

100 PARK AVENUE

Flexible, Efficient, High-Density
Full Floors

100 PARK AVENUE

OPPORTUNITY HIGHLIGHTS

- Park House amenity center featuring conference rooms, coffee bar, lounges, game room, golf simulator and wellness center
- Double-height atrium lobby
- Robust infrastructure
- New Pershing Square pedestrian plaza
- One block from Grand Central Terminal
- Two blocks from Bryant Park
- Spectacular views
- BOMA "International Building of the Year"
- Wired Certified Platinum
- Energy Star rated and LEED Gold



SPACIOUS GATHERING AREAS

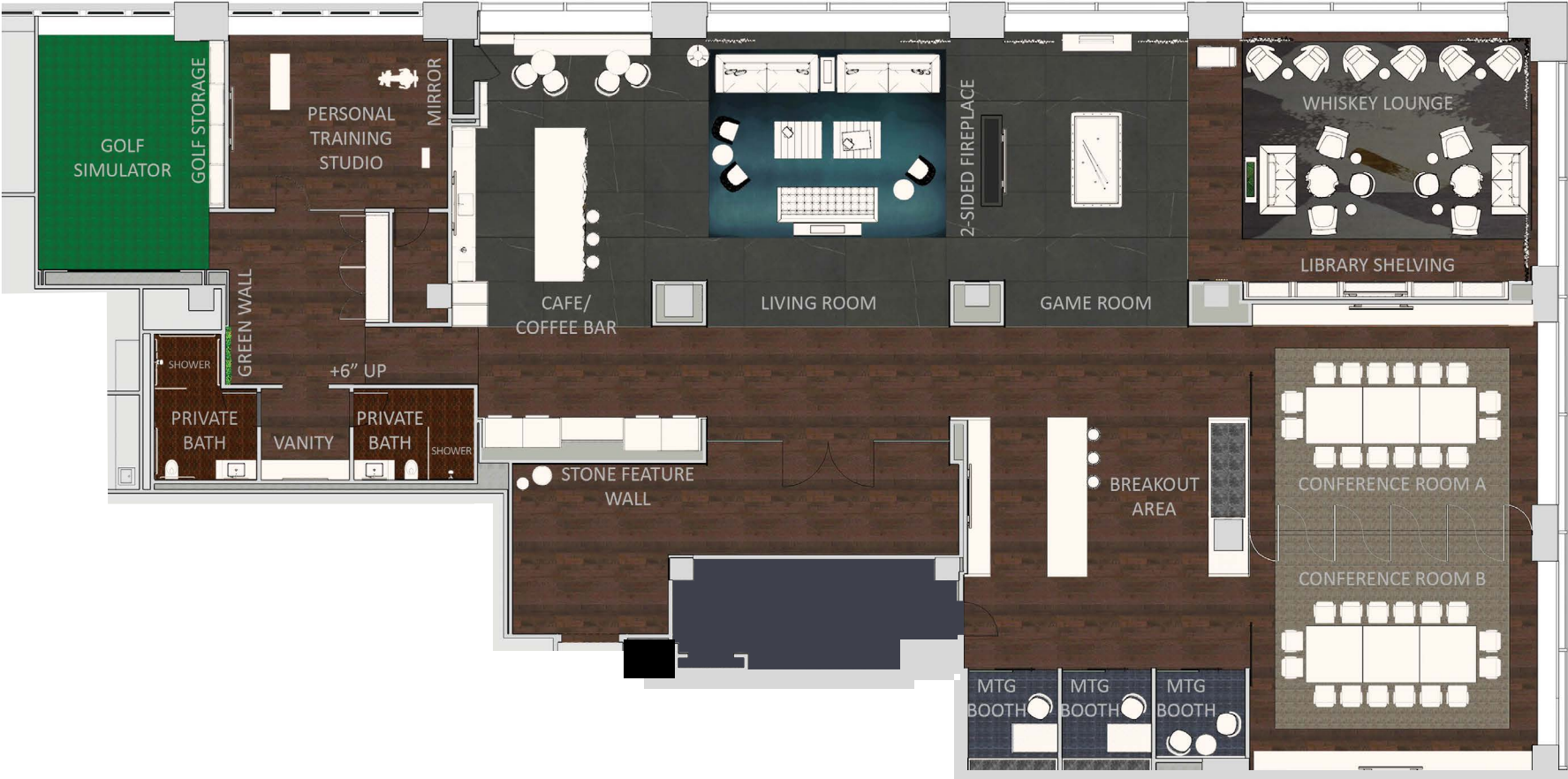


