



MIDTOWN SOUTH'S MOST EXCITING WORKSPACE



360 PARK  
AVENUE  
SOUTH

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SPACES

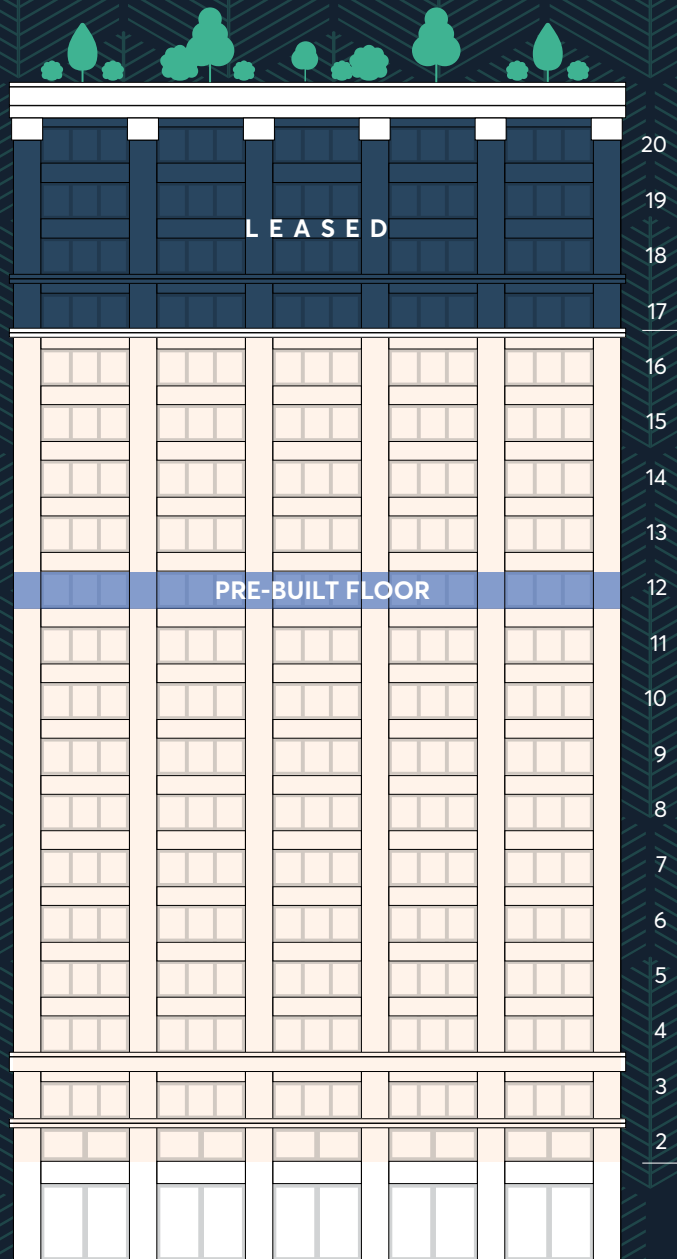
NEIGHBORHOOD

SPECIFICATIONS

CONTACT







# CLASSIC MEETS MODERN

440K RSF

OF PREMIER WORKPLACE IN A PREMIUM LOCATION

23,038 RSF

SIDE CORE FLOOR PLATES

13-17"

