

120 PARK

NEW YORK, NY



MORE THAN AN ADDRESS.



Grand Central Terminal, Metro-North, LIRR and the Subway steps away



Highly coveted office space with new 8' x 8' triple-pane windows and a private open-air loggia



Adjacent to Pershing Square Plaza



Welcoming two-story, light-filled lobby with private amenity opportunities



Join the prestigious roster of tenants along Park Avenue



Opportunity for in-building executive parking available



Full elevator modernization coming soon

A photograph of a modern office building's rooftop terrace. The terrace has a dark metal railing and a planter box with green plants and red flowers. The floor is made of large, light-colored stone tiles. In the background, a dense city skyline is visible, featuring several tall skyscrapers, including the Willis Tower. The scene is brightly lit, suggesting a sunny day.

BUSINESS WITH A BRIGHTER VIEW.



**GRAND CENTRAL
AT YOUR DOOR.**

**THE CITY AT
YOUR FEET.**

Surrounded by some of Midtown's best lifestyle offerings, 120 Park Avenue sits, steps from One Vanderbilt and Grand Central, at the center of a neighborhood that balances energy with everyday ease.

▼ DINING FOR EVERY PALETTE

Cipriani
Zuma
Oyster Bar
Benjamin Prime
Grand Brasserie
Vanderbilt Market

Park Avenue Tavern
Tartinery
Bryant Park Grill
The Capital Grille
Madison & Vine
Los Tacos

▼ RETAIL & ARTS MECCA

Grand Central Terminal:
65+ Shops & Eateries
Fifth Avenue Shopping
The Morgan Library
New York Transit Museum
The New York Public Library

▼ FITNESS & WELLNESS PRIORITIZED

Equinox
Sports Lab
CorePower Yoga
Crunch

▼ HIGH-END HOTELS

The Bryant Park Hotel
Andaz
Hyatt Grand Central
The William Hotel
The Library
The Chemists' Club
Pestana Park Ave

▼ GREEN SPACE RESET

Pershing Square Plaza
Bryant Park is home to many NYC landmarks, including the skating rink, carousel and NY Public library, and also hosts many events on its wide open lawns (*i.e. movies, yoga, etc*).





NEIGHBORHOOD

30 secs

Pershing Square



01 min

12 Coffee Shops

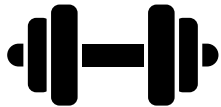
20 Fast-Casual Lunch Spots

17 Sit-Down Restaurants

6 Hotels

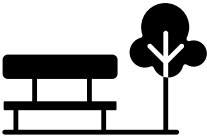
03 mins

3 Gyms



05 mins

Bryant Park



TRANSIT

15 secs

CitiBike



01 min

Grand Central



4 5 6 S



05 mins

B D F M



12 mins

Port Authority



Penn Station



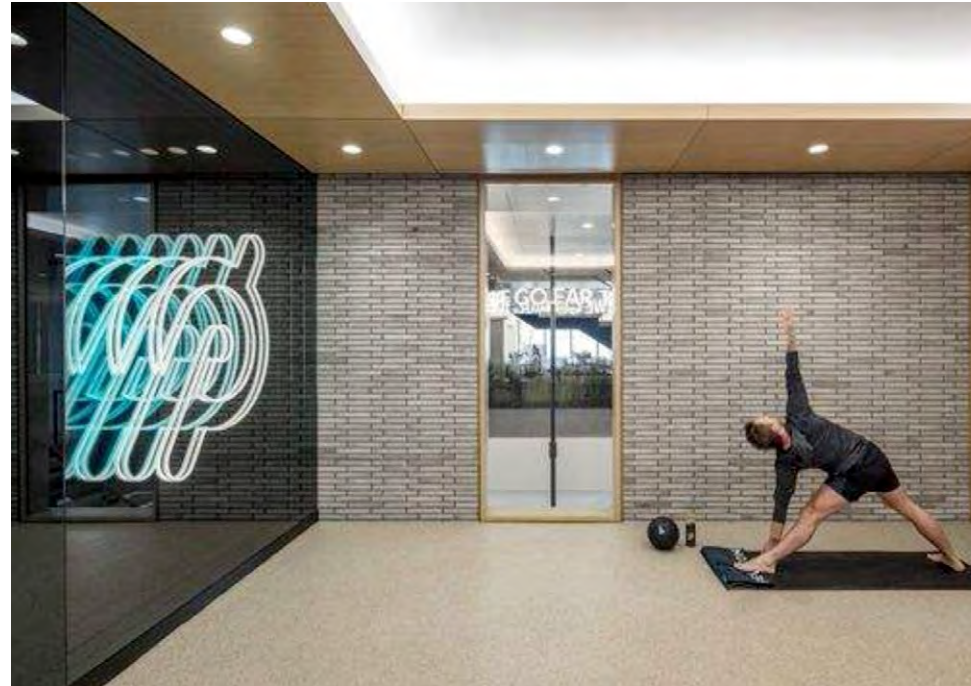
34th St Ferry



A UNIQUE SPACE AND EXPERIENCE.

