



215

**PARK
AVENUE
SOUTH**

Overlooking
Union Square

215
PARK
AVENUE
SOUTH



CLOSE PROXIMITY TO UNION SQUARE PARK

215
PARK
AVENUE
SOUTH



LOBBY

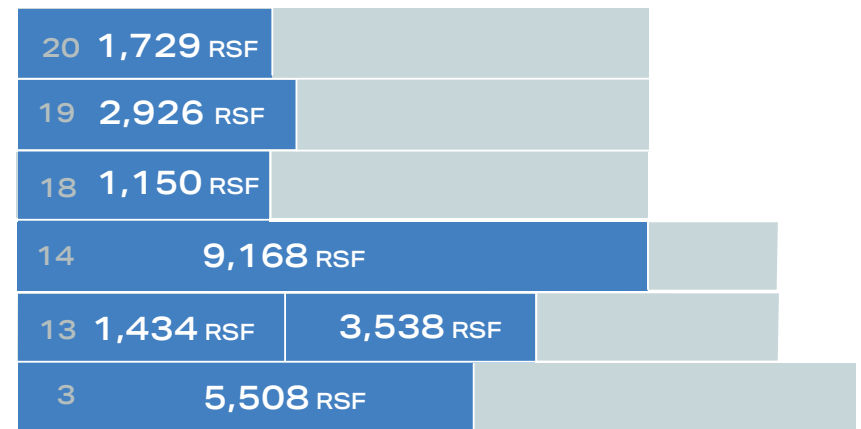
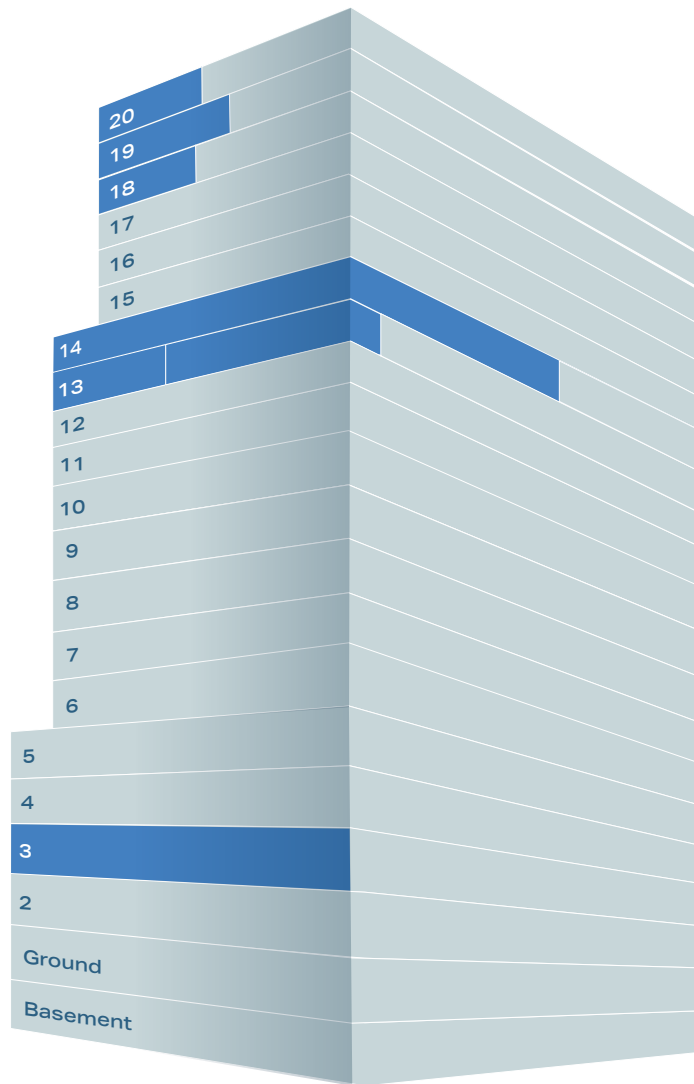
215
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ELEVATOR CORRIDOR

