

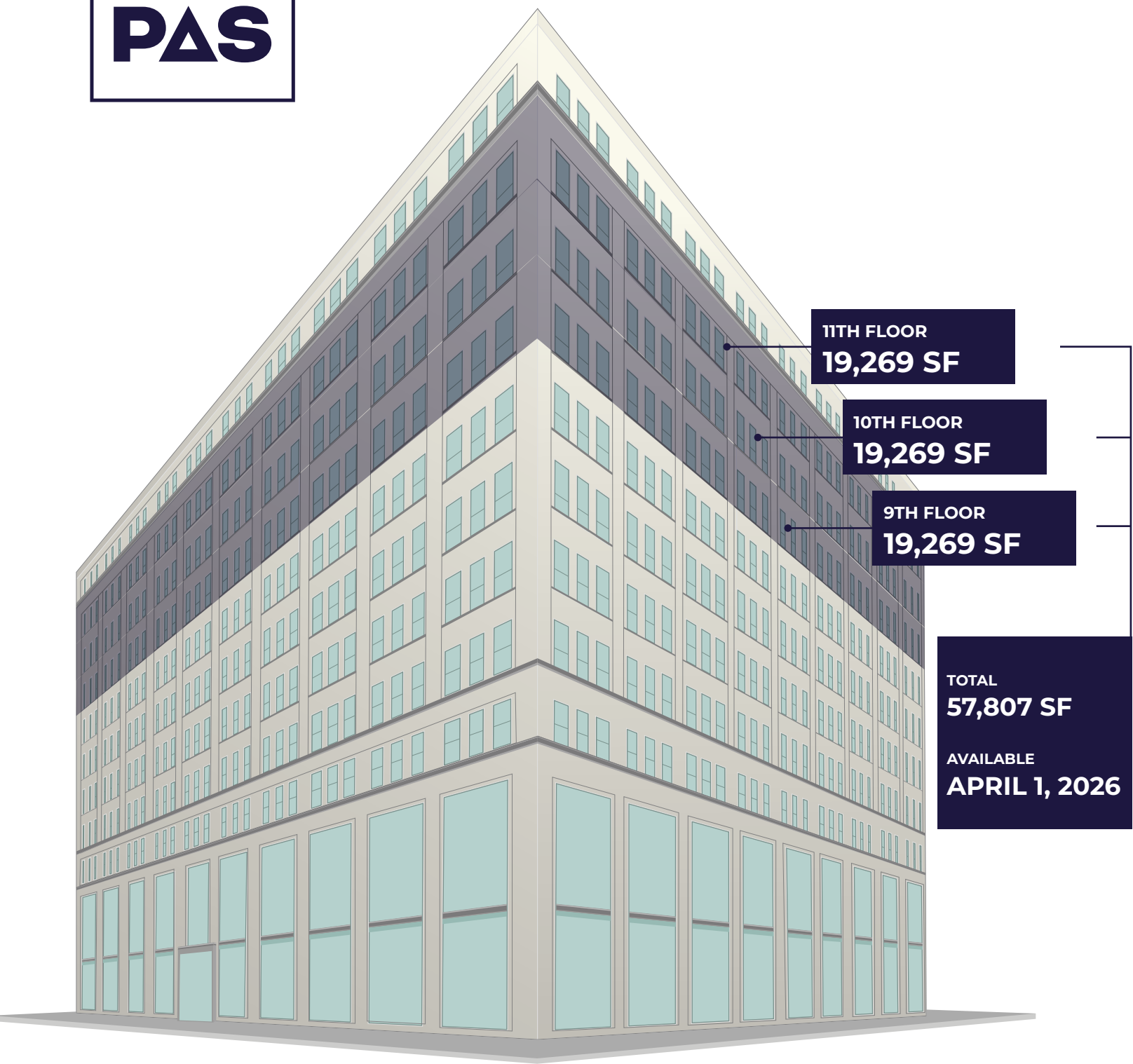


387  
**PAS**

387 PARK AVENUE SOUTH  
NEW YORK

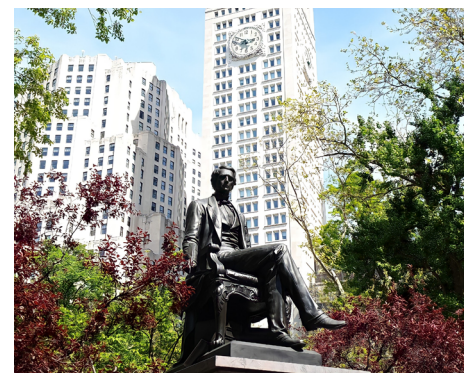


387  
PAS



# NEWLY RENOVATED AND RIGHT IN THE MIX OF THINGS

This **230,000 square foot** office and retail building is conveniently situated two blocks from Madison Square Park and two subway stops from Grand Central. This ideal Park Avenue South location is steps to the **6 N R** and **W**, trains and surrounded by some of the area's best restaurants, hotels, and nightlife.