EXCLUSIVE TO A 50,000 SF USER

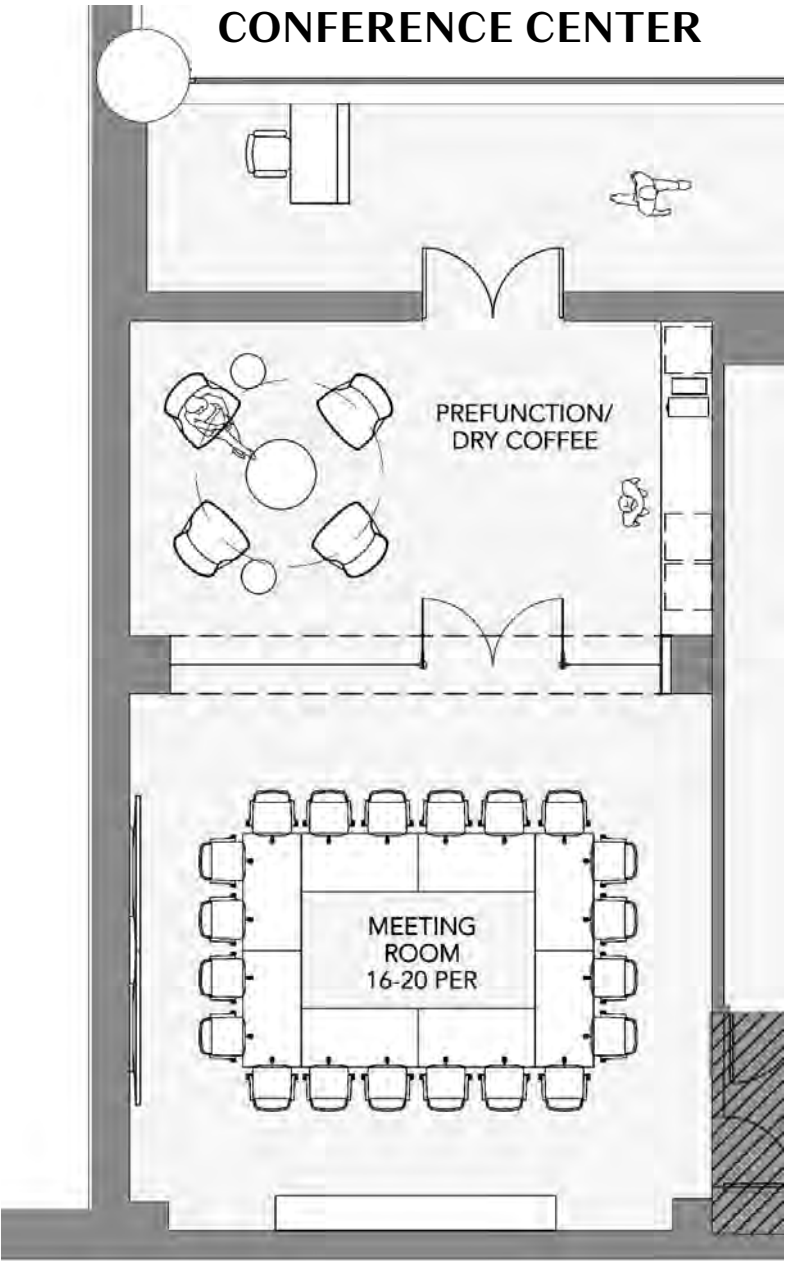
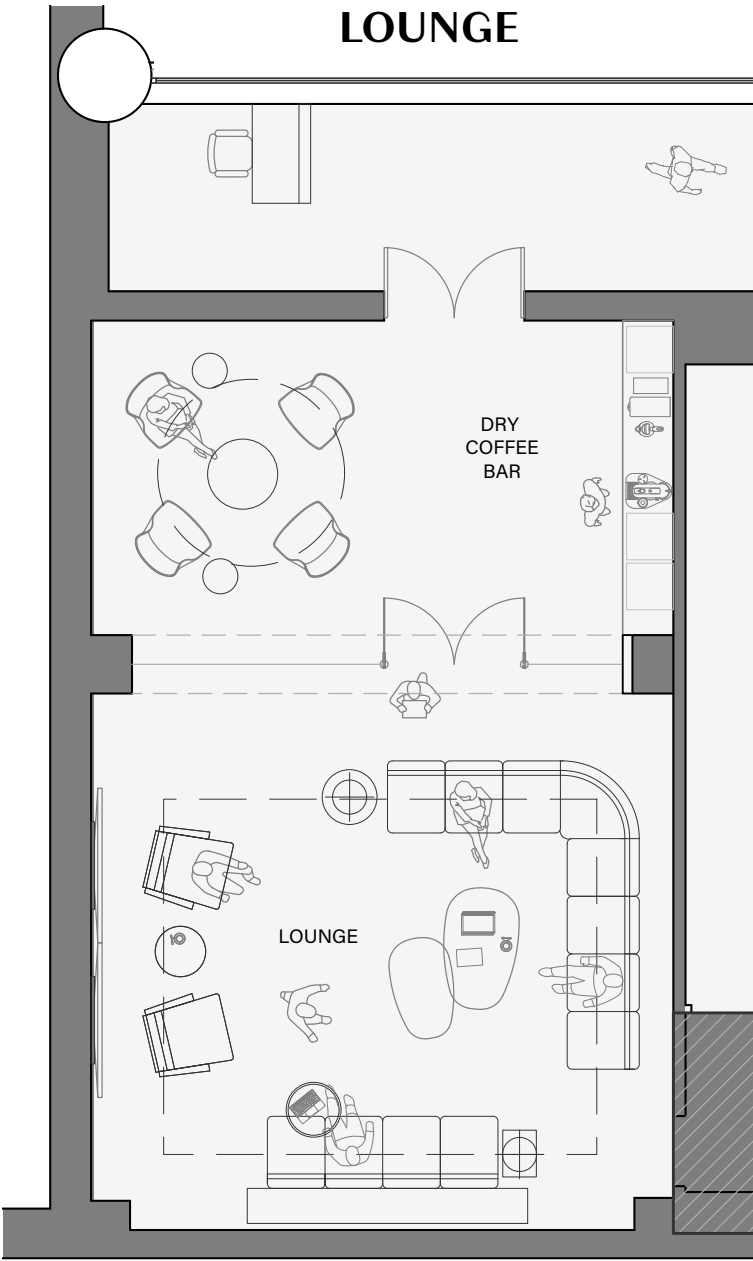
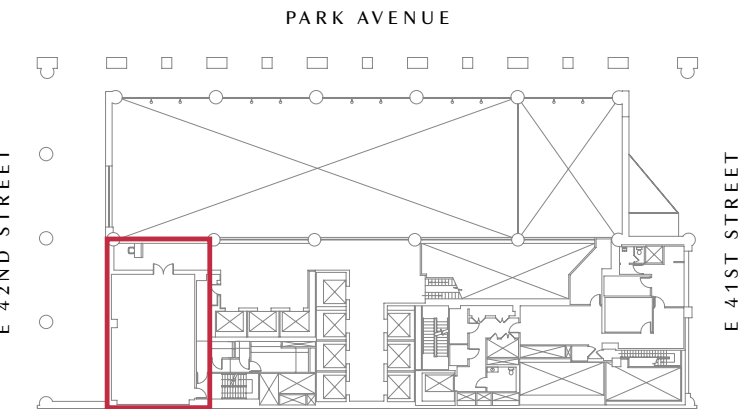
- ▼ Executive Parking
- ▼ Mezzanine Lounge & Conferencing for Private Use
- ▼ Private, Tenant-Only Gym
- ▼ Interconnecting Stairwell Opportunity