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STACKING PLAN



AVAILABLE



LEASED

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SAMPLE FINISHES-MAIN AREA

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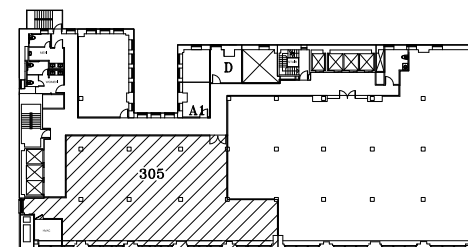
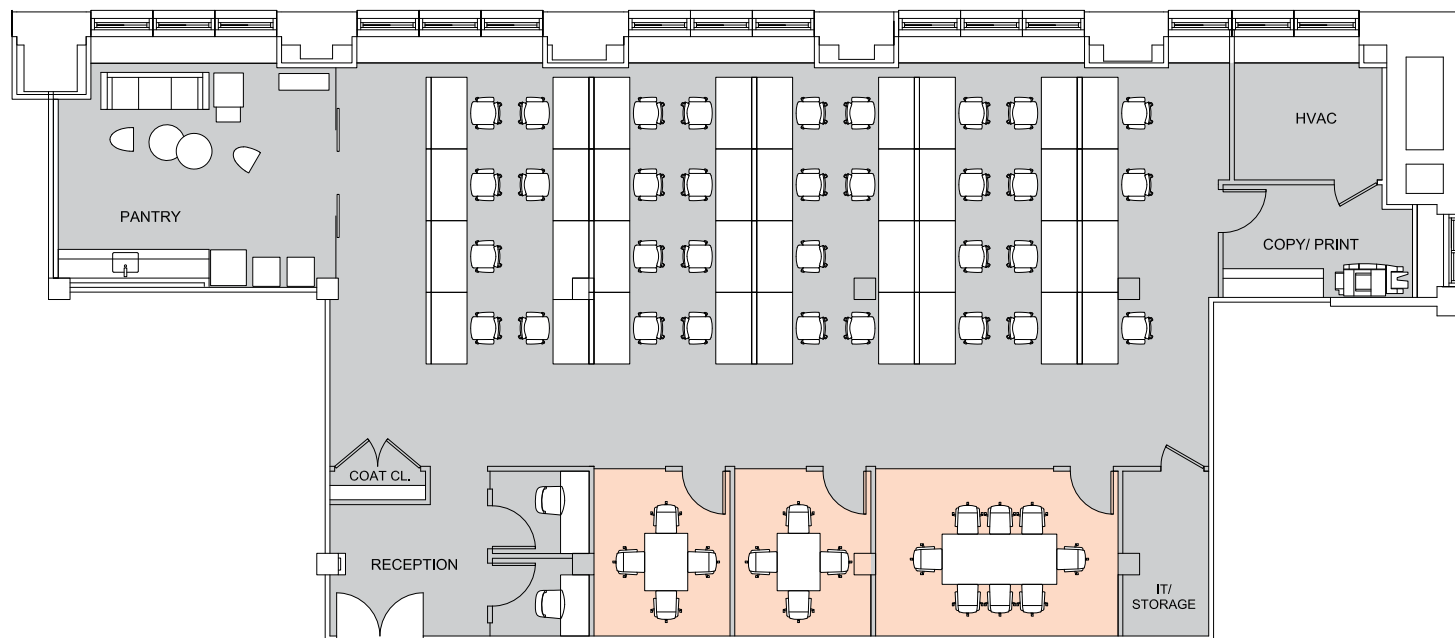


