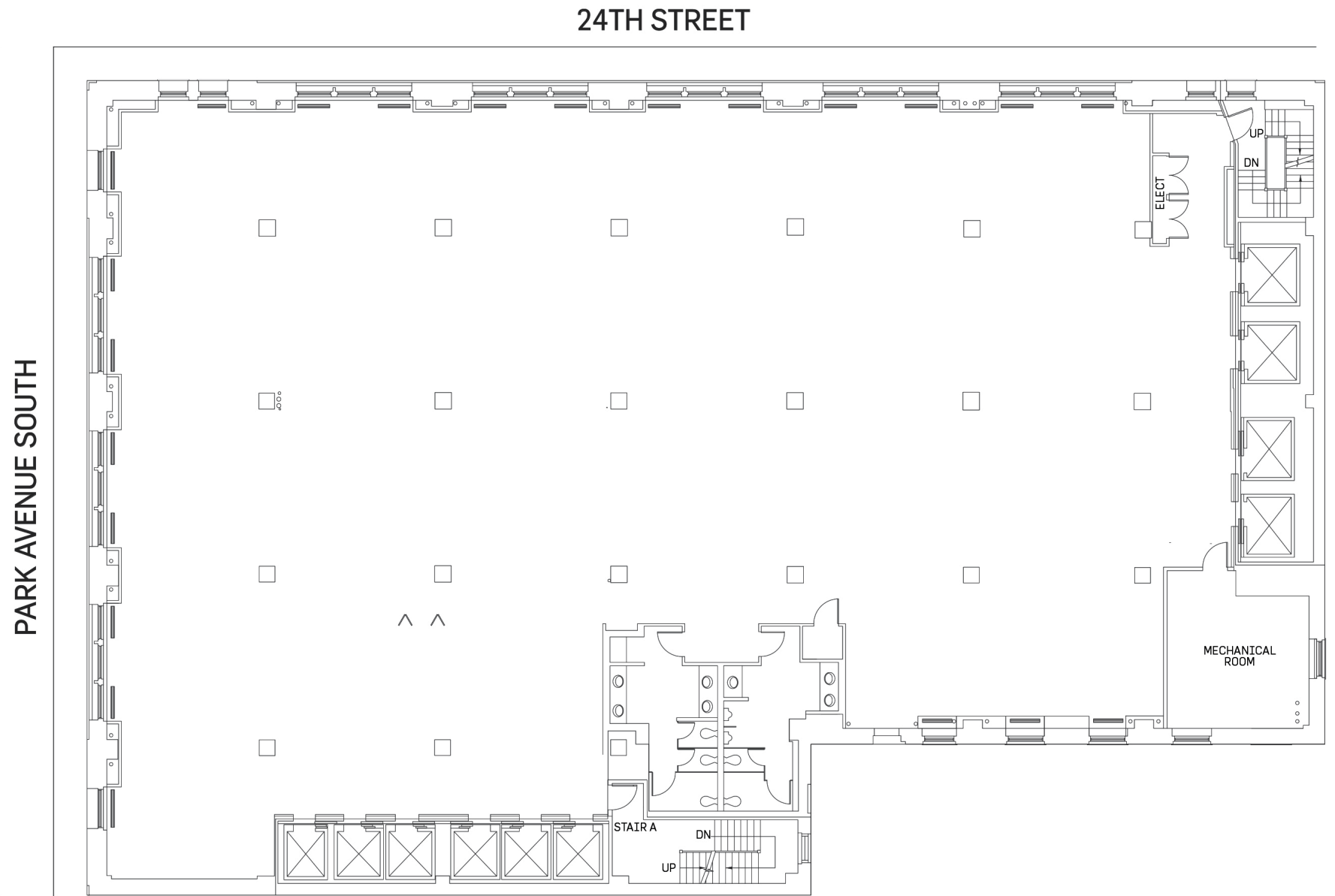


BUILDING



CORE + SHELL PLAN

17,050 RSF



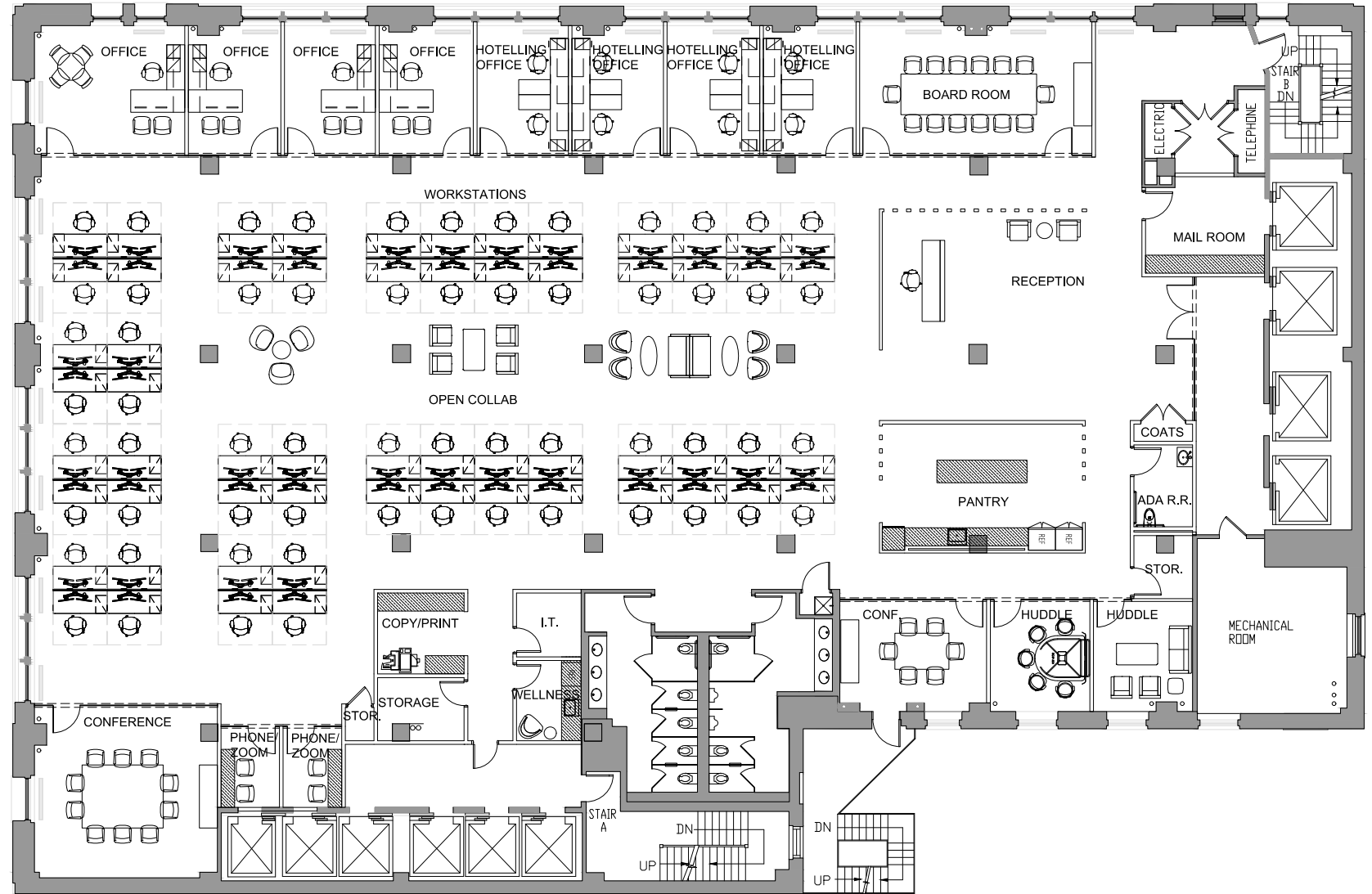
PRE-BUILD TEST FIT

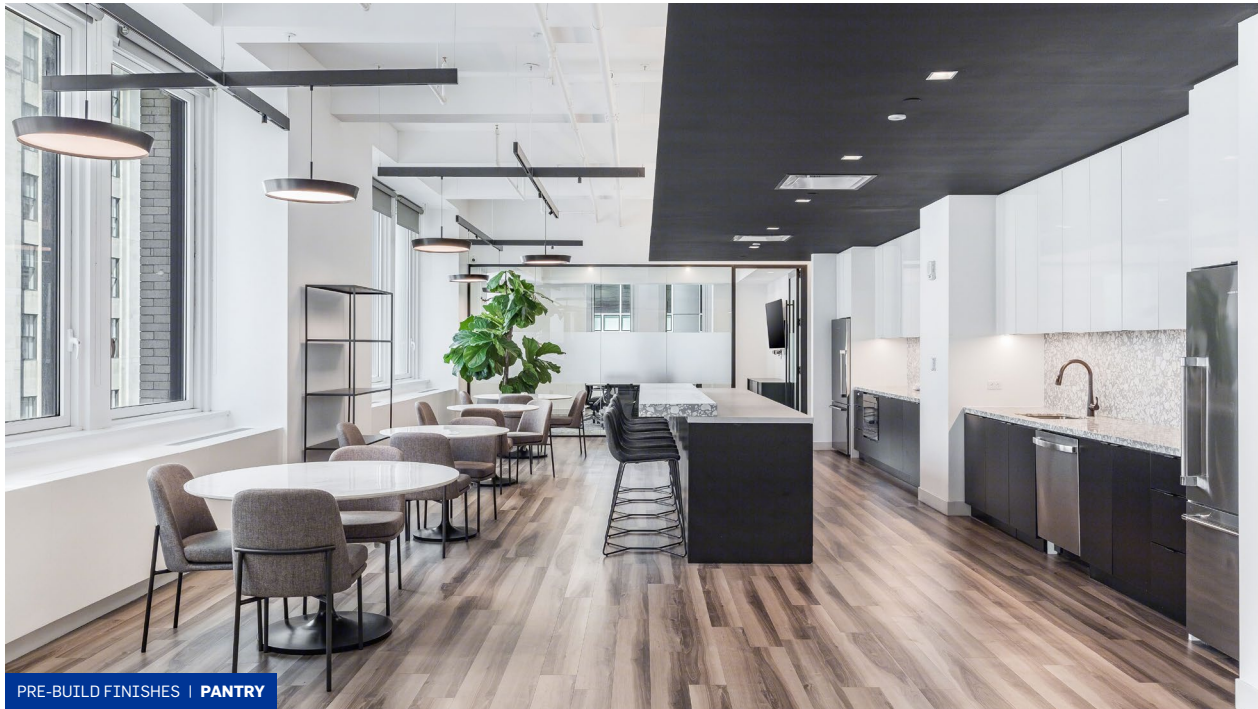
17,050 RSF

OFFICES	
PRIVATE OFFICE	4
HOTELLING OFFICE	4
WORKSTATIONS	
BENCHING	60
COLLABORATION	
BOARD ROOM	1
CONFERENCE	2
PHONE/ZOOM ROOM	2
HUDDLE ROOM	2
OPEN COLLABORATION	1
AMENITIES	
PANTRY	1
SUPPORT & STORAGE	
RECEPTION	1
IT CLOSET	1
WELLNESS ROOM	1
COPY/PRINT STATION	1
MAIL ROOM	1
COAT CLOSET	1
STORAGE	3
RESTROOM	1
TOTAL	
HEAD COUNT	73
RSF	---- SF
RSF/PERSON:	--- SF