MEZZANINE LEVEL OPTIONS

2,200 SF

▼ Vacant space available for private tenant to curate and use upon leasing the 50,000 SF block of space.



5TH FLOOR

CORE & SHELL

24,789 SF

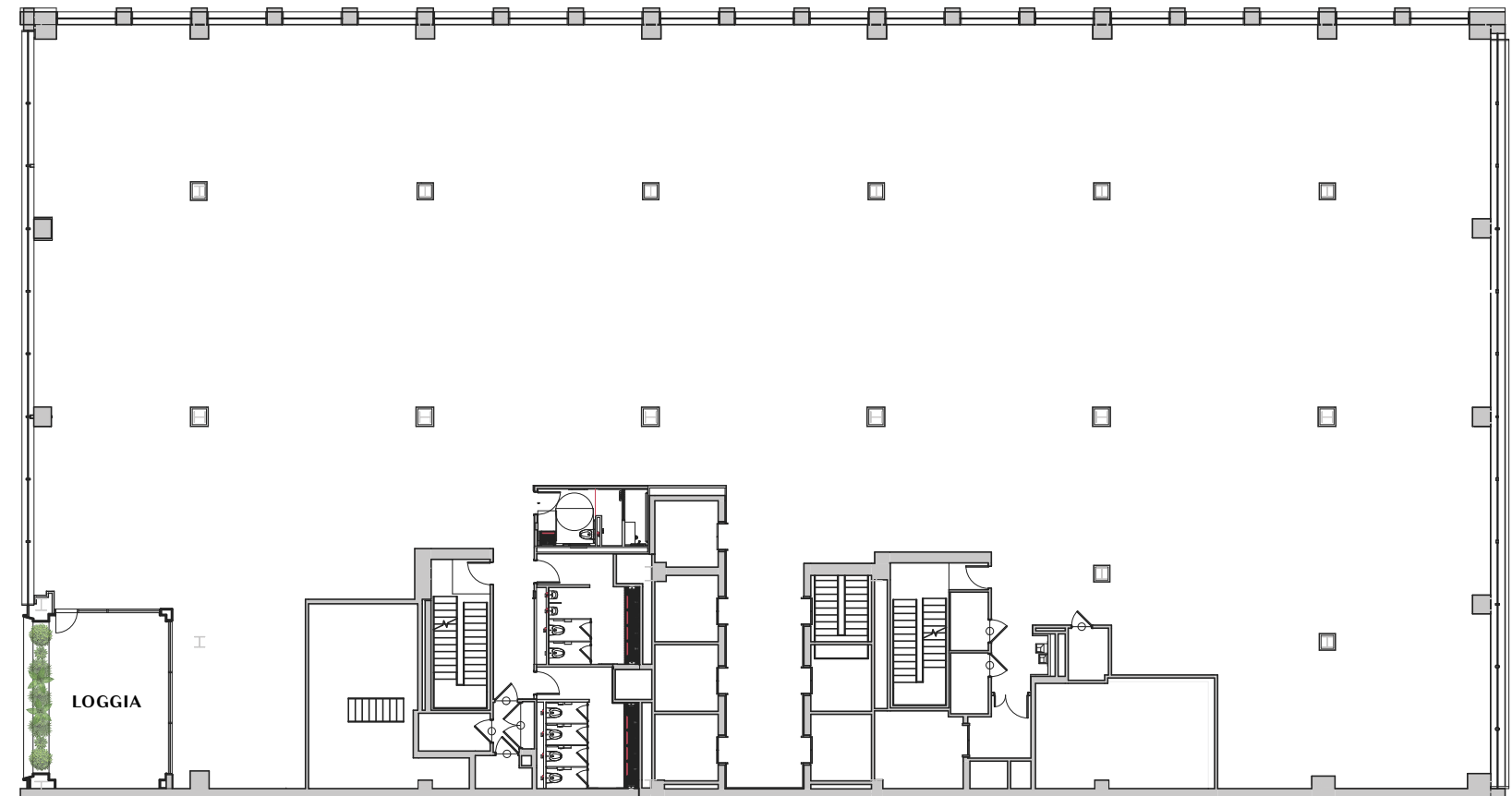
New 8'x8' Windows

Private Loggia

Combined 50,000 SF
5th & 6th Floor Opportunity

Brand New Restrooms
including Showers and
High-End Finishes

E 42ND STREET



PARK AVENUE

E 41ST STREET



6TH FLOOR

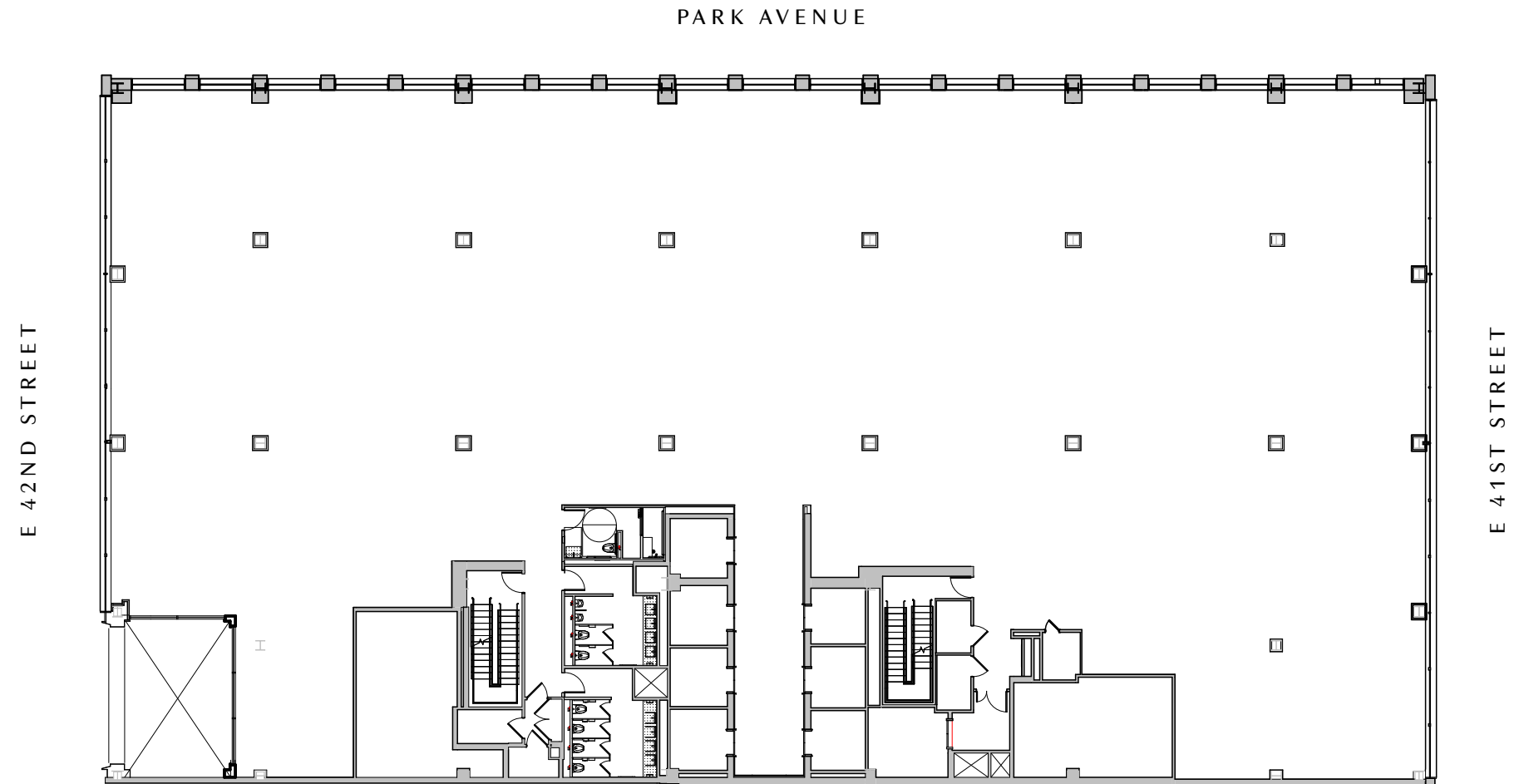