SAMPLE FINISHES-MAIN AREA

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SAMPLE FINISHES-KITCHEN

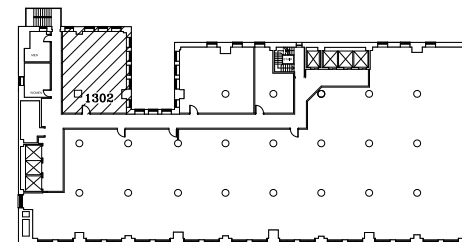
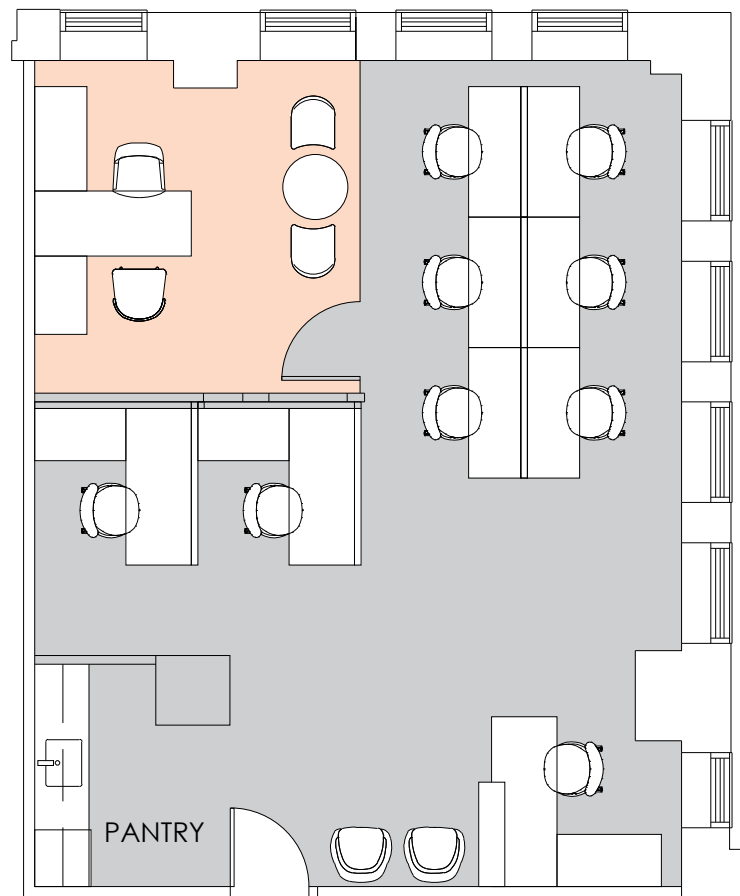


EXISTING CONDITIONS

SUITE 305 – 5,508 RSF

FLOOR KEY

		Total Employees	34
Conference Room	3	Reception	1
Workstation	33	Pantry	2
Phone Room	2	Copy/Print Room	1
IT Room	1		



NEW PREBUILD
SUITE 1302 – 1,434 RSF

FLOOR KEY

		Total Employees	10
Office	1	Reception	1
Workstation	8	Pantry	1

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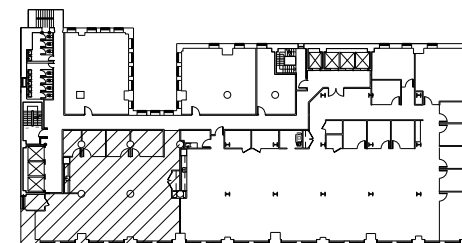
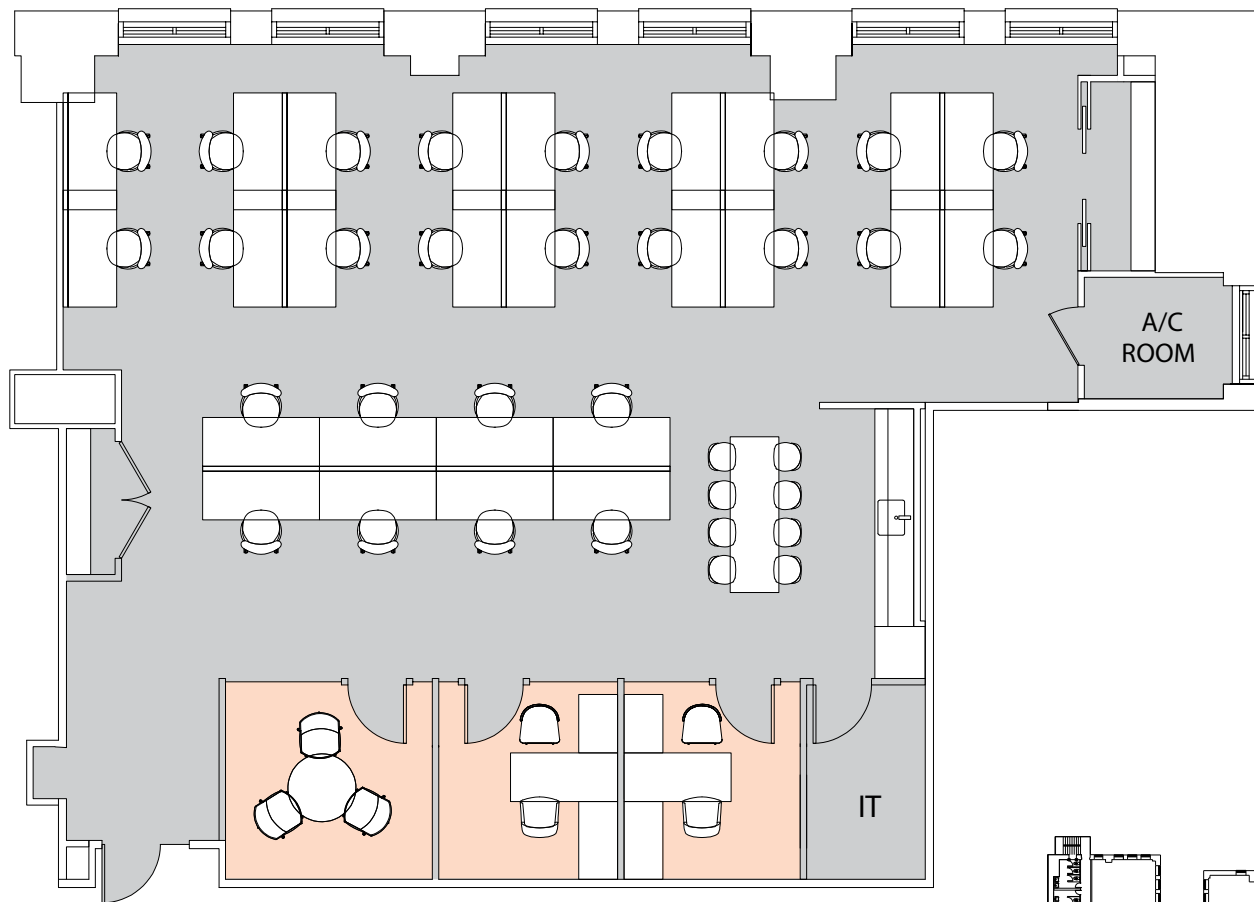