CEILING HEIGHTS

19

FLOORS WITH OPTION FOR MULTI-FLOOR CONNECTION

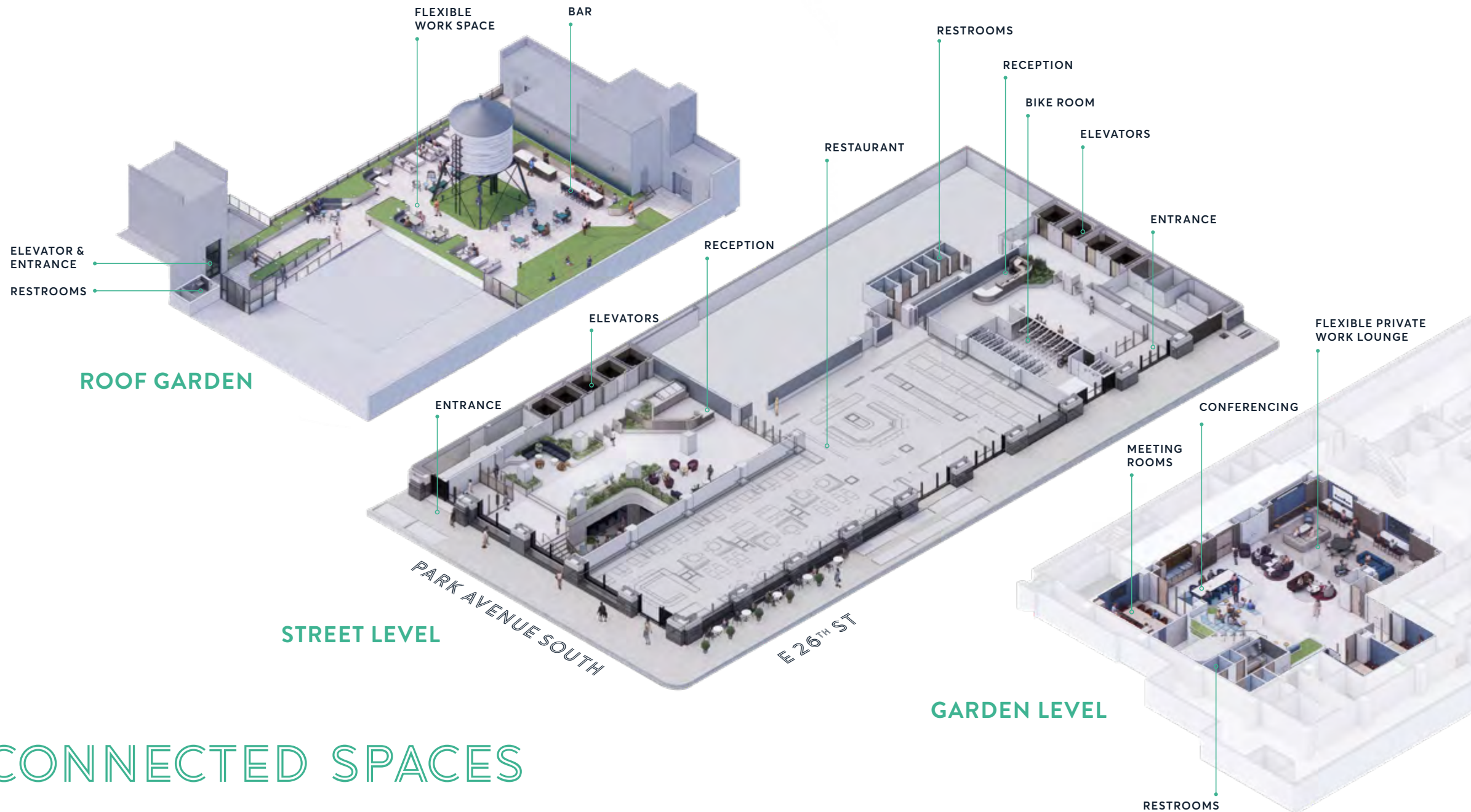
10

ELEVATORS SERVICING EVERY FLOOR

2

LOBBIES





# CONNECTED SPACES







PARK AVENUE SOUTH WORK LOUNGE



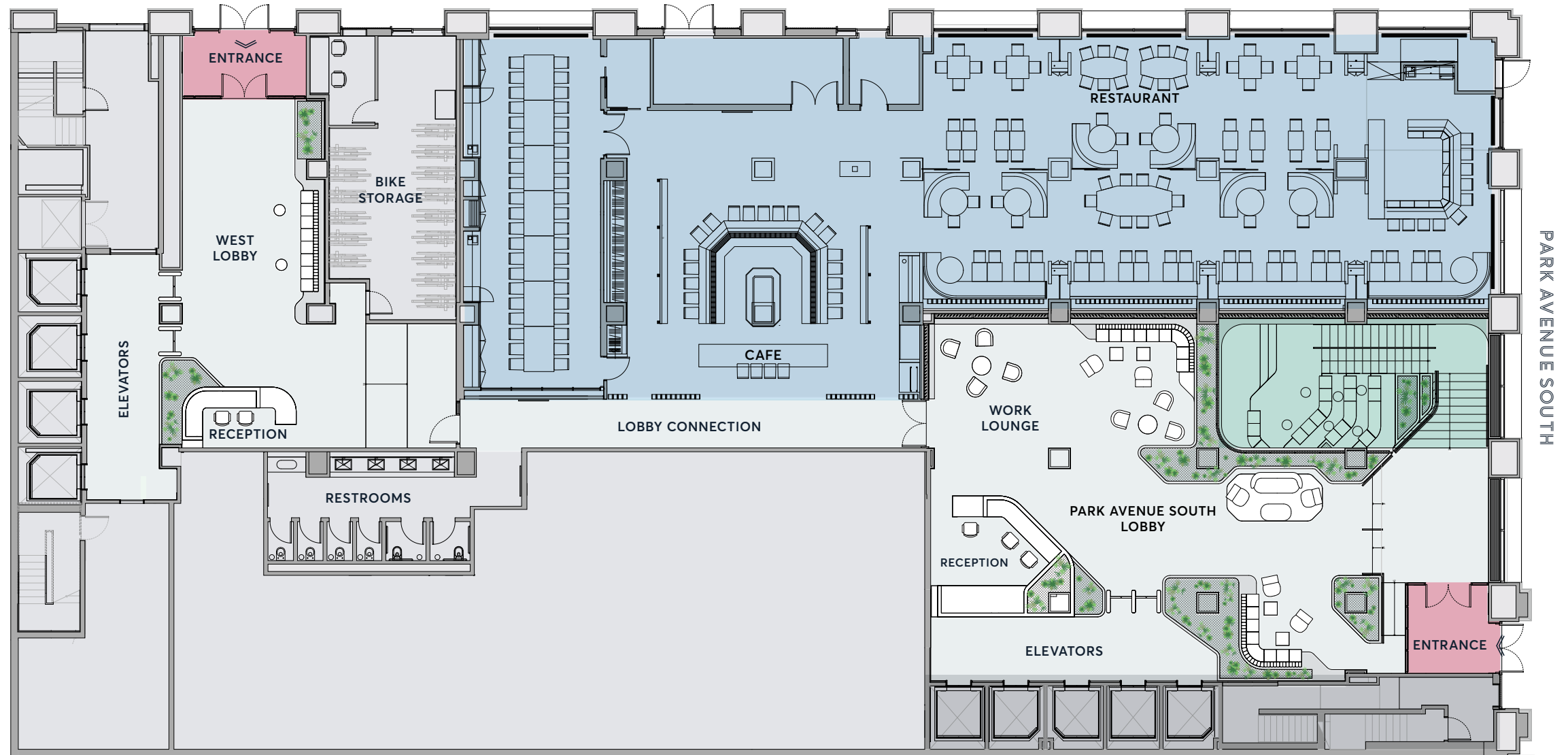






# DYNAMIC ARRIVAL EXPERIENCE

E 26<sup>TH</sup> ST