CORE & SHELL

24,789 SF

New 8'x8' Windows

Combined 50,000 SF
5th & 6th Floor Opportunity

Brand New Restrooms
including Showers and
High-End Finishes



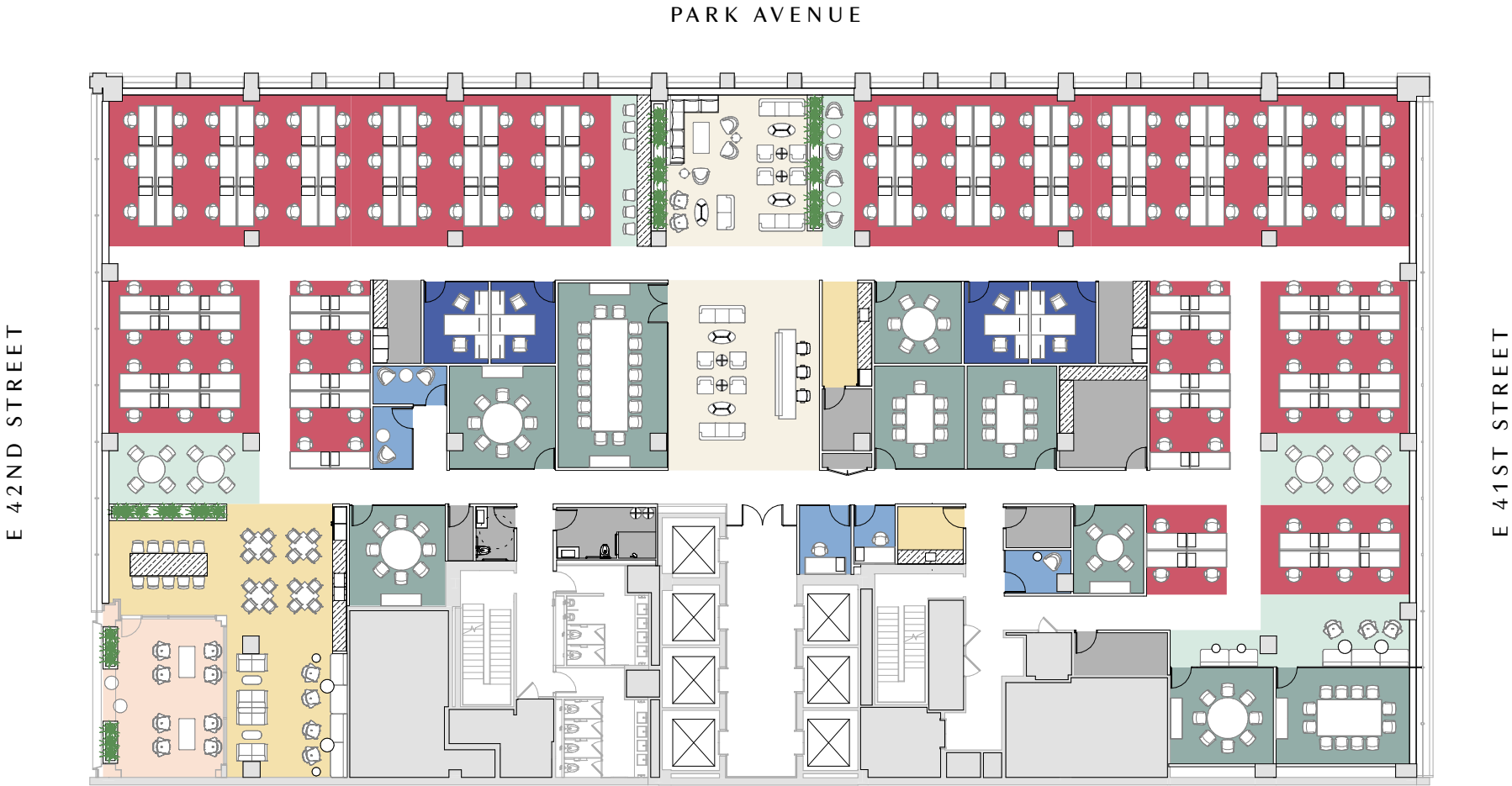
WORKSTATION
FOCUSED

5TH
FLOOR

TEST-FIT
24,789 SF

SPACE TYPE	QTY	HEAD COUNT
<div></div> WELCOME		
Reception Desk	1	1
Lounge	1	
<div></div> PRIVATE OFFICE		
Private Office	4	4
<div></div> WORKSTATIONS		
Benching (72"x30")	132	132
<div></div> COLLABORATION		
Boardroom 18 PPL	1	
LG Conf. Room 12 PPL	1	
MD Conf. Room 8 PPL	5	
SM Conf. Room 6 PPL	1	
Huddle Room	1	
<div></div> OPEN COLLABORATION	6	
<div></div> FOCUS/SPECIALTY		
Phone Room	1	
<div></div> AMENITY		
Townhall	1	
Coffee Bar	1	
Wellness Room	1	
<div></div> AMENITY		
Terrace	1	
<div></div> SUPPORT & STORAGE		
Mail Room	1	
IT	1	
Coat Closet	1	
Storage Room	2	
Pantry Storage Room	1	
Copy/Print	2	
ADA Restroom	1	
ADA Restroom w/ Shower	1	

