

# 280

## PARK AVENUE



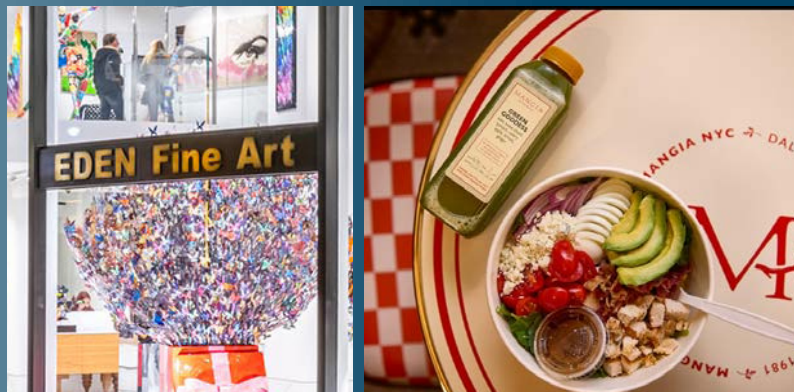


# OPPORTUNITY HIGHLIGHTS

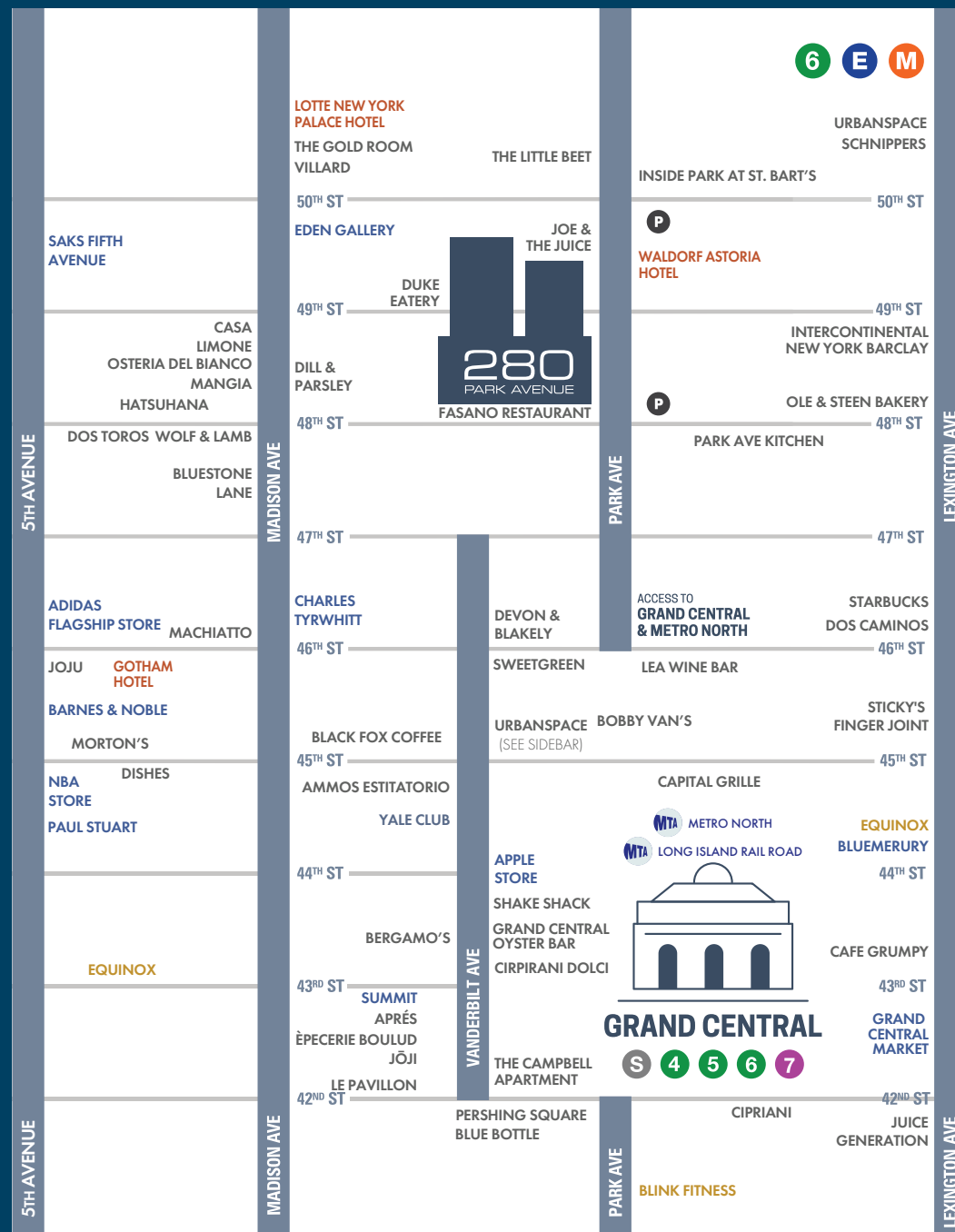
- ◆ Prime Park Avenue Location
- ◆ Steps to Grand Central Terminal with new LIRR Connection
- ◆ In-Building Restaurant with Private Dining, Jazz Club and High-End Coffee Shop
- ◆ Double-Height Lobby with Atrium and World-Class Art Installations
- ◆ Prestigious Tenant Roster
- ◆ Walking Distance to Luxury Retail