PARK AVENUE SOUTH











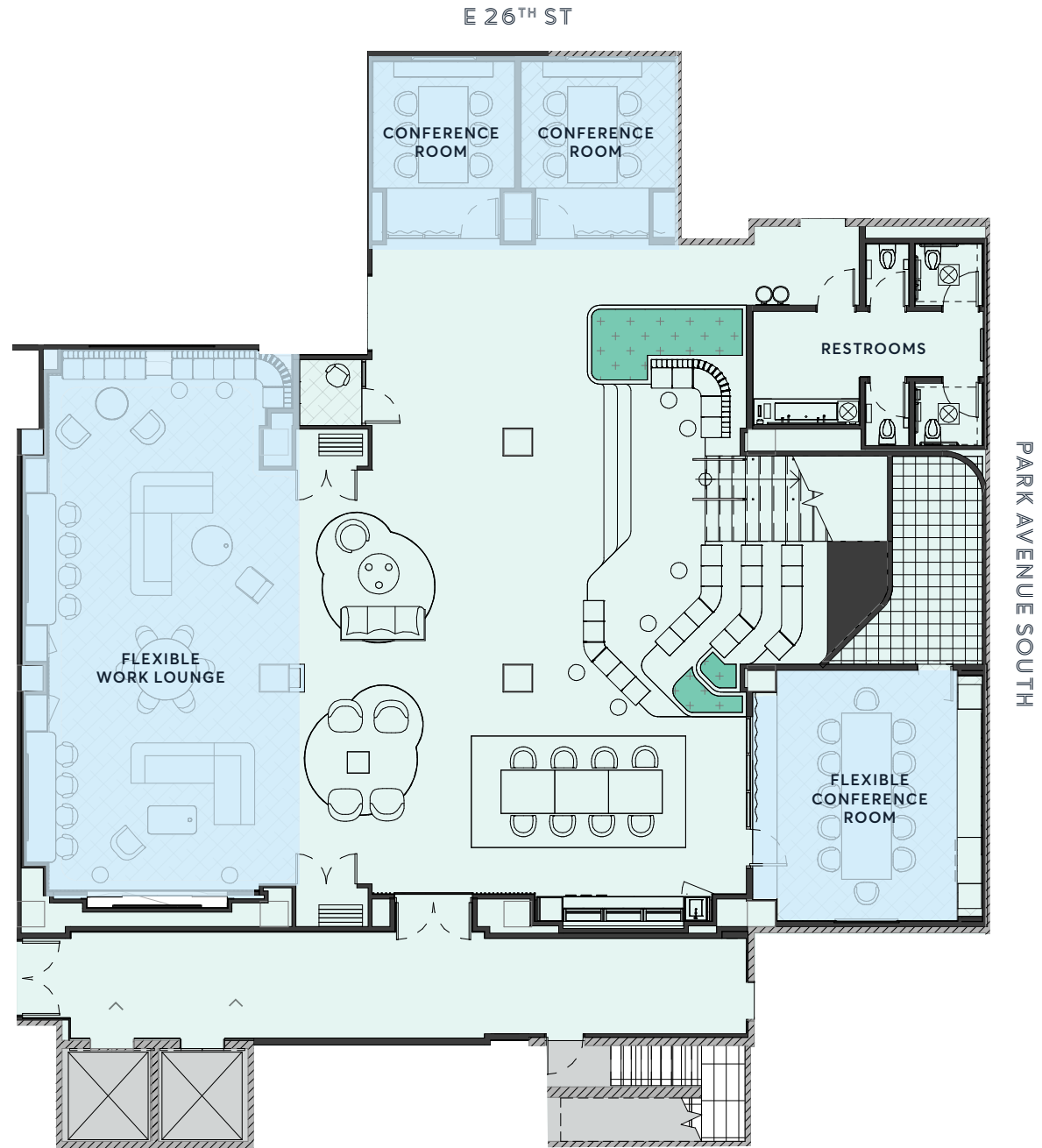




# GARDEN LEVEL WORKSPACES

## LOUNGE CONFIGURATION

ACCOMMODATES UP TO 134 GUESTS

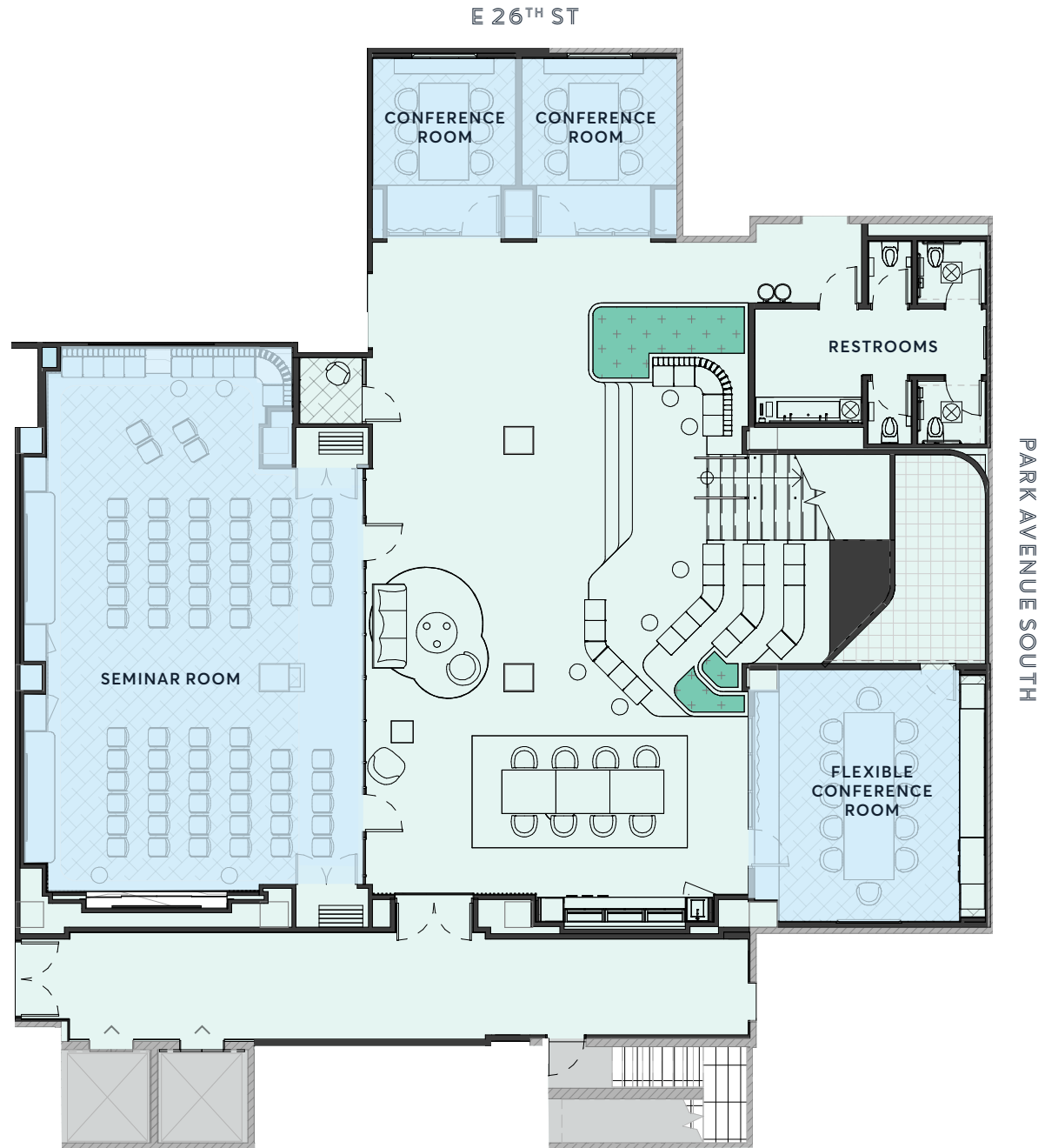




# GARDEN LEVEL WORKSPACES

## SEMINAR CONFIGURATION

74 CHAIRS