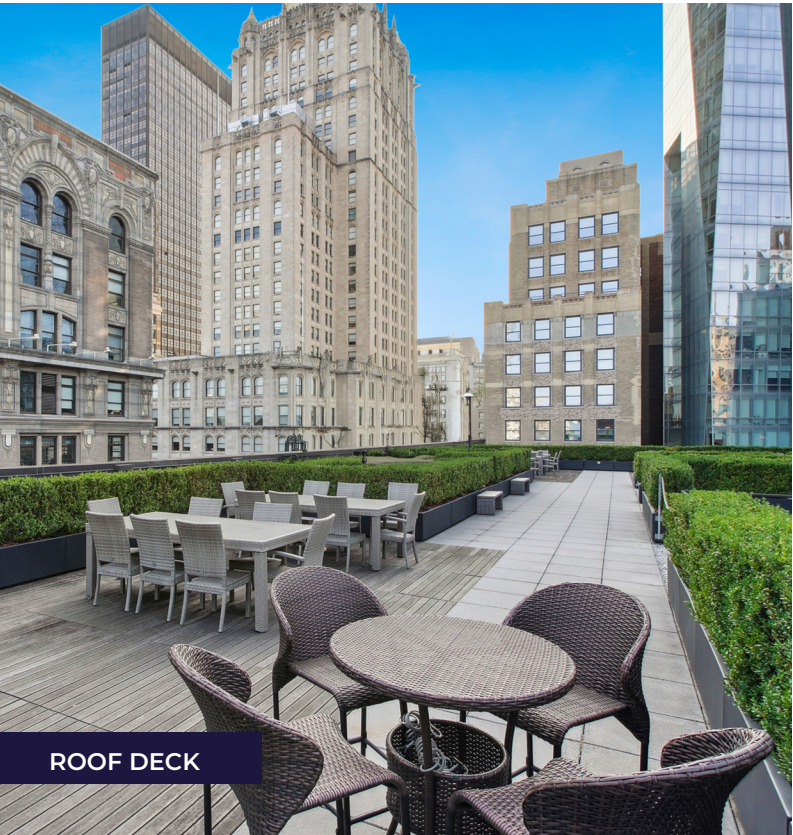




LOBBY

# BUILDING SPECIFICATIONS

|                            |                                                                                                                                                                                                                             |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LOCATION                   | Northeast corner of Park Avenue and E. 27th Street                                                                                                                                                                          |
| YEAR BUILT                 | 1910 // 2015 (Renovated)                                                                                                                                                                                                    |
| ARCHITECT                  | Clinton & Russell Architects                                                                                                                                                                                                |
| LOBBY                      | Features two lobbies, Park Avenue & 27th Street                                                                                                                                                                             |
| BUILDING SIZE              | Approximately 230,000 SF                                                                                                                                                                                                    |
| FLOORS                     | 13                                                                                                                                                                                                                          |
| FLOOR SIZES                | Approximately 20,000 RSF                                                                                                                                                                                                    |
| FLOOR LOADS                | 120 lbs. per SF                                                                                                                                                                                                             |
| CEILING HEIGHTS            | 11' (Floor to Slab)                                                                                                                                                                                                         |
| ELECTRICITY                | 6 Watts per USF                                                                                                                                                                                                             |
| EMERGENCY LIGHTING & POWER | Diesel Generator 200 KW servicing life safety                                                                                                                                                                               |
| HVAC                       | <ul style="list-style-type: none"><li>• Dedicated Water Cooled AC Unit on each Floor with MERV-13 filters</li><li>• HVAC services provided Monday through Friday 8:00AM to 6:00PM</li></ul>                                 |
| ELEVATORS                  | 4 Passenger Cars / 1 Freight Cars                                                                                                                                                                                           |
| SECURITY                   | <ul style="list-style-type: none"><li>• Fire Life Safety and/or Security Personnel coverage 24 hours, 7 days / week</li><li>• Security Card Elevator Access Controls &amp; CCTV Web Enabled Guest Registry System</li></ul> |
| TELECOM                    | Verizon Fios, Spectrum, Lightpath and Crown & Castle                                                                                                                                                                        |
| ROOF TERRACE               | Landscaped roof amenity available for tenant use and events                                                                                                                                                                 |
| THE MALIN                  | Bookable meeting and event spaces operated by <a href="#">The Malin</a>                                                                                                                                                     |
| BIKE ROOM                  | Located on ground floor                                                                                                                                                                                                     |