# VIBRANT NEIGHBORHOOD



**280**  
PARK AVENUE





# ON-SITE DINING & ENTERTAINMENT



FASANO PRIVATE DINING



BARRETTO JAZZ BAR



FELIX COFFEE



FASANO BAR & LOUNGE





PARK AVENUE

280

280  
PARK AVENUE

PARK AVENUE LOBBY EXTERIOR





TWO EIGHTY PARK AVENUE

280

280  
PARK AVENUE

ATRIUM LOBBY EXTERIOR

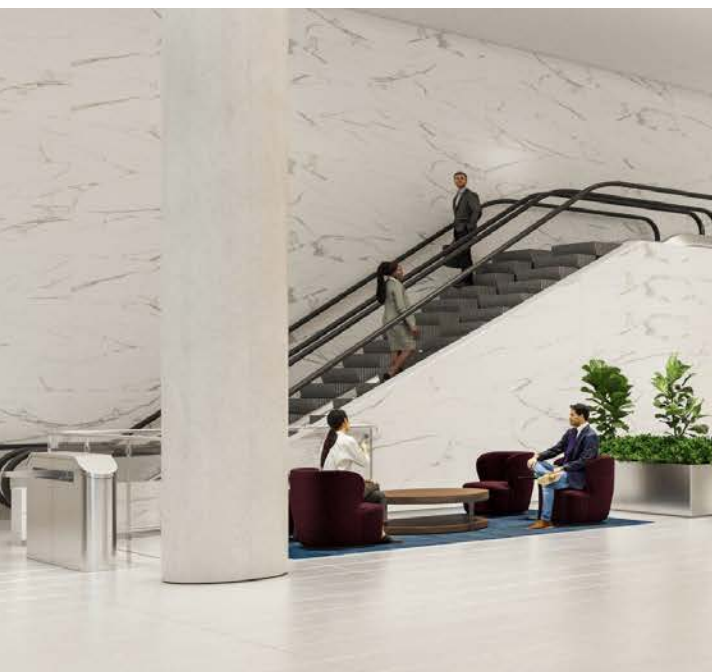




280  
PARK AVENUE

REFLECTING POOL & ART INSTALLATION







# AVAILABILITY

## NOTABLE TENANTS



### FULL TOWER FLOORS

Floors 33-34  
Tower Duplex  
**40,516 RSF**

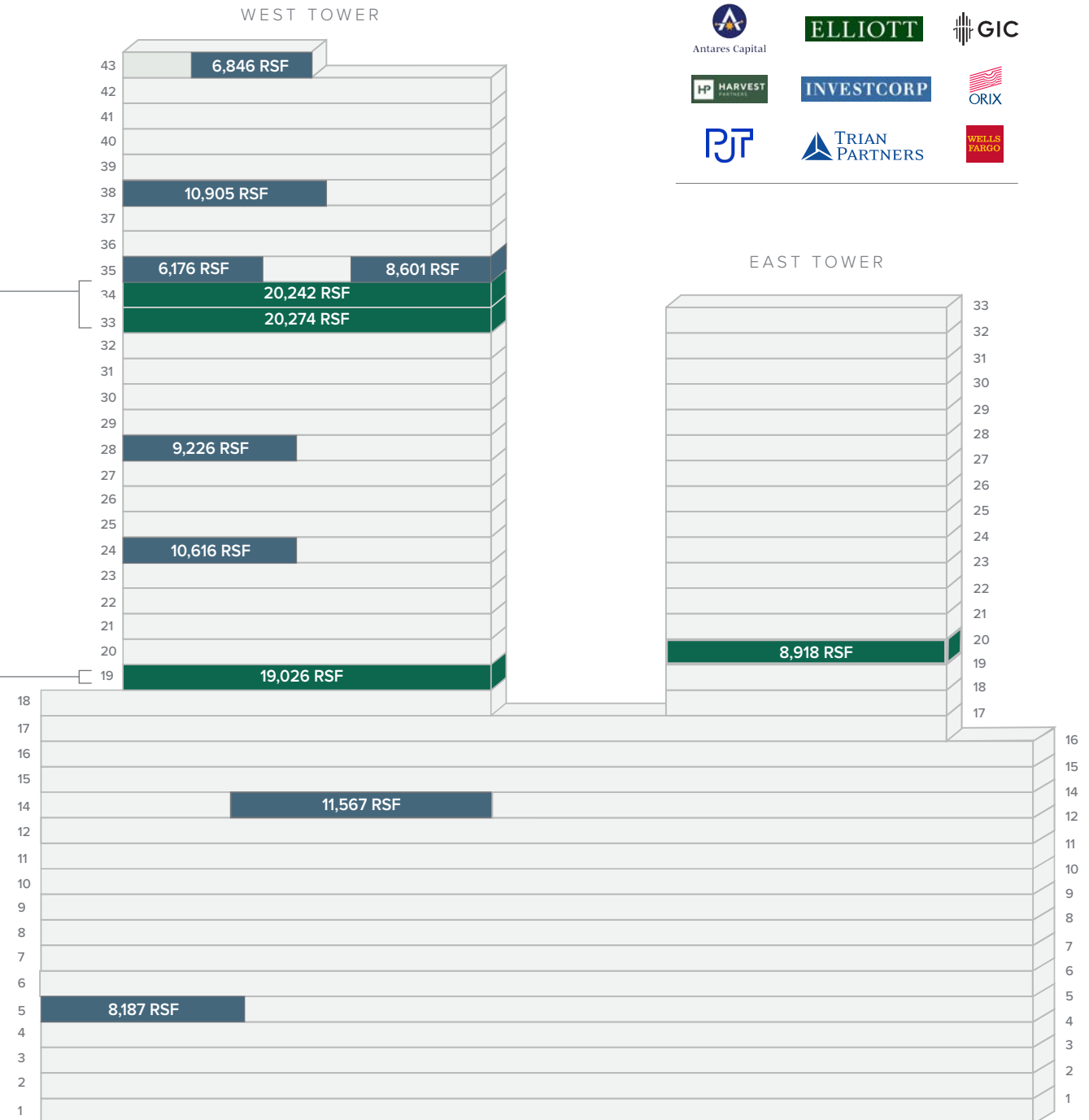