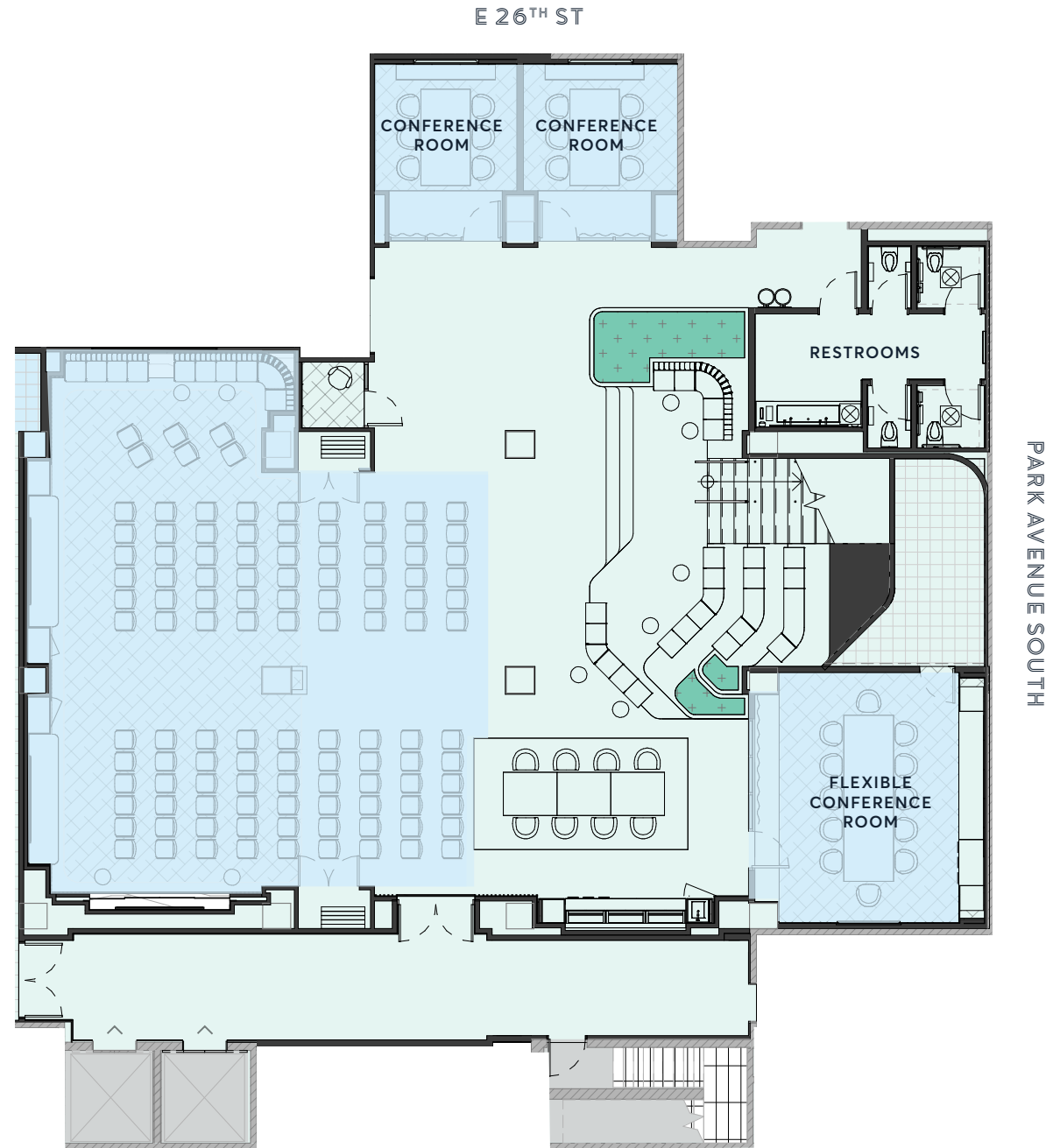




# GARDEN LEVEL WORKSPACES

## AUDITORIUM CONFIGURATION

114 CHAIRS





## THE ROOF GARDEN





## THE ROOF GARDEN





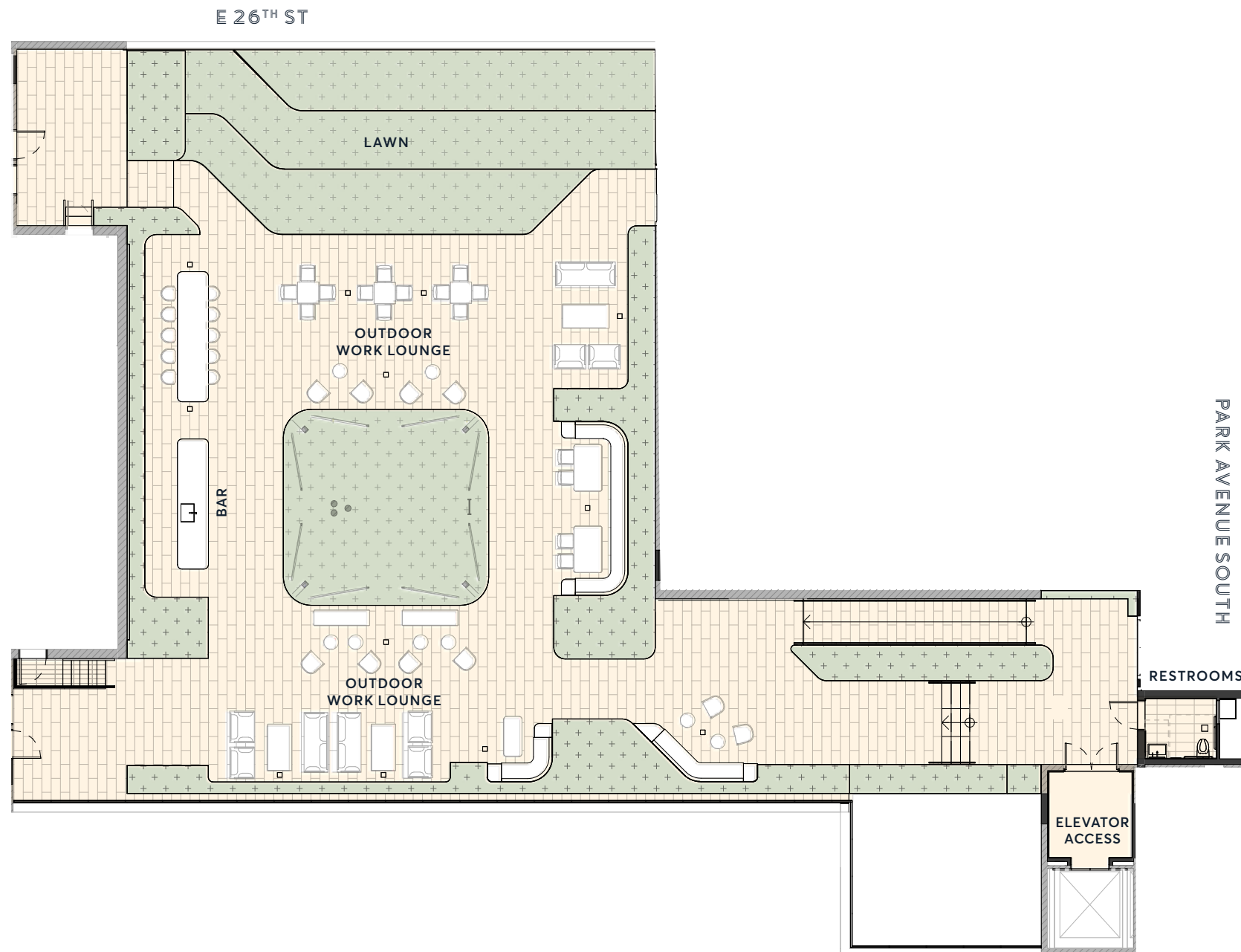
# UP ON THE ROOF

## THE ROOF GARDEN

Host a cocktail party, or simply catch some fresh air on the rooftop.

