

461 Park Avenue South

MIDTOWN SOUTH- 2ND FLOOR PREBUILTS

2,690 RSF



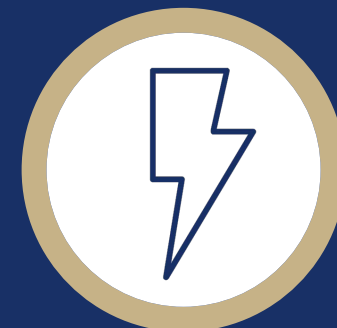
**BRAND
NEW TO
THE
MARKET**



RENT:
Upon request



POSSESSION:
Under Construction
for delivery 4Q, 2025



ELECTRIC:
Direct



TERM:
Flexible

**FLOOR
COMMON
AMENITIES!**



IDEAL FOR:

- LAW AND SALES OFFICES
 - ACCOUNTING
 - FINANCIAL SERVICES
 - MARKETING AND ADVERTISING
 - TECH AND DESIGN
 - MEDICAL
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- BOUTIQUE OFFICE/MEDICAL BUILDING STRADDLING MIDTOWN & MIDTOWN SOUTH
- CONVENIENTLY LOCATED BY THE LEXINGTON IRT #6 SUBWAY LINE AT 32ND STREET
- WALKING DISTANCE TO BOTH GRAND CENTRAL AND PENN STATION
- RENOVATED LOBBY AND ELEVATORS
- CONTROLLED VISITOR ACCESS + EGRESS
- GREAT BRANDING OPPORTUNITY IN A BOUTIQUE BUILDING

HIGHLIGHTS:

- EXCELLENT IDENTITY AND BRANDING OPPORTUNITY WITH DIRECT ACCESS OFF OF ELEVATOR
 - 11' EXPOSED CEILINGS
 - BRAND NEW TENANT-CONTROLLED AC WITH ECONOMIZER CYCLE
 - RENOVATED ADA COMPLIANT PRIVATE RESTROOMS
 - NEW THERMAL PANE WINDOWS
 - 2ND FLOOR IS A UNIQUE QUASI-RETAIL BRANDING OPPORTUNITY, WITH PICTURE WINDOWS FACING PARK AVENUE SOUTH AND EAST 31ST STREET
 - FLOOR IS AMENITIZED
 - CONFERENCE ROOM
 - MEETING ROOMS
 - BREAK AREA/LOUNGE
 - FURNISHED AND CURATED BY BUILDING
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PROPOSED PREBUILT 2nd Floor

2,960rsf

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PROPOSED FINISHES

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