### FULL MIDRISE FLOORS

Floor 19  
Midrise Floor  
**19,026 RSF**

FULL FLOOR OPPORTUNITIES

PRE-BUILT OPPORTUNITIES

**280**  
PARK AVENUE







# FULL FLOOR OPPORTUNITIES

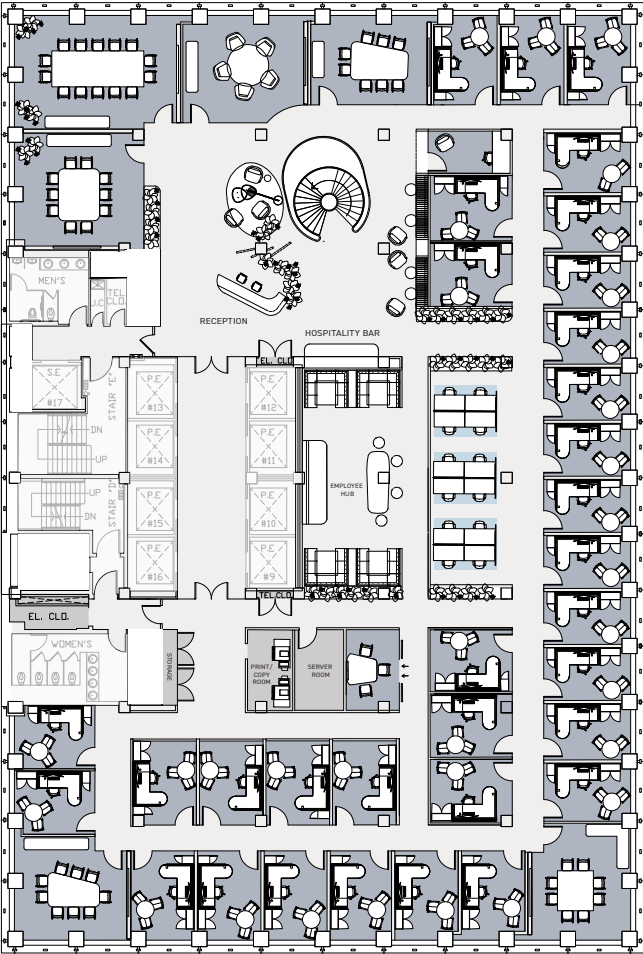
280  
PARK AVENUE



# ENTIRE 34TH FLOOR (WEST)

20,242 RSF | DUPLEX TEST FIT

EAST 49TH STREET



EAST 48TH STREET

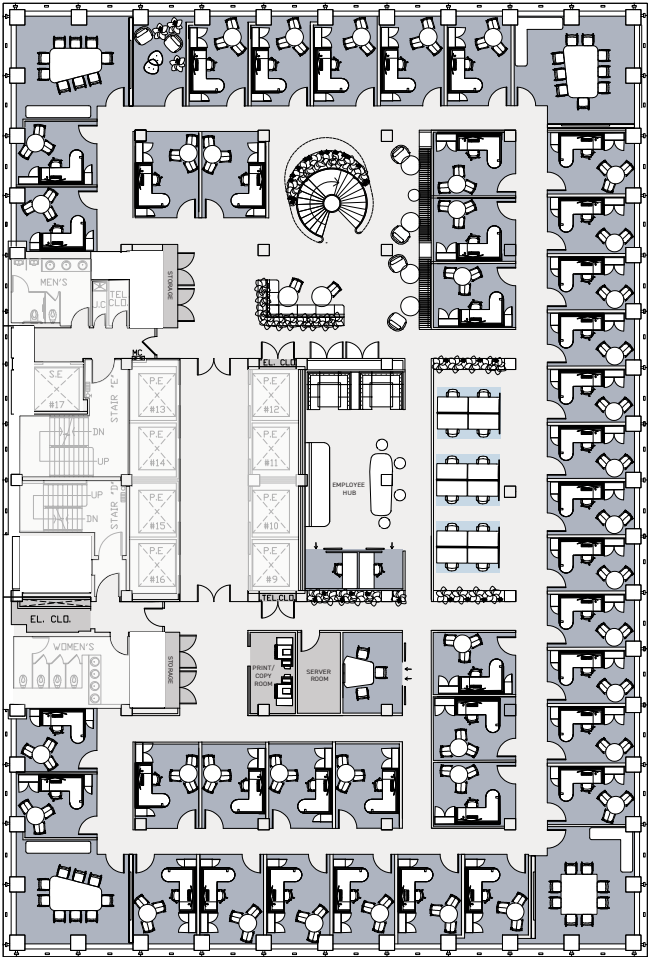
## FLOOR KEY

Office	97
Reception	1
Internal Lounge	1
Internal Conference Room	21
Client Lounge	1
Client Conference Room	4
Employee Hub	2
Server Room	2
Phone Booth	3
Print/ Copy Room	2
Storage Room	3
Total Headcount	98