SUITE 1302

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SUITE 1302



NEW PREBUILD
SUITE 1303 – 3,538 RSF

FLOOR KEY

		Total Employees	28
Office	2	Conference Room	1
Workstation	26	Pantry	1

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SUITE 1303

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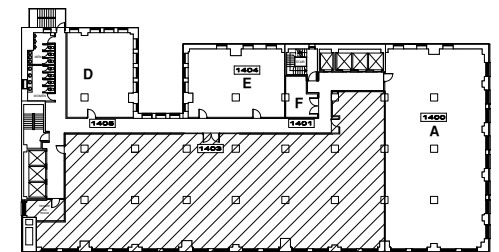
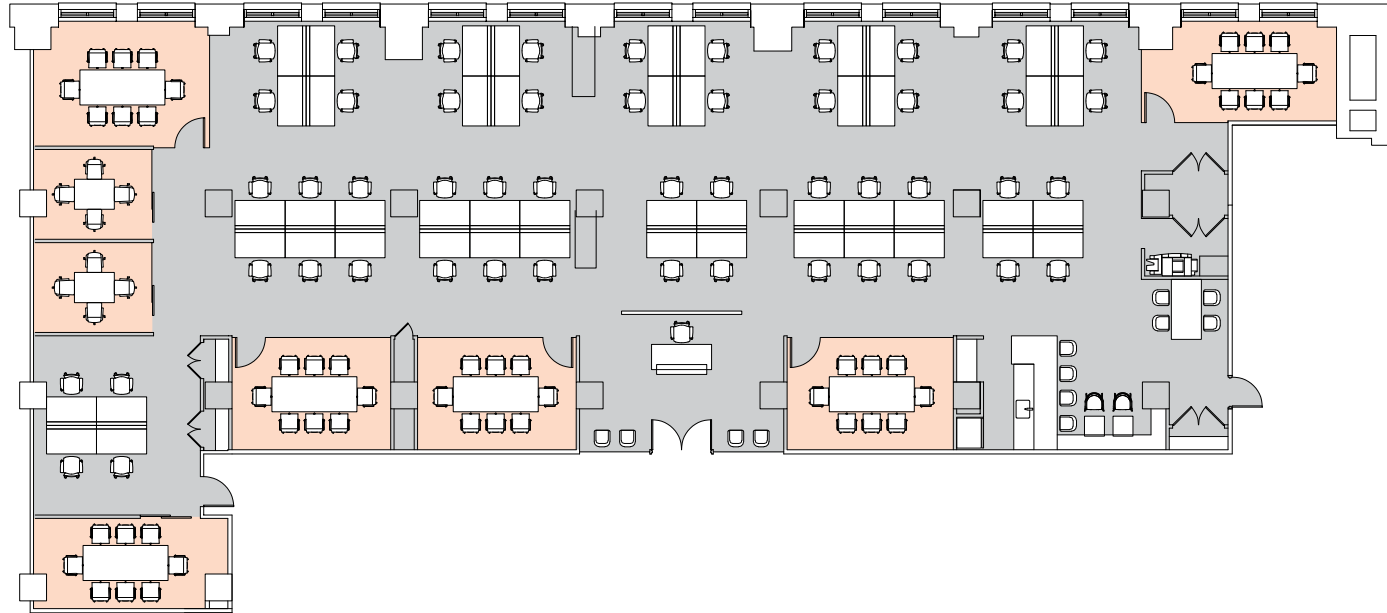


