

125 PARK AVENUE





LOBBY EXTERIOR

125 PARK AVENUE



125 PARK AVENUE



NEW ELEVATOR BANKS

125 PARK AVENUE



125 PARK AVENUE



NEW ELEVATOR CABS



125 PARK AVENUE



PRE-BUILT FINISHES



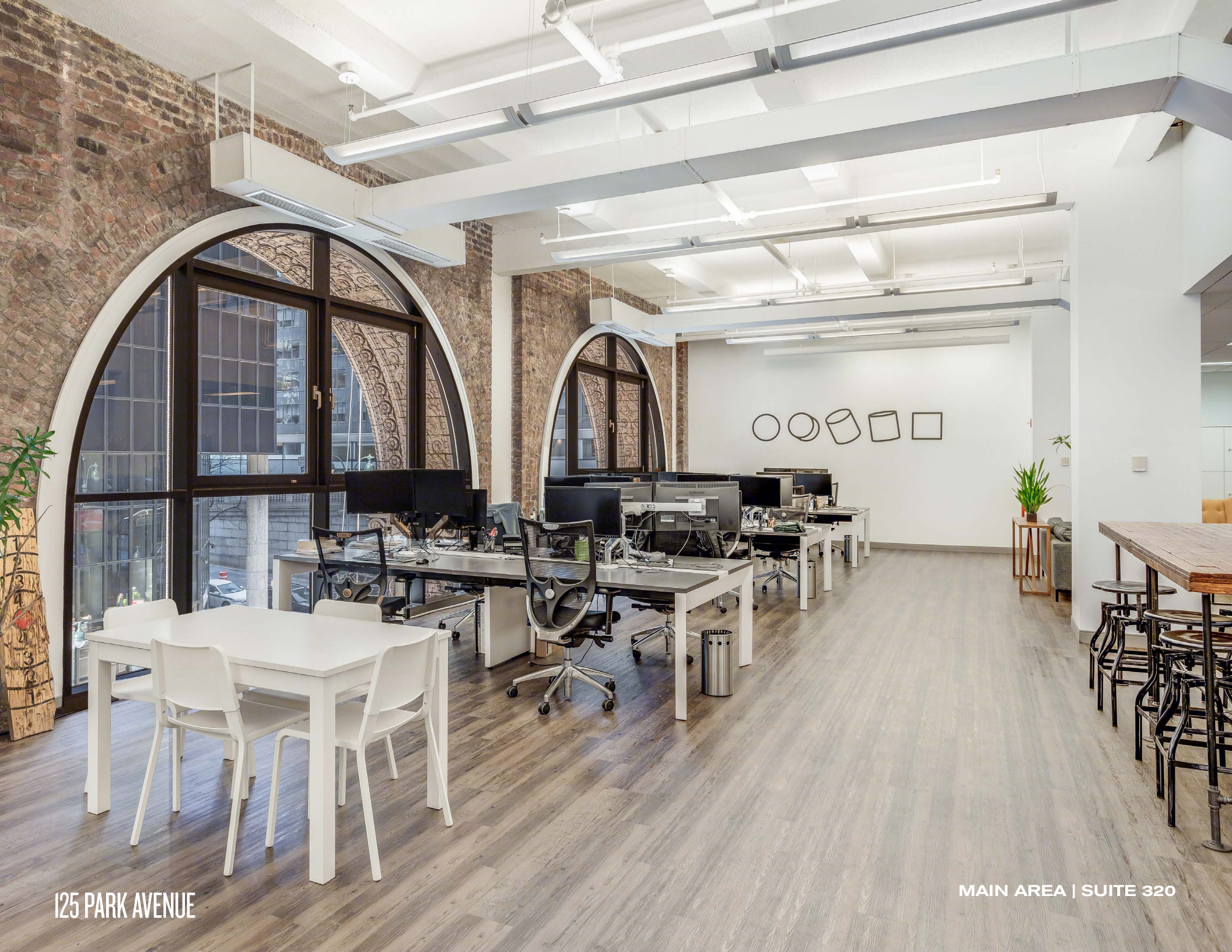