# ENTIRE 33RD FLOOR (WEST)

20,274 RSF | DUPLEX TEST FIT

EAST 49TH STREET



EAST 48TH STREET





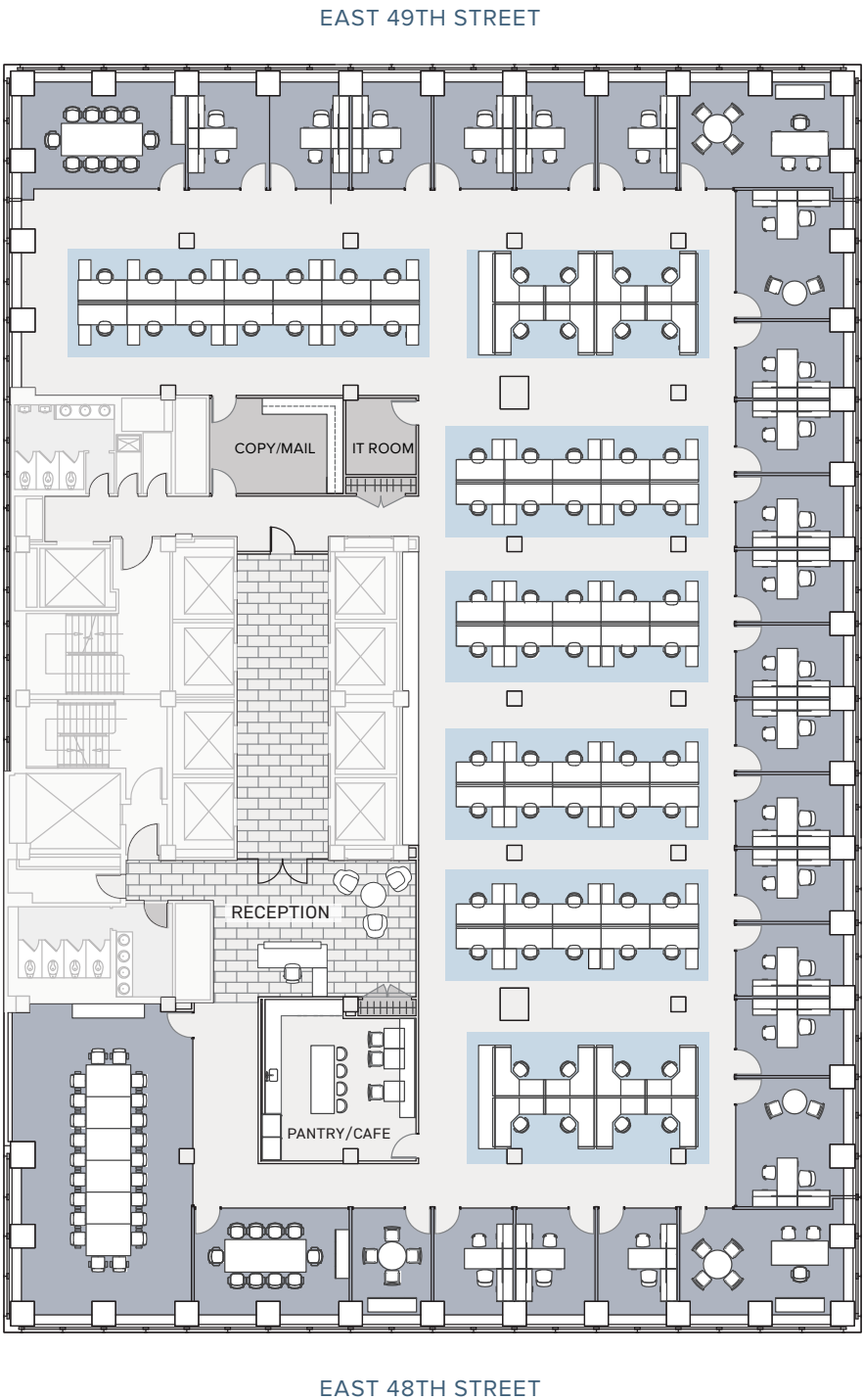
**TOWER FLOOR (WEST)**

APPROX. 20,000 RSF

OFFICE INTENSIVE TEST FIT

FLOOR KEY

Private Office	23
Work Station	70
Conference Room	4
IT Room	1
Pantry/Cafe	1
Copy/Mail	1
Reception	1
Total Headcount	94