SUITE 1303

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SUITE 1303



**EXISTING CONDITIONS WITH
SAMPLE FURNITURE
SUITE 1403 – 9,168 RSF**

FLOOR KEY

		Total Employees	10
Conference Room	8	Reception	1
Workstation	50	Cafe	1

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SUITE 1403

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SUITE 1403

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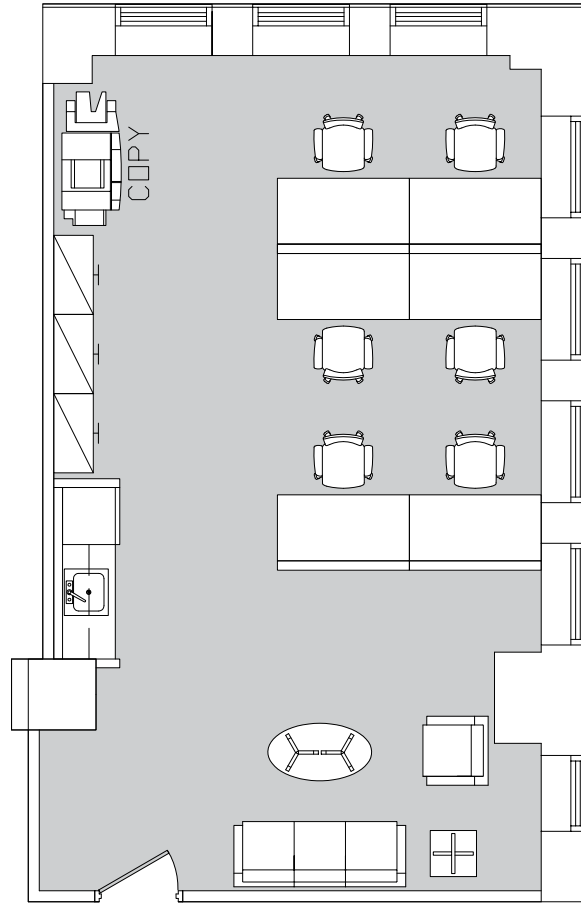


SUITE 1403

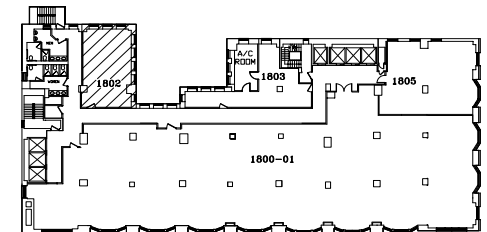
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SUITE 1403