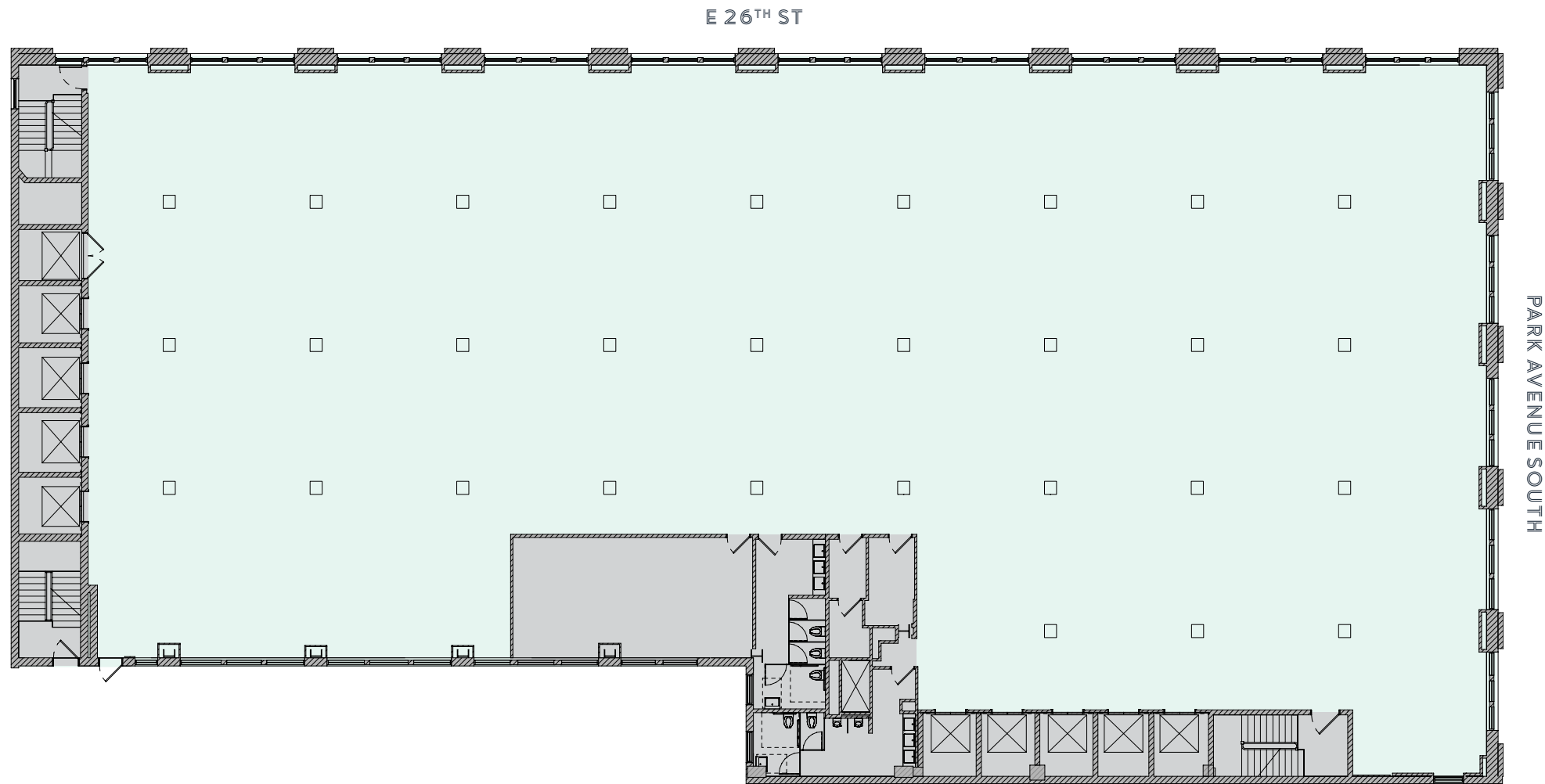
### OUTDOOR GARDEN

- INTEGRATED WORK AREAS
- ROOFTOP EVENT SPACE
- CATERING





# TYPICAL FLOORS



200

MAX EMPLOYEES  
PER FLOOR

23,038

RENTABLE SQUARE FEET

15'0"

CEILINGS ON  
FLOOR 2

13'0"

CEILINGS ON  
FLOORS 3 TO 19

17'0"

CEILINGS ON  
FLOOR 20

19'8"