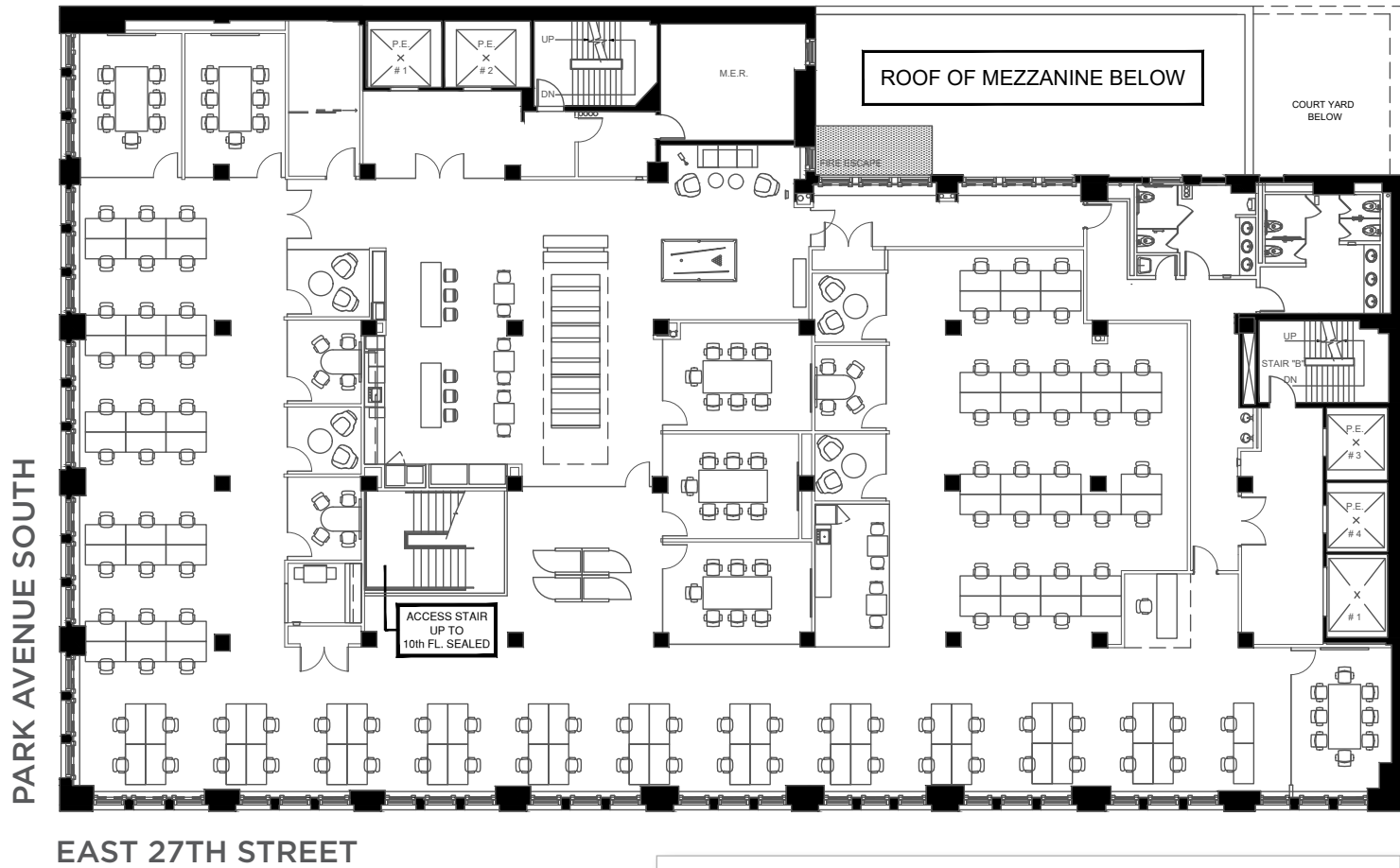
ROOF DECK





# ENTIRE 9TH FLOOR

## 19,269 SF



### SUITE FEATURES

- 107 WORKSTATIONS
- 1 X 8 SEAT CONFERENCE ROOM
- 5 X 7 SEAT CONFERENCE ROOMS
- 3 X 4 SEAT MEETING ROOMS
- 4 X 2 SEAT MEETING ROOMS
- PANTRY & ASSORTED COLLABORATIVE AREAS
- FURNITURE AVAILABLE