125 PARK AVENUE

RECEPTION | SUITE 320



125 PARK AVENUE

PANTRY | SUITE 320



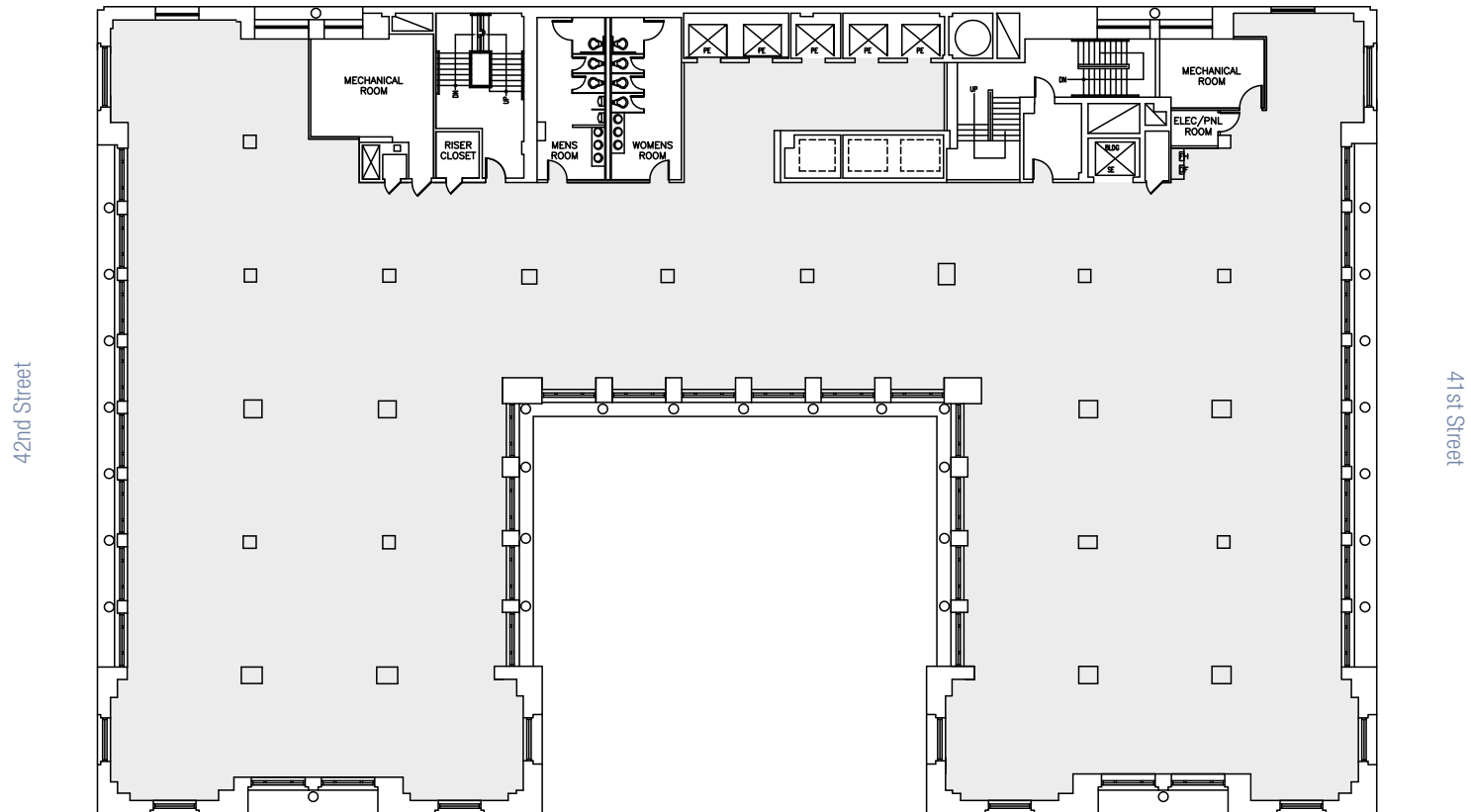
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MAIN AREA | SUITE 320