OF COLUMN  
SPACING

10

ELEVATORS SERVING  
EVERY FLOOR



# OPEN PLAN

23,038 RSF

PHONE BOOTHS: 4

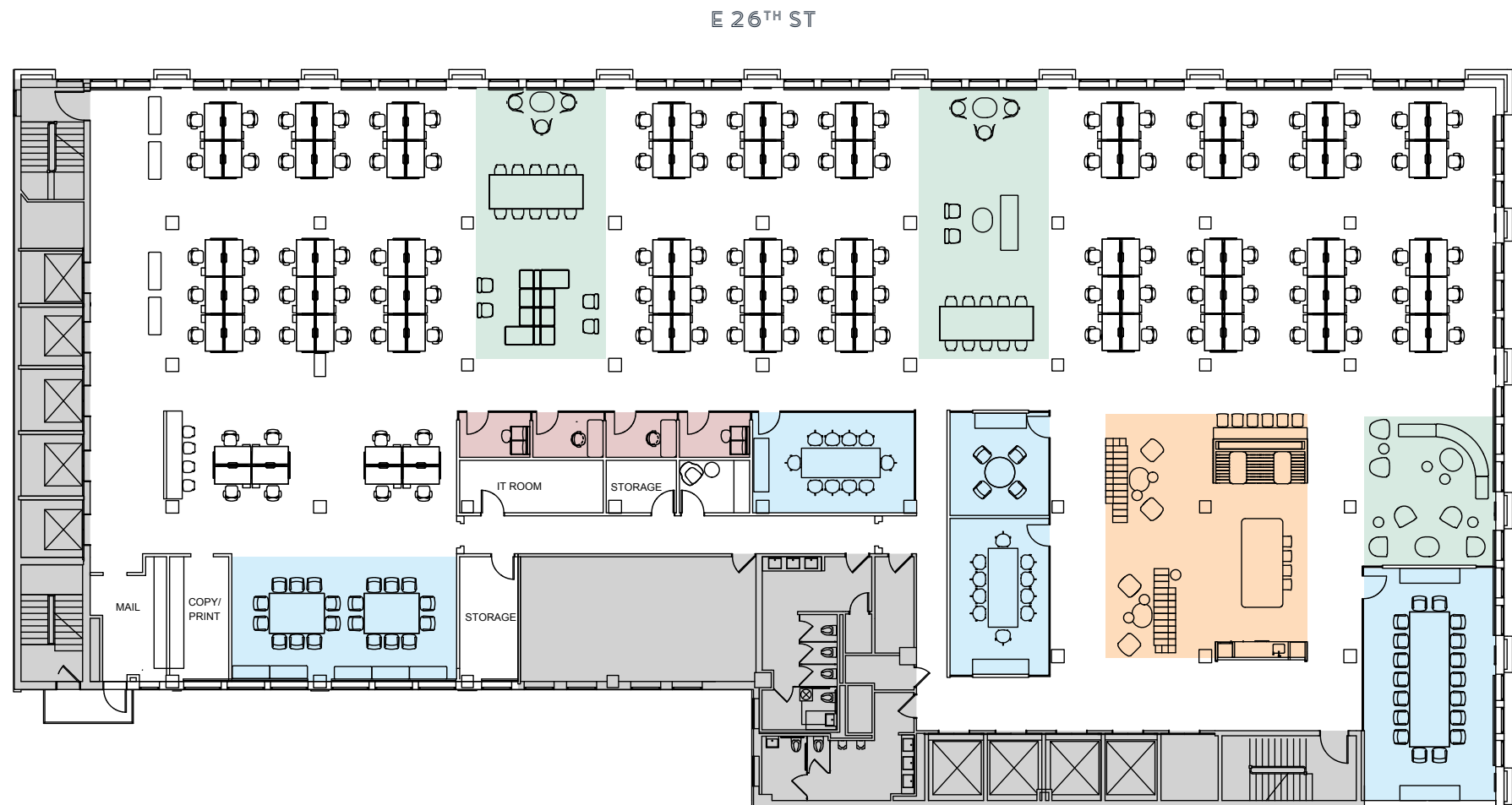
CONFERENCE ROOMS: 5

PANTRY: 1

WORKSTATIONS: 108

COLLABORATIVE SPACE: 3

SF/PERSON: 213

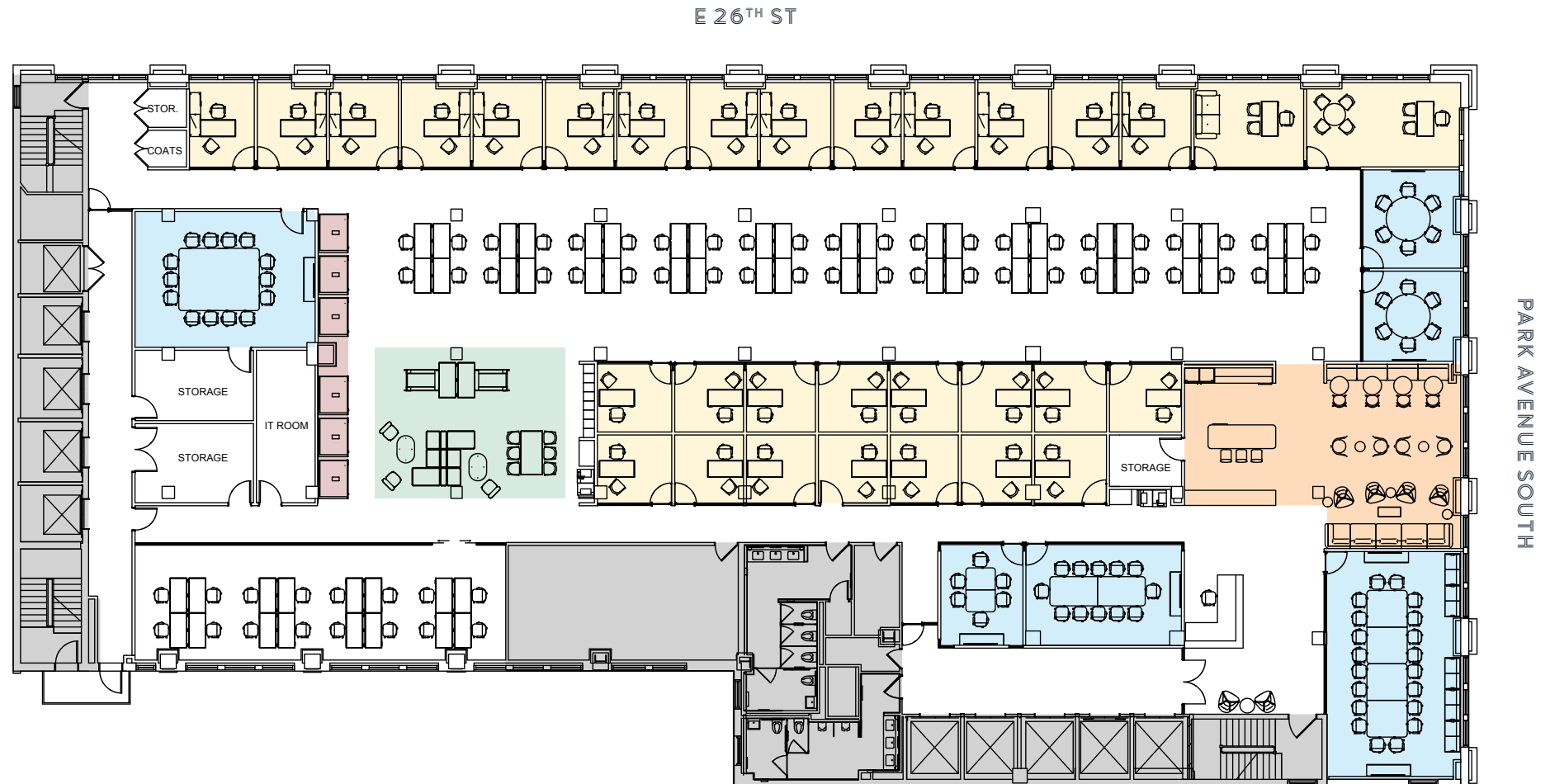




# OFFICE INTENSIVE

23,038 RSF

- OFFICES: 31
- PHONE BOOTHS: 6
- CONFERENCE ROOMS: 6
- PANTRY: 1
- WORKSTATIONS: 60
- COLLABORATIVE SPACE: 1
- SF/PERSON: 334