100 PARK AVENUE

SPACES FOR WORK AND PLAY



PARK HOUSE FLOOR PLAN



100 PARK
AVENUE

DOUBLE-HEIGHT ATRIUM LOBBY



100 PARK AVENUE

OFFICE RENDERING



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OFFICE RENDERING



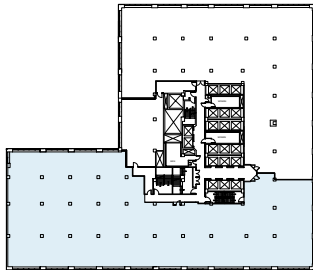
OFFICE CAFE RENDERING



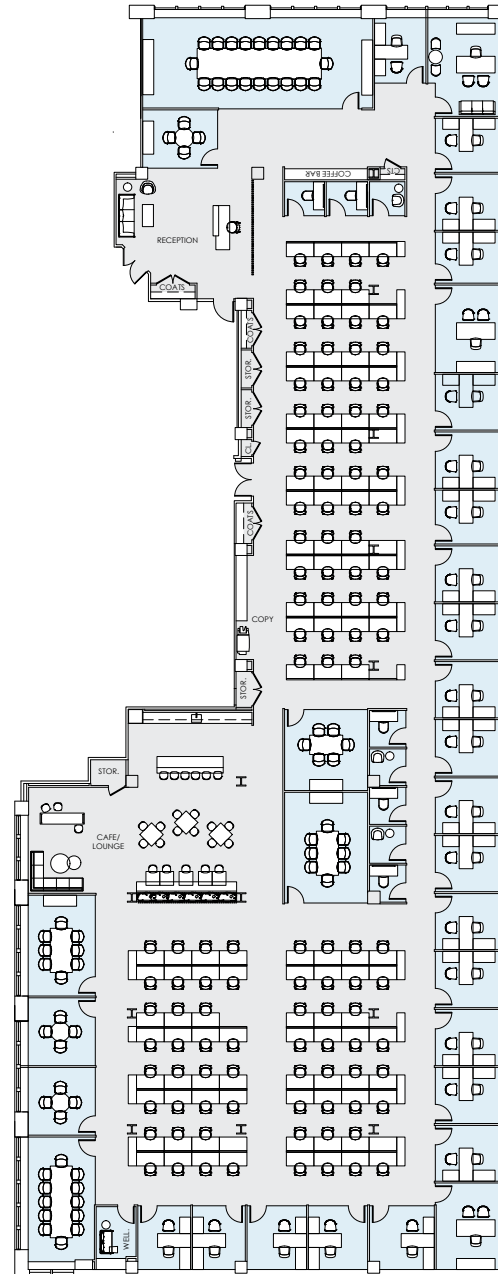
SUITE 600S – 24,394 RSF PROPOSED LAYOUT

FLOOR KEY

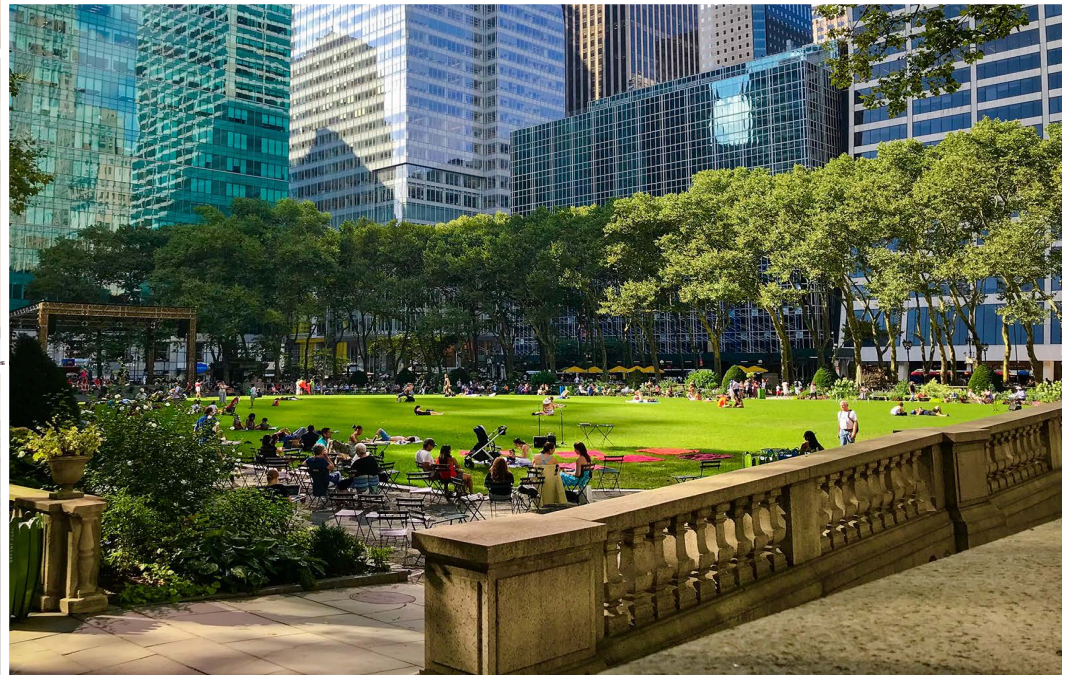
Office	26
Workstation	112
Conference Room	8
Reception	1
PANTRY	1
Phone Room	8
Total Personnel	139
RSF Per Person	175