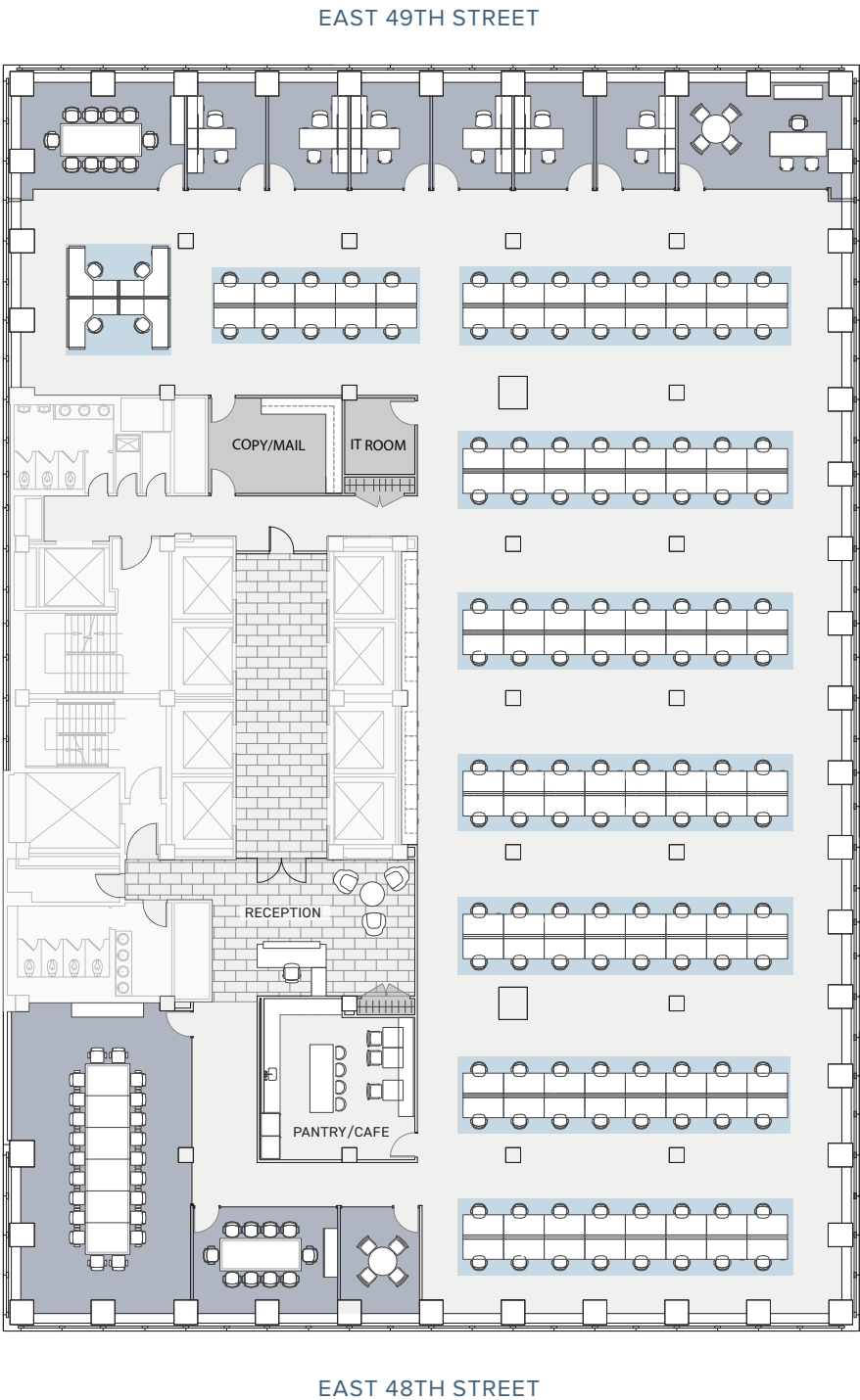


TOWER FLOOR (WEST)

APPROX. 20,000 RSF | OPEN PLAN TEST FIT

FLOOR KEY

Private Office	7
Benching Station	122
Admin. Station	4
Reception	1
Conference Room	4
Pantry/Cafe	1
Copy/Mail	1
IT Room	1
Total Headcount	134