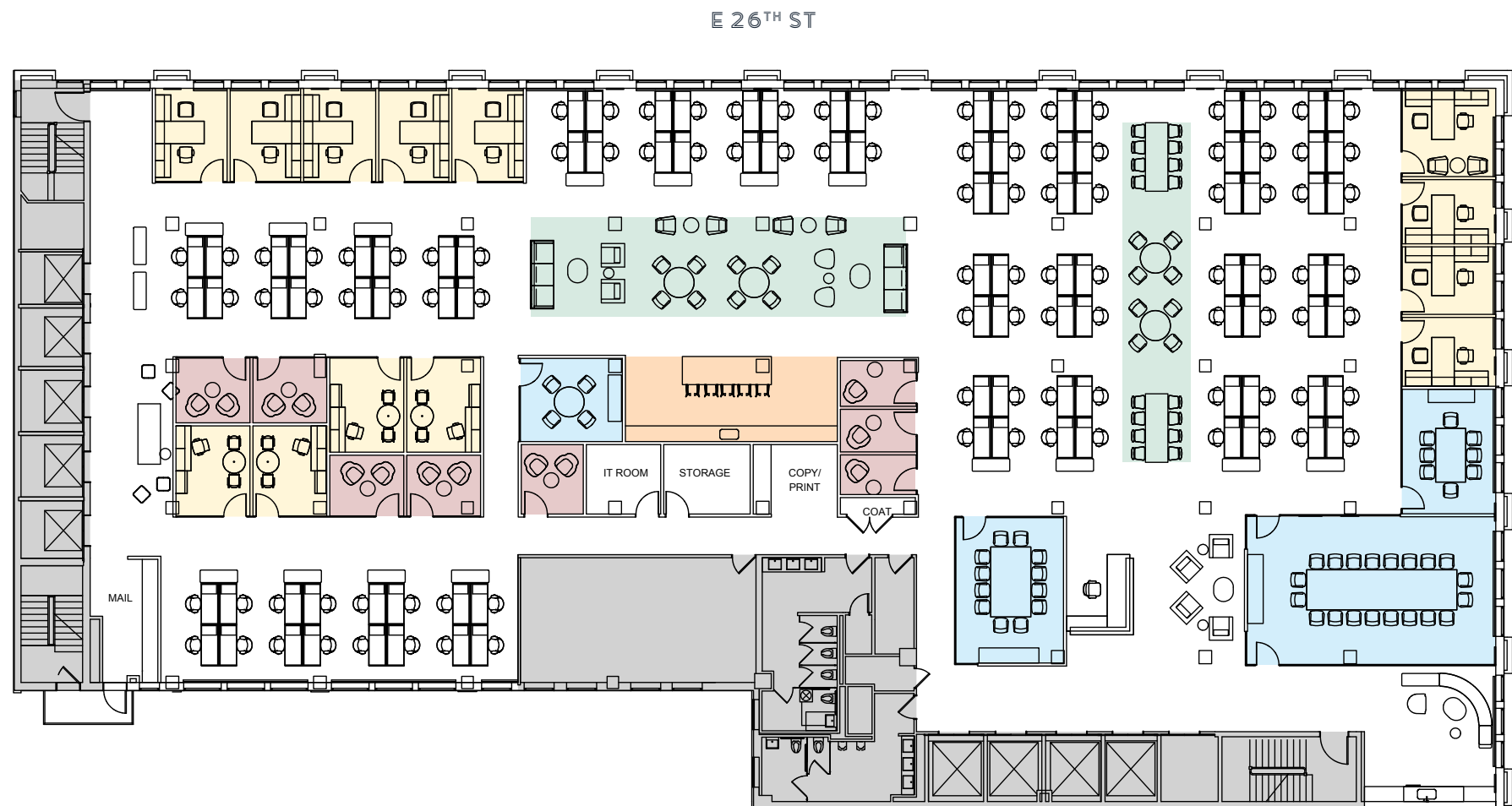




# HYBRID PLAN

23,038 RSF

- OFFICES: 13
  - PHONE BOOTHS: 8
  - CONFERENCE ROOMS: 4
  - PANTRY: 1
  - WORKSTATIONS: 104
  - COLLABORATIVE SPACE: 2
- SF/PERSON: 226





# AT YOUR DOORSTEP

A VIBRANT NEIGHBORHOOD  
RICH IN FOOD, CULTURE,  
AND COMMUNITY.

With Madison Square Park serving as its centerpiece, the neighborhood offers destination shopping, fast-casual eateries as well as Michelin star restaurants, expansive markets, rooftop bars and more.



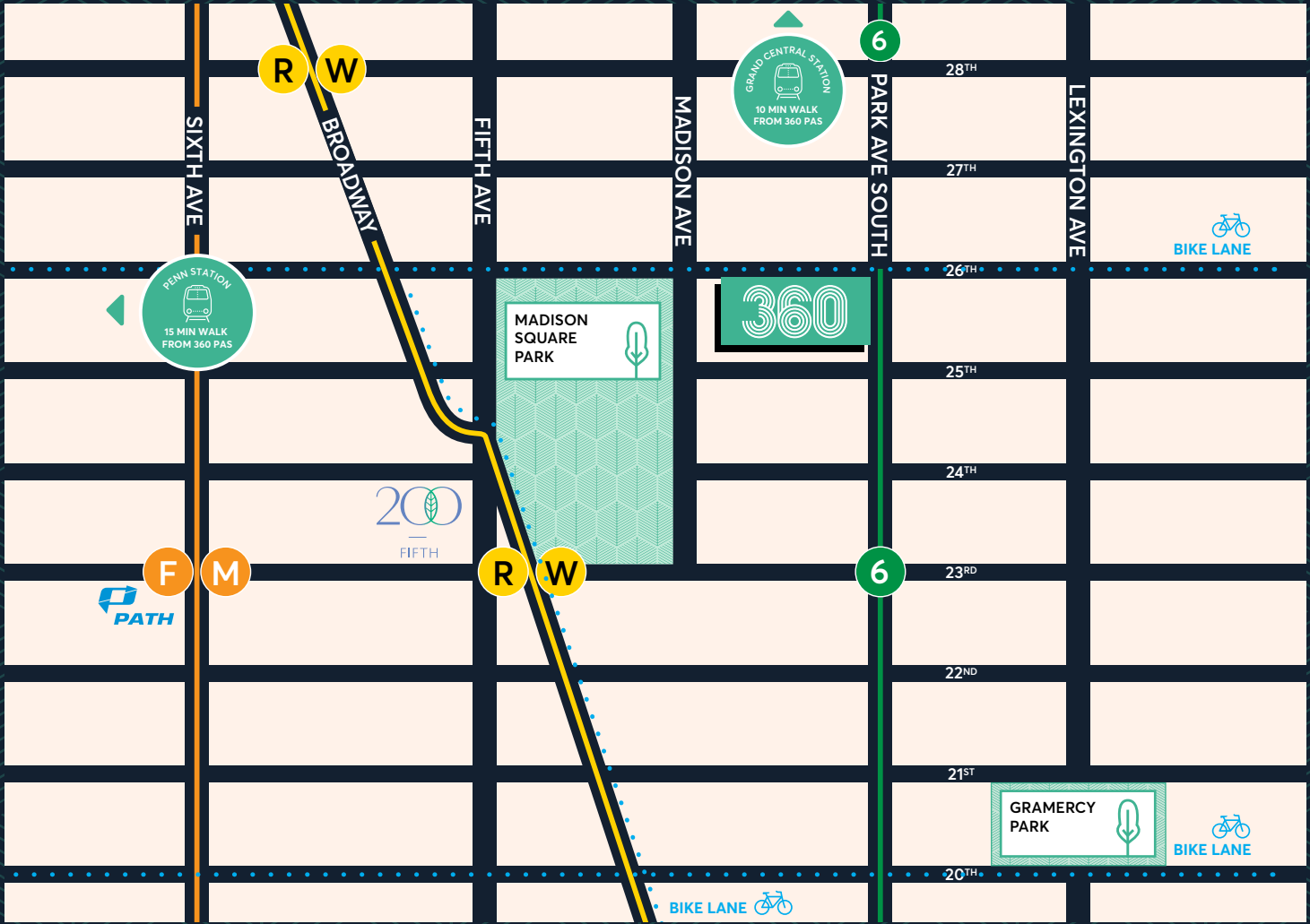


FOR SHOPPING. FOR CULTURE. FOR PARKS. FOR FUN. FOR DINING. FOR PLAY. FOR EVERYTHING.

11  
TRAINS WITHIN A  
TEN MINUTE WALK

60+  
FORTUNE 500  
COMPANIES

6.2  
ACRE OF GREEN SPACE  
AT THE HEART OF  
MIDTOWN SOUTH



YOUR NEIGHBORHOOD



# FOR THE PLANET

100%  
REUSED

BXP IS PROUD TO HAVE REUSED  
100% OF THE BUILDING'S  
STRUCTURE AND ENCLOSURE  
ORIGINALLY ERECTED IN 1913.