PARK AVENUE



STEPS TO LUXURY NEIGHBORHOOD AMENITIES





BUILDING SPECIFICATIONS

LOCATION	Entire west block front of Park Avenue between 40th and 41st Streets		
YEAR BUILT	1949, redeveloped 2008		
ARCHITECT	Kahn & Jacobs Building wide redevelopment completed in 2008 by Moed de Armas & Shannon		
BUILDING SIZE	907,000 rsf		
BUILDING HEIGHT	Thirty-six (36) Floors		
BUILDING CONSTRUCTION	<ul style="list-style-type: none"> Conventional structural steel beams and columns with reinforced concrete floor slabs New high efficiency windows; sleek glass curtain wall along Park Avenue frontage Two-story atrium lobby featuring luminescent materials including fritted glass and Thassos stone walls with Cippolino Apuano marble floors 		
FLOOR LAYOUT	Center core floors		
FLOOR LOAD	50 lbs. psf		
FLOOR SIZES	Floor 2 38,313 rsf Floors 3-10 43,041 – 45,245 rsf Floors 11-15 31,971 – 40,139 rsf	Floors 16-20 16,385 – 27,825 rsf Floors 21-36 10,570 – 10,985 rsf	
TYPICAL SLAB HEIGHTS	Typical: 11' 7" Floor 35:14'		
COLUMN SPACING	21' x 26'		
ELEVATORS	Nineteen (19) passenger elevators, one (1) service elevator and one (1) loading dock elevator Loading dock located on 40th Street <ul style="list-style-type: none"> Six (6) elevators serve floors 2-9 One (1) elevator serves Basement – 36 (Freight car) Six (6) elevators serve floors 9-17 One (1) elevator serves Street level – Basement (Loading Dock lift) Six (6) elevators serve floors 17-34 		

HVAC/SUPPLEMENTAL COOLING

Floors 2-20:

- Central chilled water system with fans typically located on every other floor providing VAV distribution
- Perimeter served by induction units

Floors 21-36:

- Dedicated water-cooled DX units
- Fan powered VAV distribution
- Hot water heating coils serve perimeter zone
- Supplemental condenser water is available for tenant use
- Operating hours are Monday-Friday 8:00am-6:00pm

ELECTRIC

Five (5) 4,000 amp services at 120/208 volts
 Three (3) services fed from 40th Street and two services fed from 41st Street
 Up to eight (8) watts per sq. ft. available for tenant use

LIFE/SAFETY

Addressable Class E system
 Building is fully sprinklered
 Emergency generator covering all life safety systems
 Tenant Generator: Location available on 21st floor roof

SECURITY/ACCESS

Coordinated program of controlled electronic access, electronic surveillance and uniformed security guards on a 24/7 basis
 Electronic turnstiles, messenger center and extensive CCTV coverage

TELECOM/CABLE

- Verizon, AT&T, Broadview, Cogent Communications, Crown Castle/Lightower, Spectrum
- Wired Certified Platinum
- DAS for enhanced cell phone service

TRANSPORTATION

Close proximity to Grand Central Terminal

AWARDS

BOMA Award for "International Building of the Year," BOMA Pinnacle Award for "Best Building Renovation of the Year" BOMA Middle Atlantic Regional Award for "Best Building Renovation of the Year" energy performance
 Energy Star rated, LEED Gold