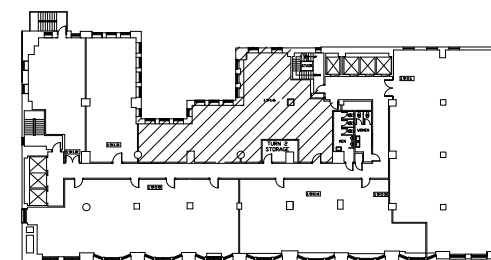
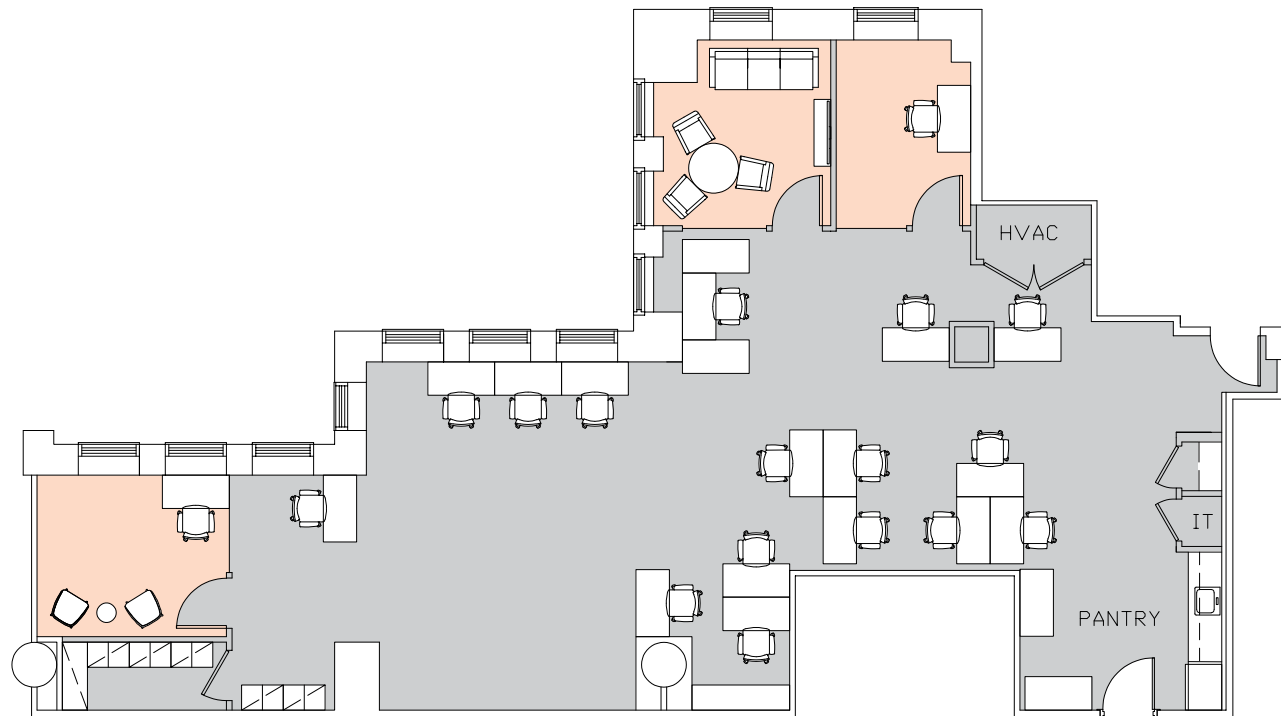