1  
YEAR

IF MANHATTAN WERE A WOODED  
FOREST, IT WOULD TAKE IT ONE  
YEAR TO OFFSET THE CARBON  
CREATED BY BUILDING A NEW  
360 PARK AVENUE SOUTH.



bxp



# GREEN MACHINE

## POWER

NEW EMERGENCY GENERATOR & ASSOCIATED EMERGENCY POWER DISTRIBUTION  
NEW SERVICE SWITCHBOARDS

## ELEVATOR

DESTINATION DISPATCH SYSTEM WITH BRAND NEW CAB INTERIORS

## AIRFLOW

NEW UPGRADED MERVE-13 OUTSIDE AIR FILTERS

## HEATING & COOLING

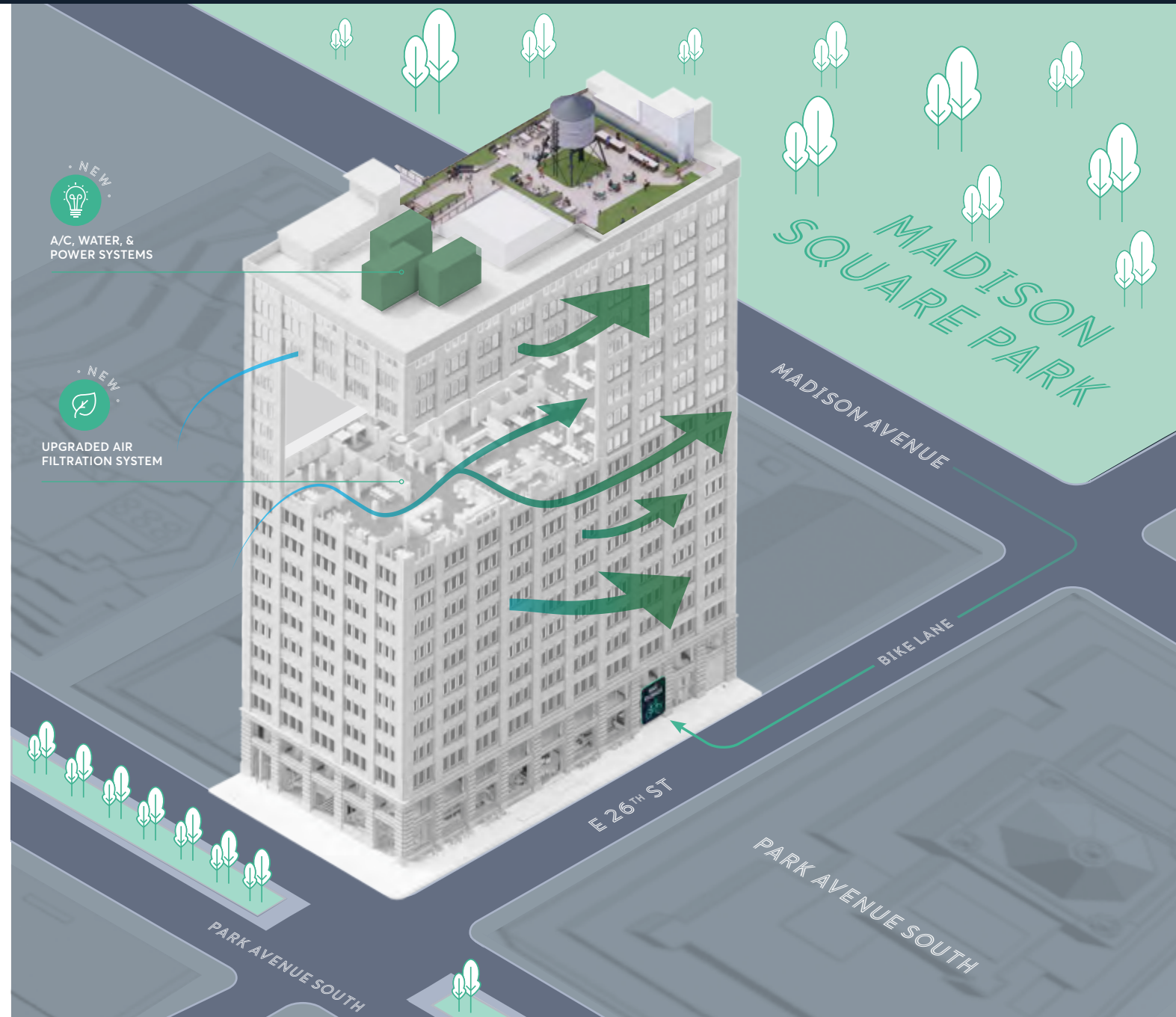
NEW ELECTRIC CHILLERS

## BIKE ROOM

WITH CHARGING STATIONS

## THE ROOF GARDEN

LANDSCAPING & DECKING TO REDUCE BUILDING HEAT LOAD 6,000 RSF





# SPECIFICATIONS

BUILT 1913

RENOVATED 2023

440,000 RSF

20 STORIES

23,038 RSF FLOORPLATES

OPERABLE WINDOWS  
& LIMESTONE FACADE

## ELEVATORS

- Destination dispatch
- Nine passenger cars across two elevator banks
- One freight car serves all floors

## ELECTRICAL SERVICE

- Six (6) watts per USF, exclusive of base Building HVAC
- Sub-metered on a floor-by-floor basis

## TELECOM

- Each floor has five telecom riser sleeves
- Current providers are Spectrum and Verizon
- New building wide DAS System

## FIRE PROTECTION & LIFE SAFETY

- New fire protection system with building-wide sprinkler system
- A 400kW emergency generator with backup power for life-safety systems

## BUILDING ACCESS

- 24-hour attended lobby
- Access via physical cards and/or mobile credentials

## HVAC

- Central plant with two new 700-ton centrifugal chillers
- Floor-by-floor 60-ton air handling units, with MERV-13 filtration
- Centralized steam-hydronic heating equipment and floor-by-floor perimeter fin-tube

## AMENITIES

- Conference space and lounge on the Garden Level
- Michelin Star Chef led restaurant with lobby access
- Lobby lounge, bar & cafe
- Bike room
- Furnished Roof Garden

## RENOVATION ARCHITECT



## OWNER, OPERATOR, AND DEVELOPER





# BXP IS SHAPING GREAT SPACES AND PLACES

We develop state-of-the-art headquarters, premier workplaces, and destinations for forward thinking companies and communities, with our core markets located in Boston, New York, Seattle, Los Angeles, San Francisco, and Washington, D.C.

Our continued success for over 50 years is based on trust, a reputation for excellence, and cultivating a team of changemakers, visionaries, and inspiring people.

MADISON CENTRE | SEATTLE



200 CLARENDON STREET | BOSTON



767 FIFTH GM BUILDING | NEW YORK CITY



2100 PENNSYLVANIA AVE | WASHINGTON D.C.

SALESFORCE TOWER | SAN FRANCISCO



THE HUB ON CAUSEWAY | BOSTON



\$28.2B

CONSOLIDATED  
MARKET CAP

53.3M

SQUARE FEET  
OWNED

188

PROPERTIES

89.9%

LEASED