Total Headcount137



PRIVATE OFFICE
FOCUSED

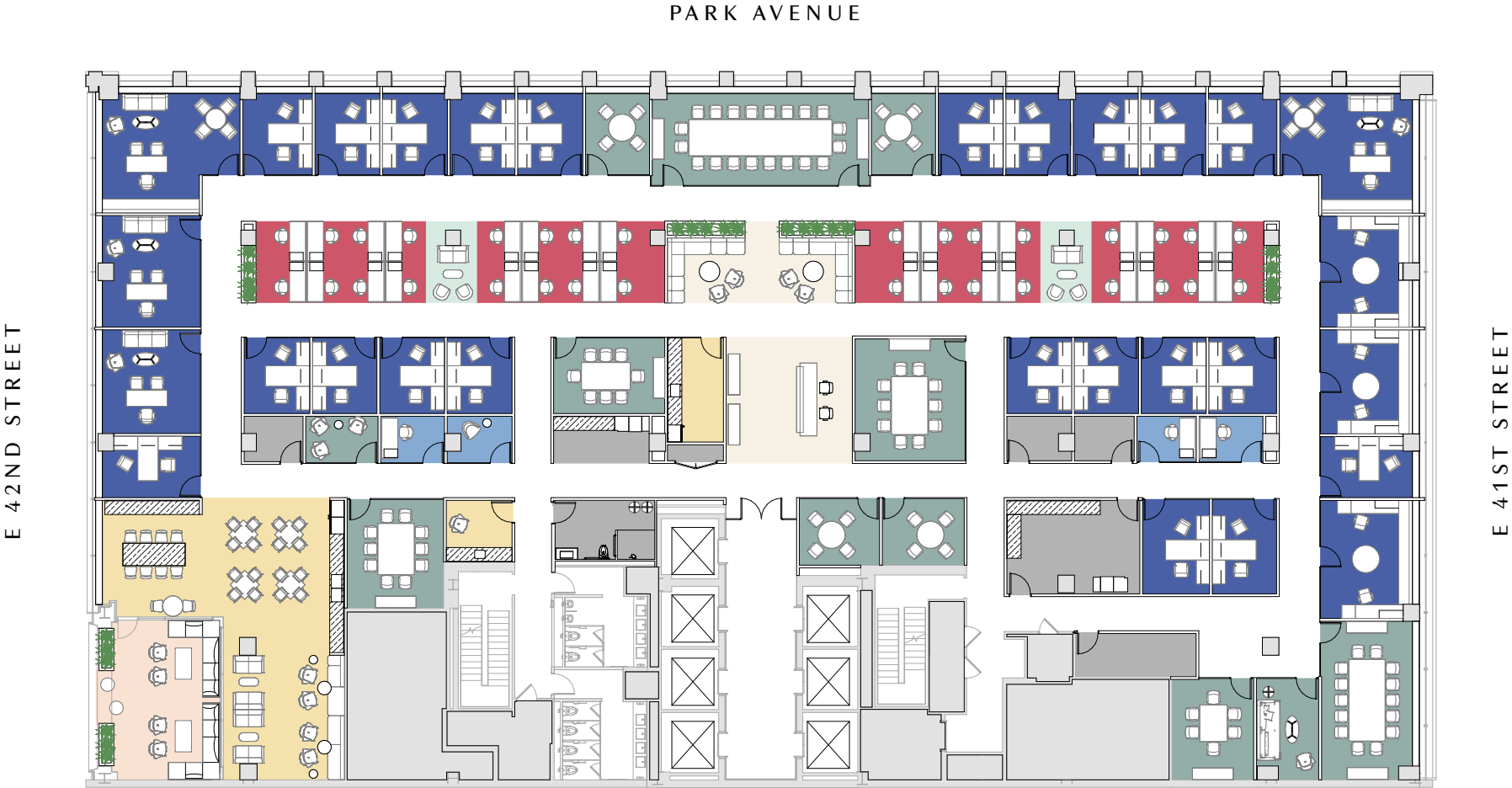
5TH
FLOOR

TEST-FIT
24,789 SF

SPACE TYPE	QTY	HEAD COUNT
<div></div> WELCOME		
Reception Desk	1	1
Lounge	1	1
<div></div> PRIVATE OFFICE		
Executive Office 340 SF	2	2
Executive Office 250 SF	2	2
<div></div> OFFICE		
Internal Office 120 SF	22	22
Shared Office 230 SF	3	6
<div></div> WORKSTATIONS		
Benching (72"x30")	32	32
<div></div> COLLABORATION		
Boardroom 20 PPL	1	
LG Conf. Room 12 PPL	1	
MD Conf. Room 8 PPL	3	
SM Conf. Room 6 PPL	1	
Huddle Room	4	
<div></div> OPEN COLLABORATION	2	
<div></div> FOCUS/SPECIALTY		
Phone Room	4	
<div></div> AMENITY		
Townhall	1	
Coffee Bar	1	
Wellness Room	1	
<div></div> AMENITY		
Terrace	1	
<div></div> SUPPORT & STORAGE		
Mail/Copy/Print Room	1	
Copy/Print	1	
Coat Closet	1	
Storage Room	2	
Pantry Storage Room	1	
IT	1	
ADA Restroom w/ Shower	1	