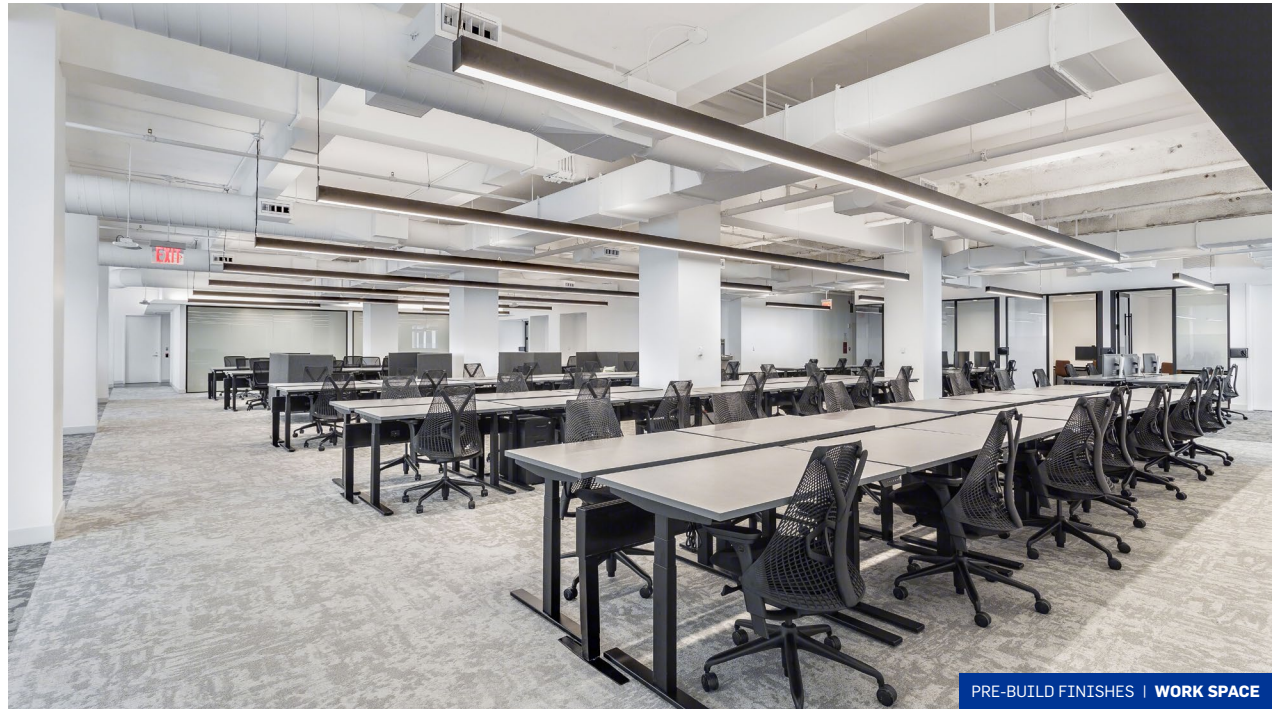
East 24th Street

Park Avenue South





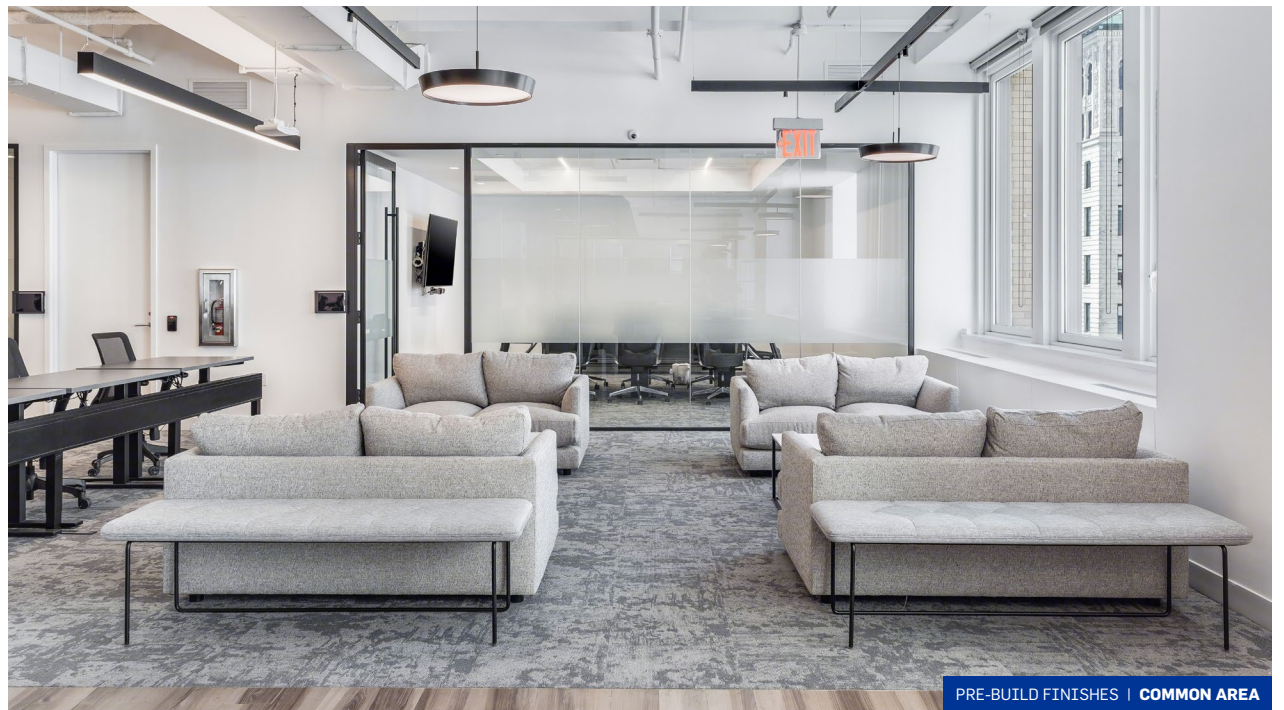
PRE-BUILD FINISHES | PANTRY



PRE-BUILD FINISHES | WORK SPACE



PRE-BUILD FINISHES | CONFERENCE ROOM



PRE-BUILD FINISHES | COMMON AREA

AN ENERGETIC, CONNECTED, THRIVING NEIGHBORHOOD



BUILDING SPECS

ORIGINAL ARCHITECT

William C. Frohne Architect

CURRENT ARCHITECT

Gensler

COMPLETION DATE

Built in 1910

NUMBER OF FLOORS

20 stories

BUILDING AREA (RSF)

326,592

TYPICAL FLOOR AREA

Approximately 17,000 RSF

CEILING HEIGHTS

12 ft. 3 in. slab-to-slab (typical floor)

14 ft. 3 in. slab-to-slab (2nd floor)

DESIGN LOAD

1st floor - 150 lbs

2nd-15th floors - 120 lbs

16th-20th floors - 75 lbs

WINDOW DIMENSIONS

13 ft. 8 in. x 7 ft. 9 in.

WINDOW GLAZING

Double-hung, double-glazed windows

INTERIOR COLUMN SPACING

19 ft. 5 in.

WINDOW MULLION SPACING

4 ft. 8 in. (typical)

HVAC

Standard hours of operation: 8:00 am - 6:00 pm,
Monday - Friday

- 1st floor - 20 ton water cooled unit
- 2nd - 17th floors - 45 ton water cooled units
- 18th, 19th and 20th floors - 40 ton water cooled units
- Building is monitored by a Siemens BMS system

ELECTRICAL

6 watts/USF, exclusive of HVAC electric.
Additional power available if necessary.

ELEVATORS