# ENTIRE 10TH FLOOR

## 19,269 SF



### SUITE FEATURES

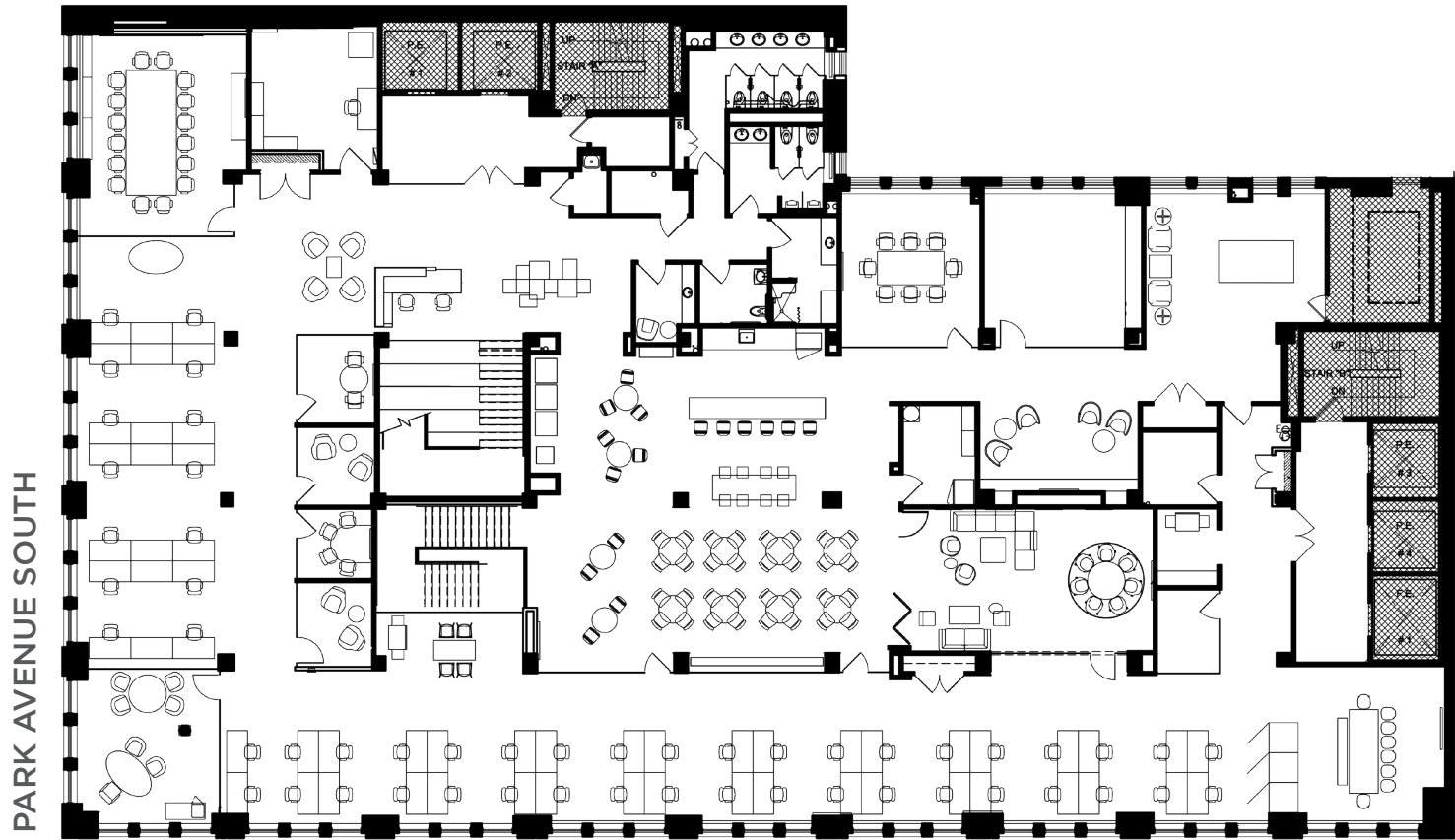
- 95 WORKSTATIONS
- 3 PRIVATE OFFICES
- 1 X 10 SEAT CONFERENCE ROOM
- 2 X 8 SEAT CONFERENCE ROOMS
- PANTRY & ASSORTED COLLABORATIVE AREAS
- FURNITURE AVAILABLE