Total Headcount

65



INTERCONNECTING
STAIRCASE OPPORTUNITY

5TH
FLOOR

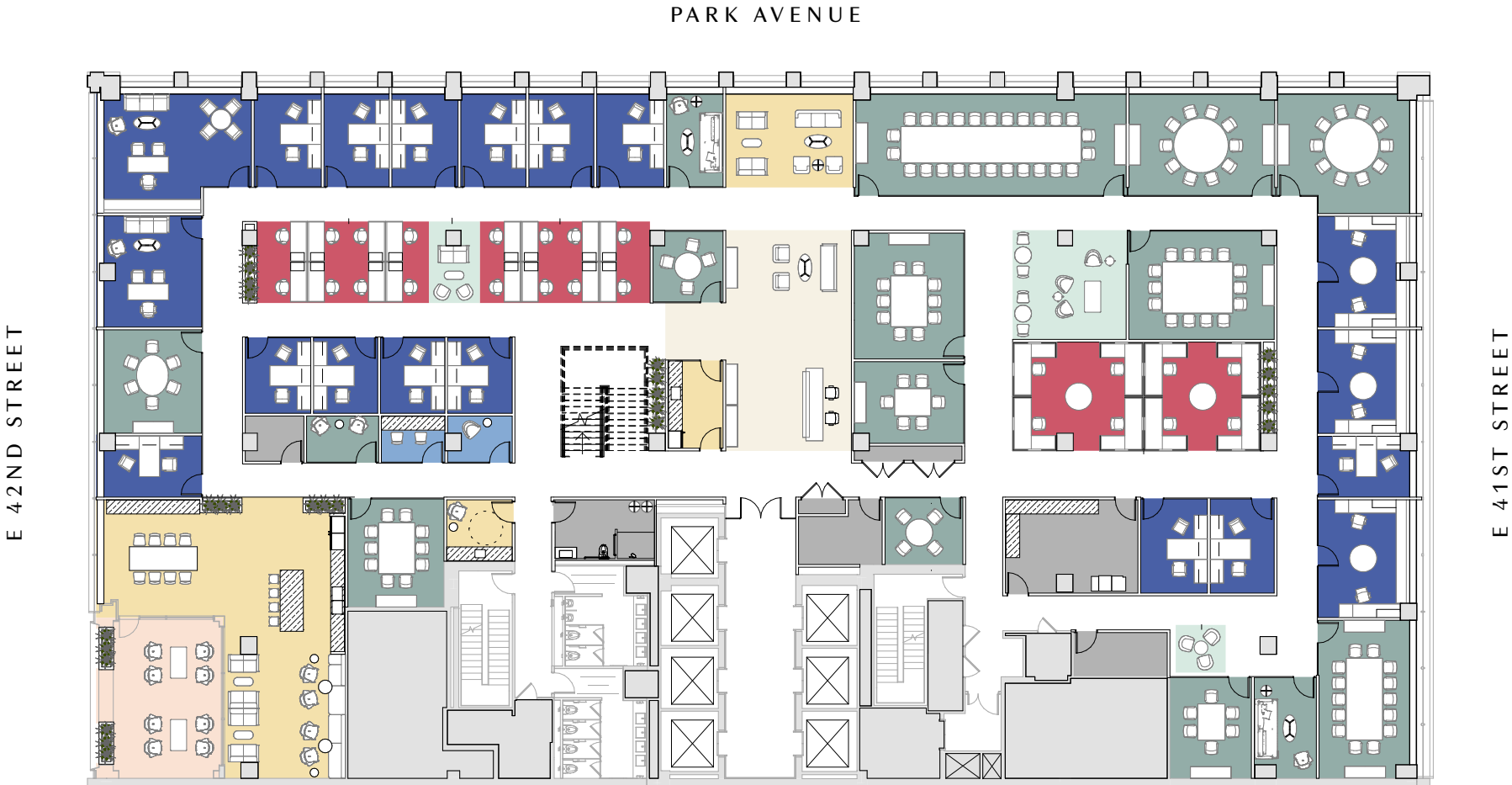
TEST-FIT

49,676 SF (5TH + 6TH
COMBINED)

SPACE TYPE	QTY	HEAD COUNT
<div></div> WELCOME		
Reception Desk	1	1
Lounge	1	
<div></div> PRIVATE OFFICE		
Executive Office	2	2
Private Office	8	8
Internal Private Office	6	6
Shared Office	3	6
<div></div> WORKSTATIONS		
Benching (72"x30")	16	16
Workstations (8'x6')	8	8
<div></div> COLLABORATION		
Boardroom 24 PPL	1	
LG Conf. Room 14-18 PPL	1	
MD Conf. Room 8-10 PPL	5	
SM Conf. Room 6 PPL	3	
Huddle Room	5	
<div></div> OPEN COLLABORATION	3	
<div></div> FOCUS/SPECIALTY		
Phone Room	2	
<div></div> AMENITY		
Pantry/Townhall	1	
Coffee Bar	1	
Wellness Room	1	
Lounge	1	
<div></div> AMENITY		
Terrace	1	
<div></div> SUPPORT & STORAGE		
Mail/Copy/Print Room	1	
Coat Closet	2	
Storage Room	1	
Pantry Storage Room	1	
IT	1	
ADA Restroom w/ Shower	1	