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CORE AND SHELL

ENTIRE 22ND FLOOR — 24,809 RSF



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NEIGHBORHOOD MAP





THE little BEET

BIENVENIDOS



125 PARK AVENUE

PARK AVENUE PLAZA

125 PARK AVENUE

BUILDING SPECIFICATIONS

LOCATION	Northeast corner of Park Avenue and 42nd Street	
YEAR BUILT	Built: 1923 Renovated: 2008	
ARCHITECT	York & Sawyer	
BUILDING SIZE	653,736 rsf	
BUILDING HEIGHT	Twenty-six (26) Floors, basement and sub-basement	
BUILDING CONSTRUCTION	<ul style="list-style-type: none">- Concrete encased structural steel flange columns- Facade: Brick and terra cotta with fenestration and granite with glazed painted aluminum- Lobby: Newly renovated with marble walls finished with Italian Basaltina stone flooring- Ceilings are vaulted and finished with Venetian plaster	
FLOOR SIZES	Below Grade	21,809 rsf
	Ground	15,501 rsf
	Floor 2	30,129 rsf
	Floor 3	21,929 rsf
	Floors 4-5	31,377 rsf
	Floors 6-7	31,071 rsf
	Floor 8	25,723 rsf
	Floors 9-14	25,656 rsf
	Floor 15	25,653 rsf
	Floors 16-17	25,366 rsf
	Floors 18-20	26,225 rsf
	Floor 21	26,256 rsf
	Floor 22	24,809 rsf
	Floor 23	25,151 rsf
	Floor 24	25,536 rsf
	Floor 25	21,123 rsf
	Floor 26	9,556 rsf

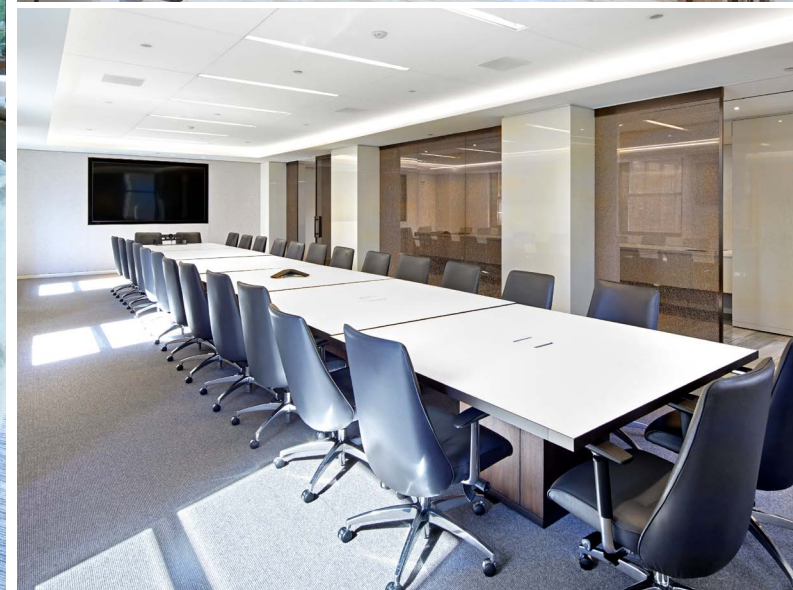
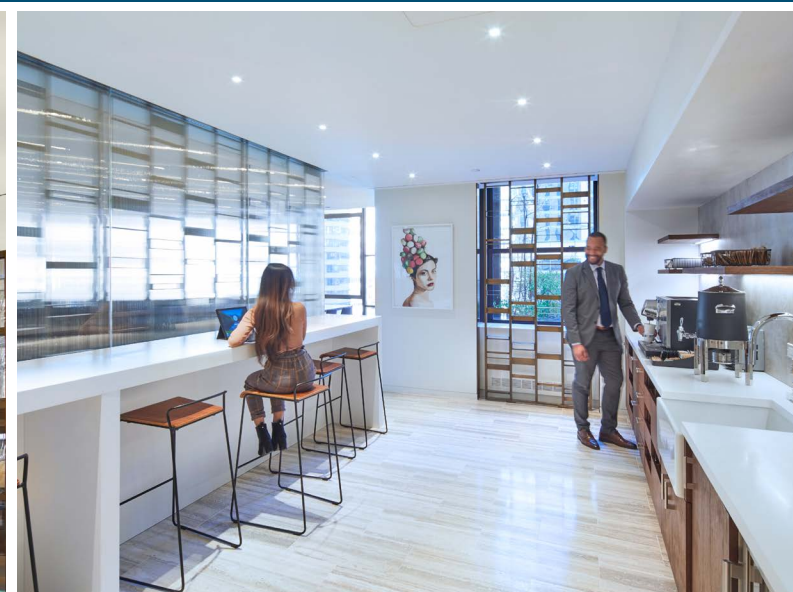
FLOOR LOADS	Basement, Ground, 2nd Floors: 120 lbs/sq.ft. 3rd-26th Floors: 60 lbs/sq.ft.
TYPICAL SLAB HEIGHTS	11'3"
COLUMN SPACING	East to West on center is 20' 6" North to South on center is 21' 6"
ELEVATORS	Fourteen (14) passenger, one (1) freight Loading dock is located on 41st Streets
HVAC/SUPPLEMENTAL COOLING	Two (2) water-cooled DX units per floor, ranging in size from 22 to 35 tons. Gas boilers provide perimeter heating
ELECTRIC	Four 4000-amp. 120/208-volt, three (3)-phase, four (4) wire service. Up to six (6) watts per sq. ft. available for tenant use.
LIFE/SAFETY	Fully addressable Class E system; building fully sprinklered
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
TELECOM/CABLE	Altice, Cogent, Spectrum Business, Verizon Wired Certified Platinum
TRANSPORTATION	Directly across the street from Grand Central Terminal and Subway Lines 7, S, B, D, F and V
AMENITIES	Near Pershing Square, restaurant with new outdoor public seating, in building bank and gym