**EXISTING CONDITIONS WITH
SAMPLE FURNITURE
SUITE 1802 – 1,150 RSF**



FLOOR KEY

		Total Employees	10
Workstation	6	Pantry	1
Reception	1	Copy Area	1

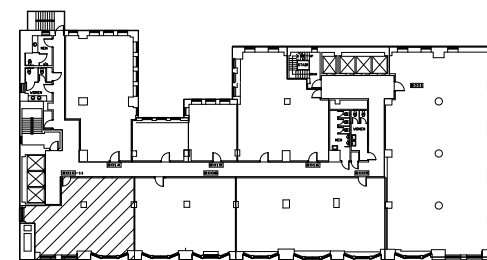
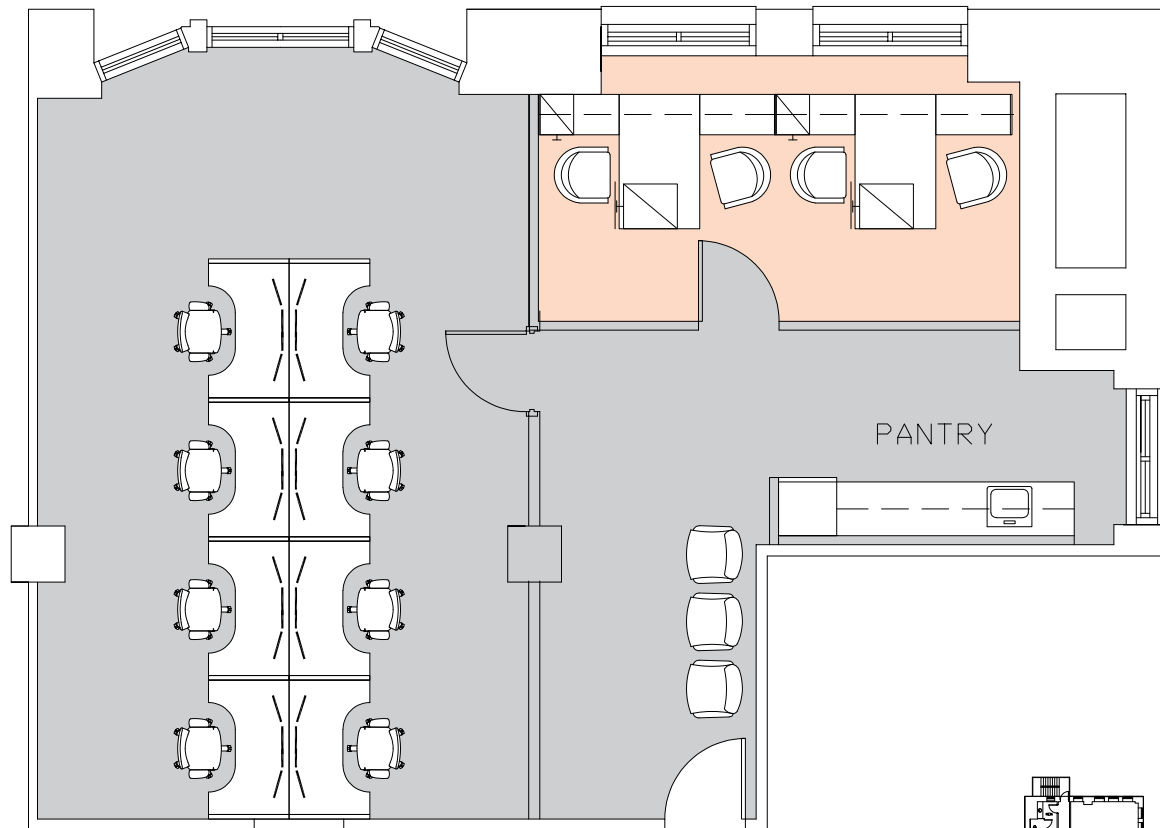


EXISTING CONDITIONS

SUITE 1916 – 2,926 RSF

FLOOR KEY

		Total Employees	81
Office	12	Breakout Room	4
Workstation	68	Reception	1
Conference Room	2	Cafe	1
Meeting Room	2		