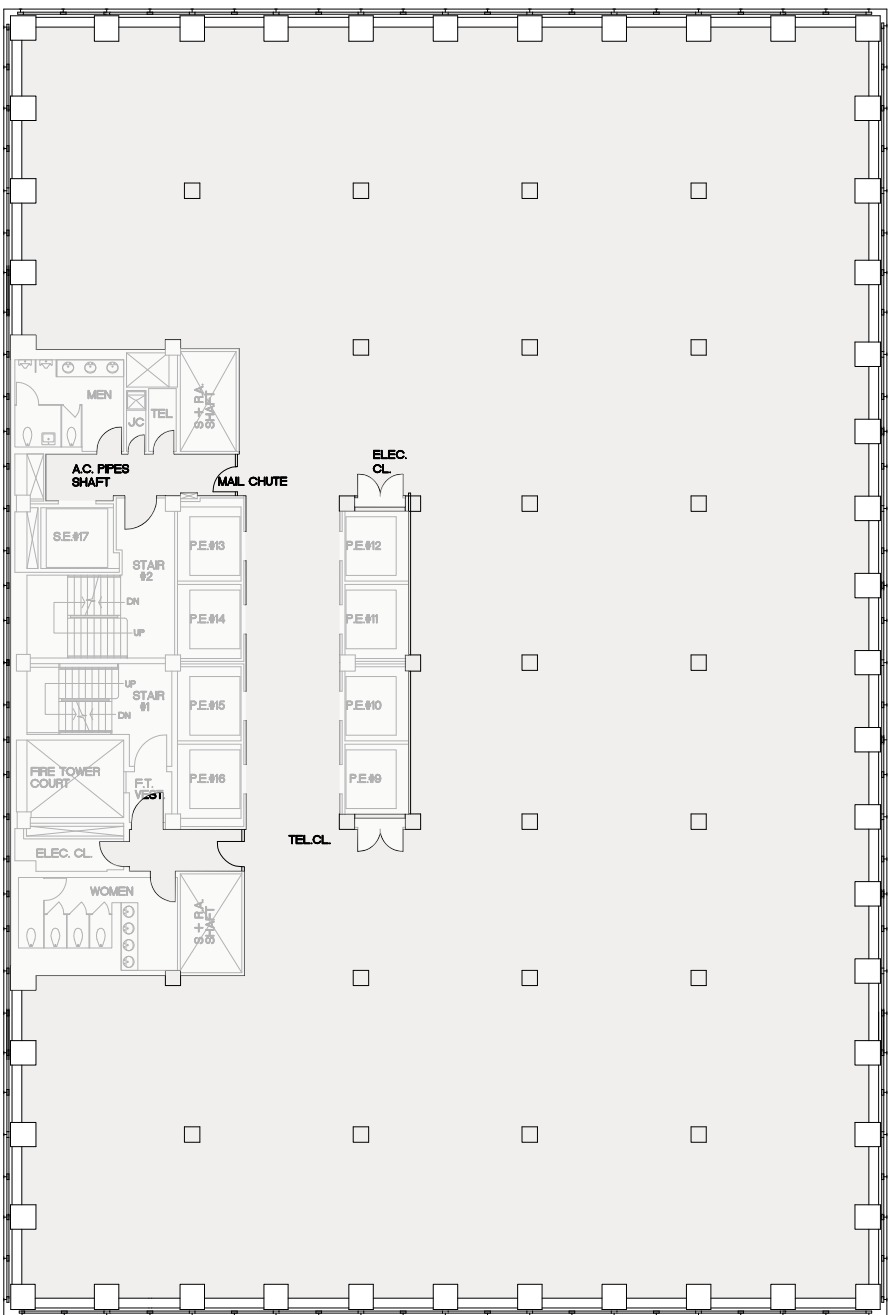




FULL TOWER FLOOR (WEST)

APPROX. 20,000 RSF | CORE & SHELL PLAN

EAST 49TH STREET



EAST 48TH STREET





A photograph of a modern office interior, featuring glass-walled cubicles, white desks, and ergonomic chairs. Large windows on the left side offer a view of a city skyline. The entire image is overlaid with a semi-transparent blue filter.

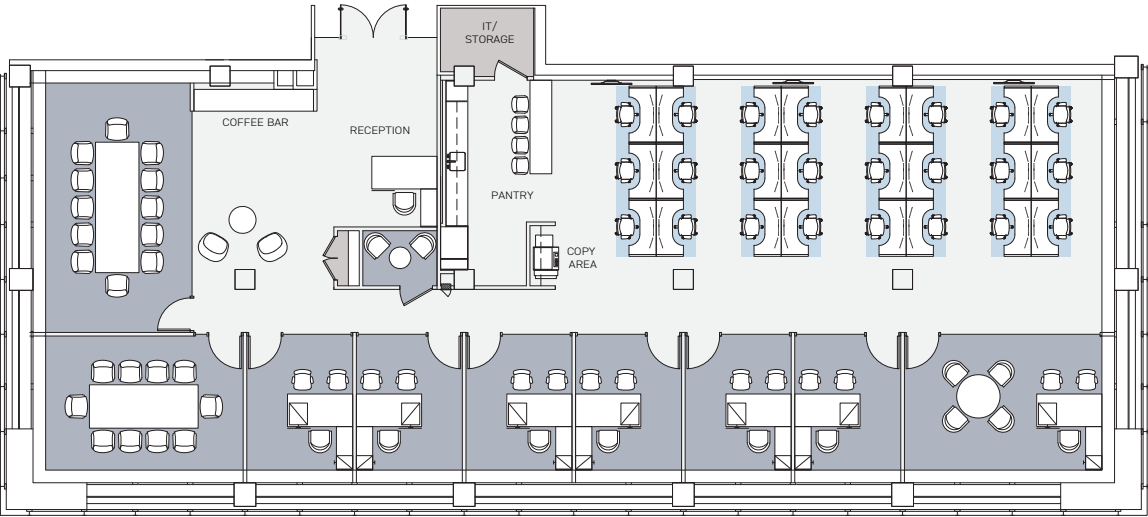
# PRE-BUILT OPPORTUNITIES

280  
PARK AVENUE



# PARTIAL 43RD FLOOR (SW)

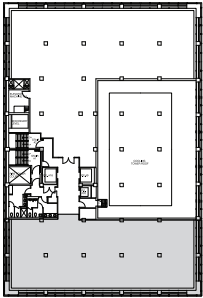
6,846 RSF | PRE-BUILD



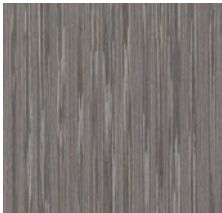
EAST 48TH STREET

FLOOR KEY

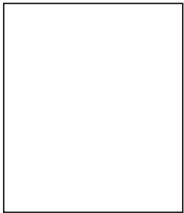
Office	7	IT /Storage Room	1
Workstation	24	Pantry	1
Reception	1	Phone Room	1
Conference Room	2	Total Headcount	32