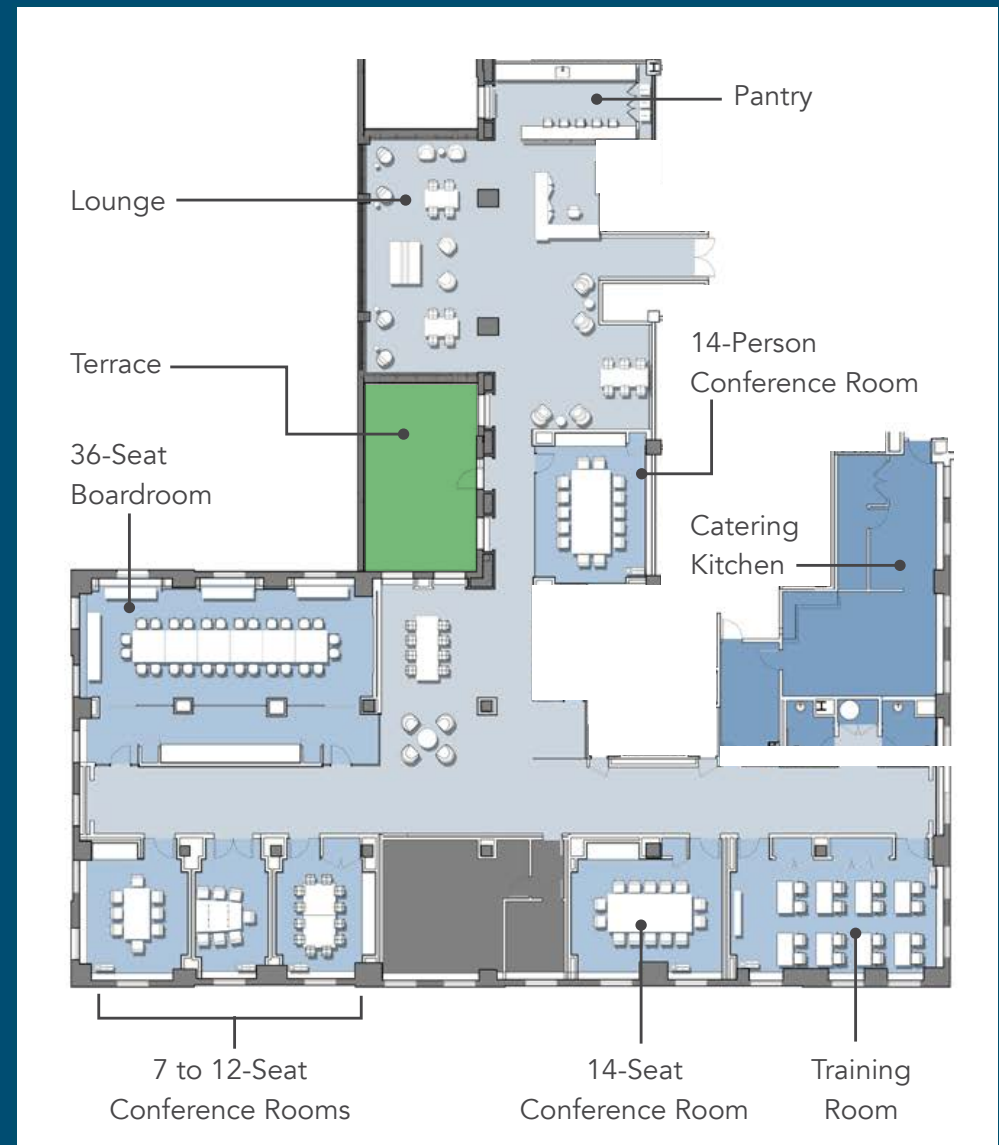




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- Catering Kitchen
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