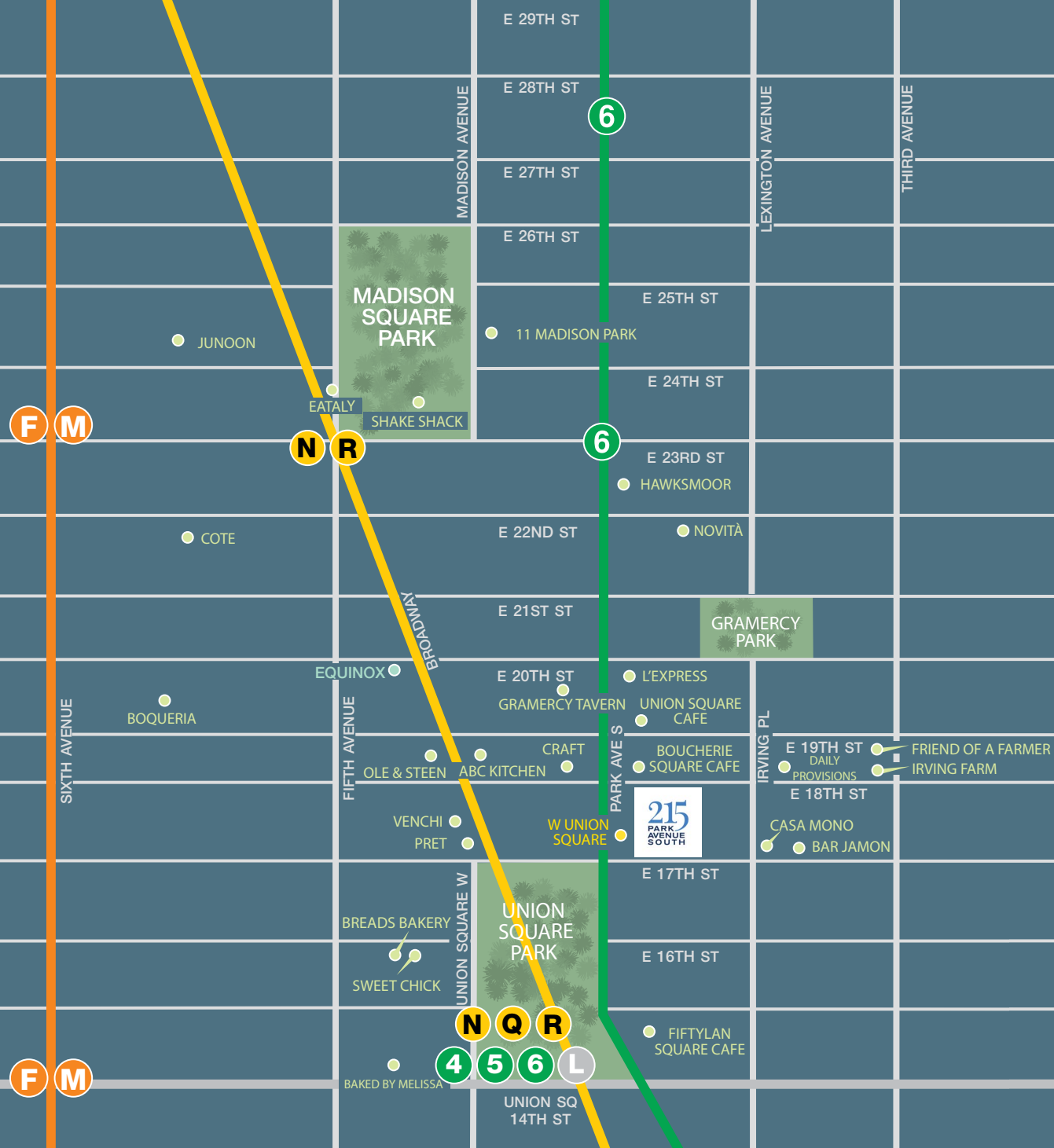
EXISTING CONDITIONS
SUITE 2010 – 1,729 RSF

FLOOR KEY

		Total Employees	12
Office	1	Pantry	1
Workstation	8		

LOCATION	Northeast corner of 18th Street and Park Avenue South		HVAC/SUPPLEMENTAL COOLING	Air cooled tenant controlled A/C units; Steam heating supplied by Con Edison
YEAR BUILT	1914 (Renovated 2018)		ELECTRIC	Up to six (6) Watts per square foot exclusive of A/C available for tenant use
ARCHITECT	Maynicke & Franke		LIFE/SAFETY	Fully sprinkled; addressable Class E System
BUILDING SIZE	338,636 RSF		SECURITY/ACCESS	<ul style="list-style-type: none"> • The building security desk is manned 24 hours a day, 7 days a week • Turnstiles with access cards for tenants in the lobby • CCTV surveillance in public areas and all elevators
BUILDING HEIGHT	Twenty (20) Floors		TELECOM/CABLE	Crown Castle Fiber, Skywire Networks, Spectrum, Verizon, Wired Certified Gold
BUILDING CONSTRUCTION	Steel and Brick Double-hung insulated operable windows Facade: Brick and Masonry Lobby under renovation		TRANSPORTATION	Close proximity to subway lines: 4, 5, 6, L, N, Q, R
FLOOR SIZES	Floors 2-15 17,255 RSF Floors 16-17 16,612 RSF Floor 18 16,686 RSF Floors 19-20 16,679 RSF		AMENITIES	Near Union Square, The W Hotel and fine dining restaurants
TYPICAL SLAB HEIGHTS	Retail 19' 6" 2-3 13' 3" 4-20 11' 6"		ENERGY PERFORMANCE	Energy Star rated
COLUMN SPACING	18'6"			
ELEVATORS	<ul style="list-style-type: none"> • Four (4) passenger elevators, three (3) freight • Full modernization of the passenger and freight cabs with new motors, hoists, controls and interiors • Loading dock located on 18th Street 			

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NEIGHBORHOOD MAP