Nine (9) passenger elevators with state-of-the-art
Schindler Destination Dispatch system

PARK AVENUE SOUTH ELEVATOR BANK:

- Six (6) elevators
- 2,500 lbs. capacity
- Dimensions: 59 in. W x 64 in. L x 90 in. H

24TH STREET ELEVATOR BANK:

- Three (3) elevators
- 3,500 lbs. capacity
- Dimensions: 80 in. W x 71 in. L x 87 in. H

SERVICE ELEVATOR

- One (1) service elevator (new)
- 3,500 lbs. capacity
- Dimensions: 82 in. W x 76 in. L x 91 in. H

SECURITY

24-hour attended lobby

TELECOM PROVIDERS

Verizon, Verizon Fiber, Lightower,
Time Warner and Dish Network

LOCATION

Park Avenue between 23rd and 24th Streets

BUILDING MANAGER

Columbia Property Trust

BUILDING OWNER

Columbia Property Trust

TRANSPORTATION

6 Train at 23rd Street, N, R Trains at 23rd & Broadway,
PATH train at 23rd and 6th

LIFE SAFETY

An emergency generator rated at 400 KW supports a
variety of loads including elevators and emergency
lighting. The building is fully sprinklered and has an
addressable Class E fire alarm system

EMERGENCY POWER

Services for life safety only

STORAGE SPACE

Pursuant to availability

AREA AMENITIES

Madison Square Park, Eatly, Eleven Madison Park, The
NoMad, Gramercy Tavern, Blue Smoke, Gansevoort Hotel,
Hotel Giraffe, Shake Shack, Sarabeth's, Hillstone, Maialino