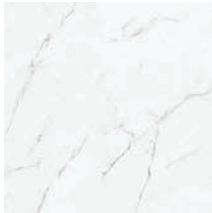
EXISTING PANTRY TO REMAIN



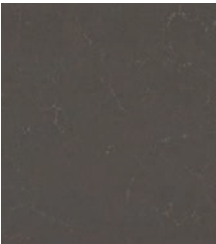
LOWER CABINETS  
Treefrog Veneer | Grey Oak Lati  
Groove 62217



UPPER CABINETS  
Formica |  
ColorCore 7223C-90



BACKSPLASH  
Dekton | Kairos



COUNTERTOP  
Caesarstone | Piatra Grey  
5003



UNDER COUNTER  
FRIDGE  
Summit | Panel ready

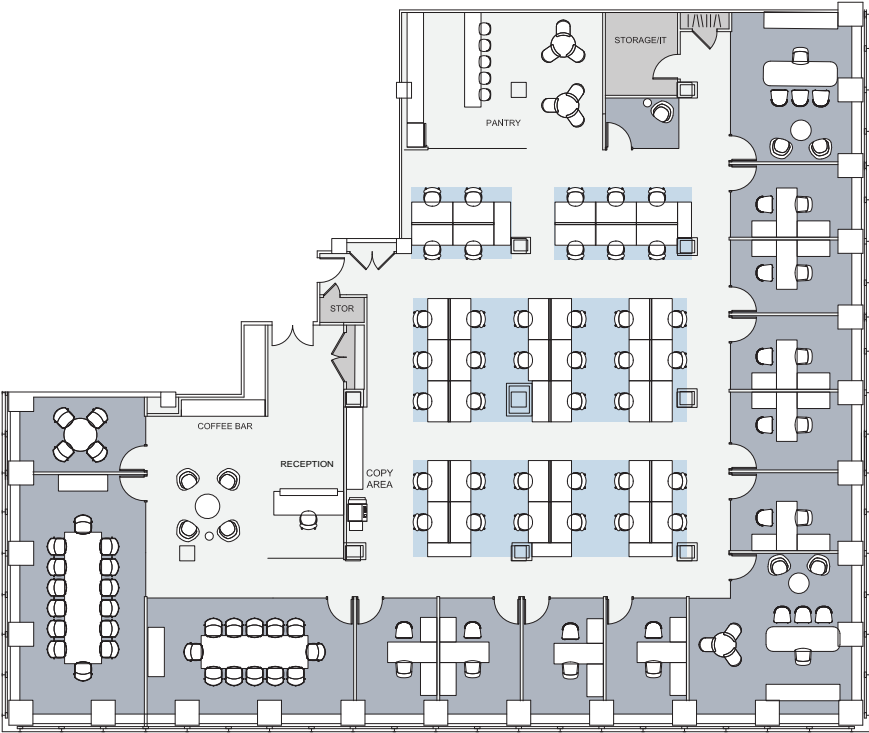


ESPRESSO  
Miele | M6160 Milk  
Perfection Coffee



# PARTIAL 38TH FLOOR (WEST)

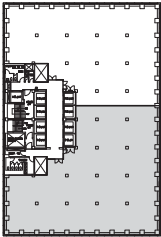
10,905 RSF | PRE-BUILD



EAST 48TH STREET

FLOOR KEY

Office	11	IT/Storage Room	2
Workstation	38	Coffee Bar	1
Reception	1	Pantry	1
Conference Room	3	Phone Room	1
		Total Headcount	50