VIRTUAL TOUR



# ENTIRE 11TH FLOOR

## 19,269 SF

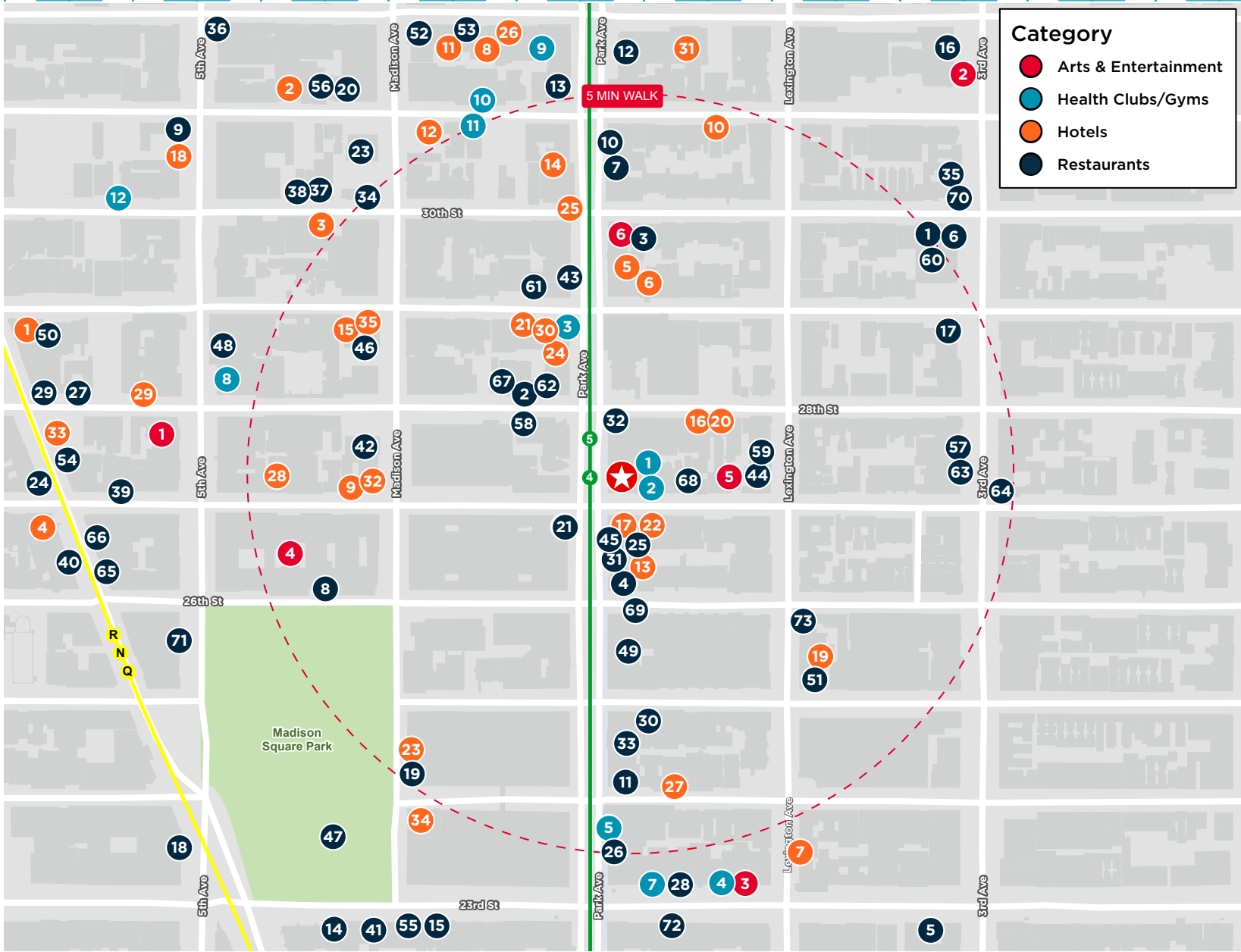


EAST 27TH STREET

### SUITE FEATURES

- 59 WORKSTATIONS
- 1 X 8 SEAT CONFERENCE ROOM
- 5 X 7 SEAT CONFERENCE ROOMS
- 3 X 4 SEAT MEETING ROOMS
- 4 X 2 SEAT MEETING ROOMS
- OVERSIZED PANTRY & ASSORTED COLLABORATIVE AREAS
- FURNITURE AVAILABLE

VIRTUAL TOUR



### NEIGHBORHOOD AMENITIES

WITHIN A 10 MINUTE WALK