Total Headcount

47



INTERCONNECTING
STAIRCASE OPPORTUNITY

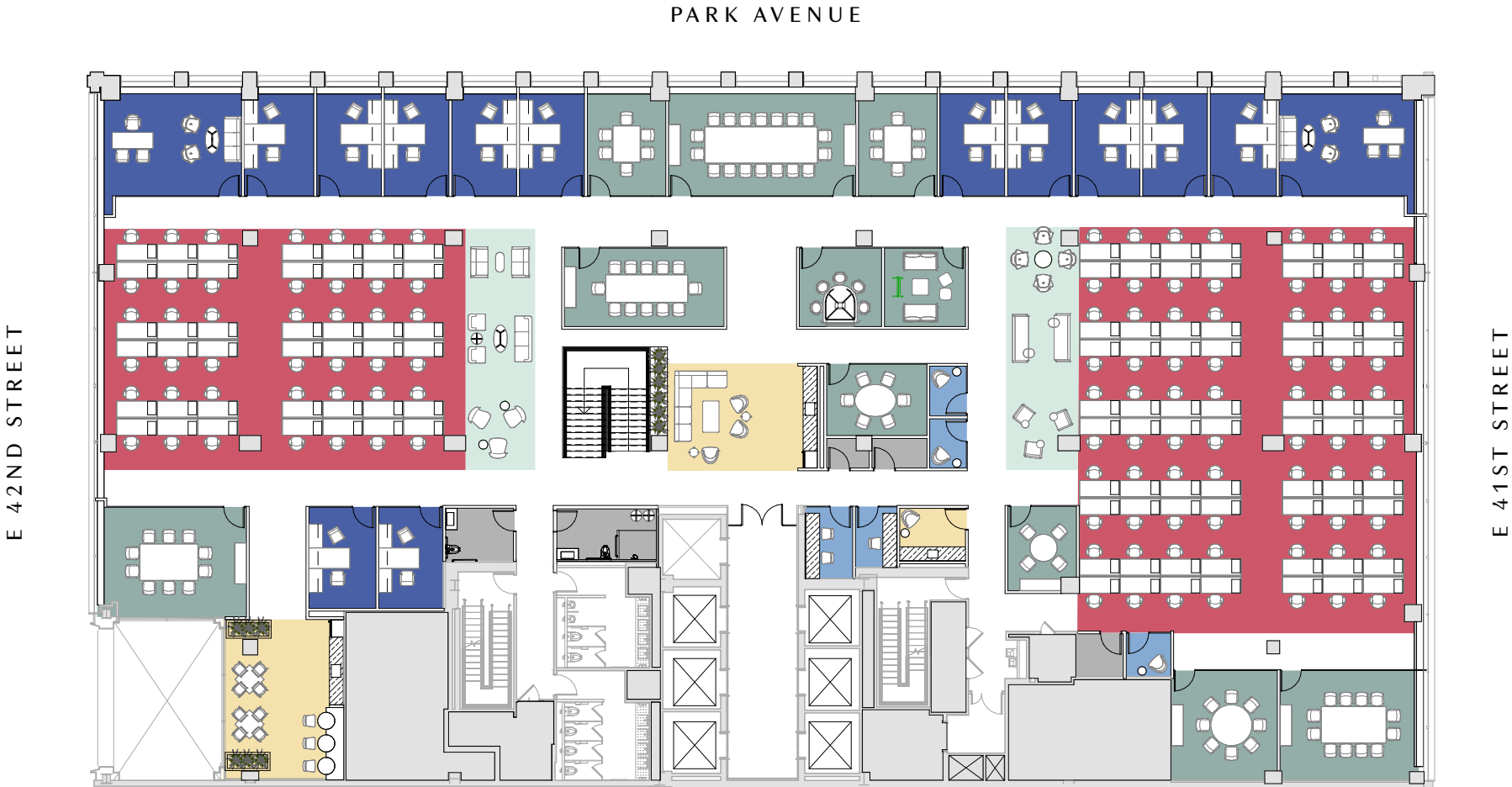
6TH
FLOOR

TEST-FIT

49,676 SF (5TH + 6TH
COMBINED)

SPACE TYPE	QTY	HEAD COUNT
PRIVATE OFFICE		
Executive Office	2	8
Private Office	10	6
Internal Private Office	2	6
WORKSTATIONS		
Benching (72"x30")	112	112
COLLABORATION		
LG Conf. Room 14-18 PPL	4	
MD Conf. Room 8-10 PPL	3	
SM Conf. Room 6 PPL	1	
Huddle Room	3	
OPEN COLLABORATION	2	
FOCUS/SPECIALTY		
Phone Room	5	
AMENITY		
Pantry	1	
Coffee Bar/Lounge	1	
Wellness Room	1	
SUPPORT & STORAGE		
IT	1	
Coat Closet	1	
Storage Room	1	
ADA Restroom	1	
ADA Restroom w/ Shower	1	

Total Headcount 127



TECHNICAL SPECIFICATIONS

Owner/Landlord:	120 Park Avenue Associates, LLC	Live Load Per Floor:	- 100 PSI per floor - 1st floor – 150 - D-level – On Grade
Managing Agent:	Global Holdings Management Group U.S.	Elevator Banks:	- Destination Dispatch Technology - Low-Rise - M-LLD: 3 cars - High-Rise - Floors 5-26: 7 Cars - Freight: LLDD – 27
Location:	41st St. between Park Ave. & Madison Ave.	Freight Elevator Hours:	Access to freight on a non-reserved basis at no charge from 8 AM to 5 PM, M-F
Building Size:	Approximately 643,000 sq. ft.	Electric:	- Two (2) 3,000 Amp Main feeds - Directly metered to Con Edison - Seven (7) watts per rentable square foot, demand load, exclusive of base building HVAC
Height:	26 Stories with 4 Lower Levels (LL A – D)	Emergency Generator:	Life Safety, Elevators, Fire Pump. Moderate capacity available for tenant use
Architect:	Ulrich Franzen & Associates	HVAC:	- Centralized Chiller Plant equipped with MERV 15 filters - Hours of Operation: Building hours are 8 AM – 7 PM, M-F (excluding holidays)
Built:	1982, Renovated 2011	Security:	Lobby desk attended 24 hours per day, 365 days per year.
Transportation:	Directly access to Grand Central Terminal, Metro North, LIRR and Subway Lines - 4, 5, 6, 7, & S.	Life Safety:	Full Code Compliant Class “E” system updated to comply with LL191
Parking:	Executive Parking spots available via limo lift		
Telecom:	Building is wired with ATT, Crown Castle, Spectrum/Time Warner & Verizon		
Ceiling Heights:	- 26th floor = 15’6” - 2nd – 25th floors = 12’3” - CPS = 42’ - LLA = 10’3 - 11’5” - LLB = 10’5” - LLC = 10’3’ - 11’3’ - LLD = 9’5” (storage)		