CABINET WOOD  
Shinoki | Raven Oak



BAR BASE  
Chemetal | Agred Brass Dark



BAR PANELS  
Plyboo | Louver Wall Panels | Butterfly BY15BN Bronze Noir



BACKSPLASH & COUNTERTIOP  
Fiandre | Calacatta Dorato

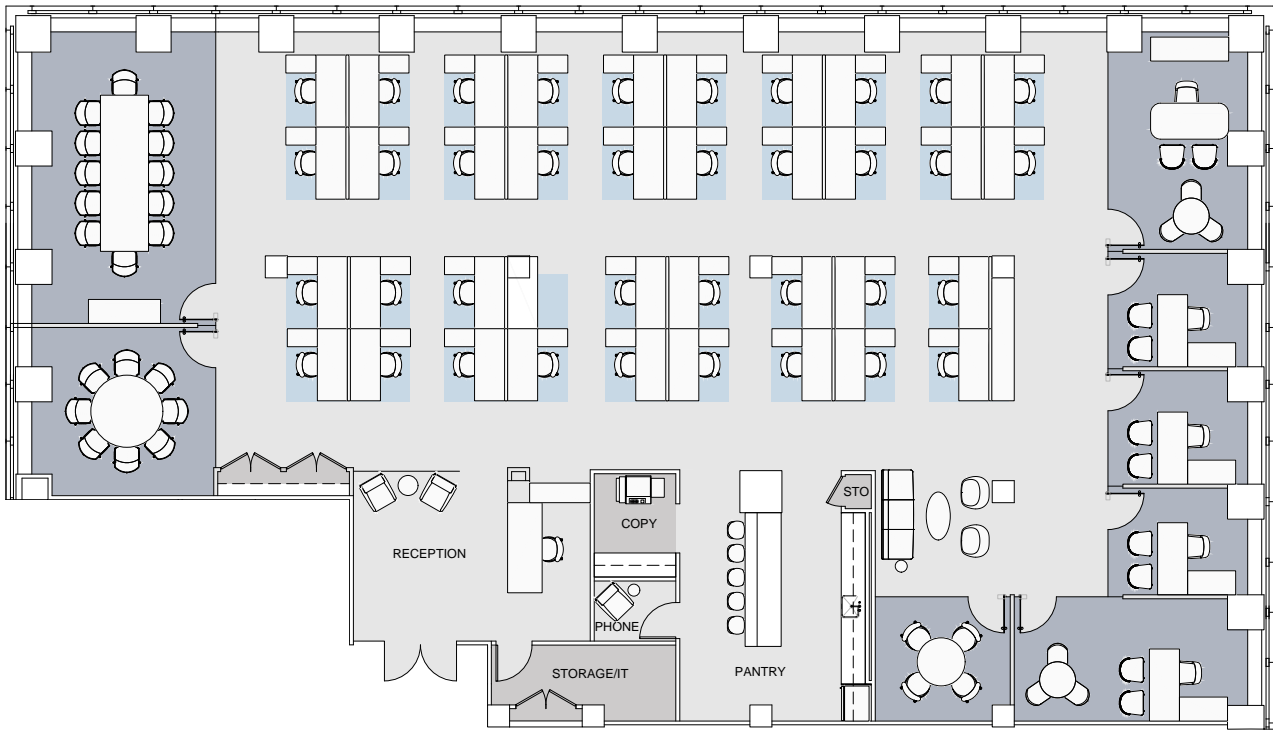


DISHWASHER  
Asko | D5526xlf ADA height panel ready



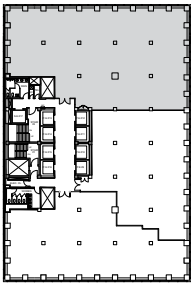
**PARTIAL 35TH FLOOR (NORTH WEST)**  
8,601 RSF | EXISTING CONDITIONS

EAST 49TH STREET



FLOOR KEY

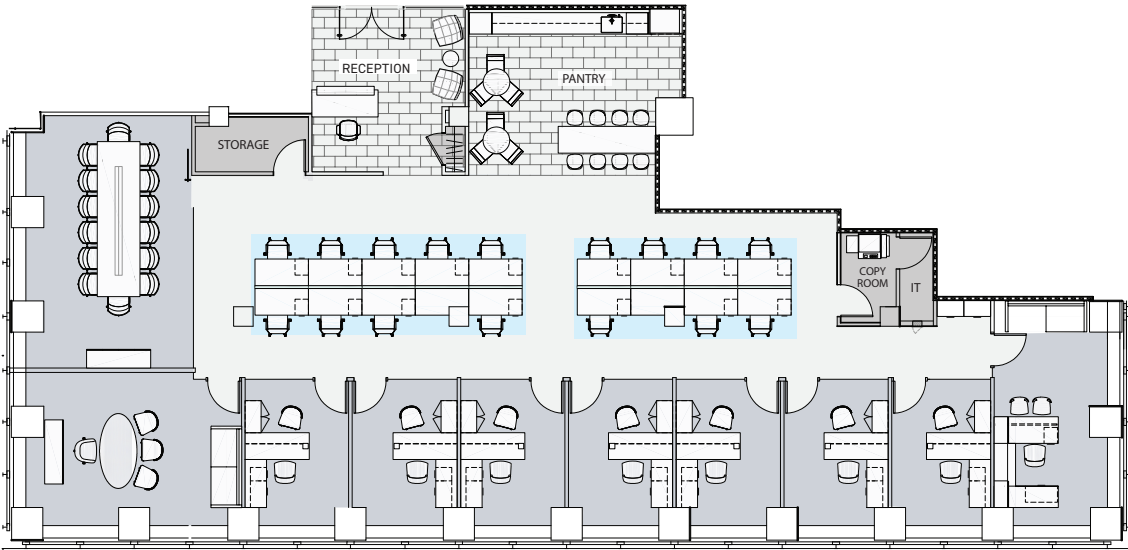
Office	5	IT Room	1
Workstation	37	Pantry	1
Reception	1	Copy/Storage	1
Conference Room	3	Total Headcount	43





# PARTIAL 35TH FLOOR (SOUTH WEST)

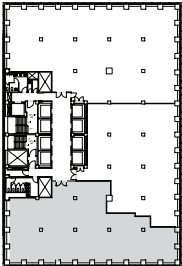
6,179 RSF | EXISTING CONDITIONS



EAST 48TH STREET

FLOOR KEY

Office	9	IT Room	1
Workstation	16	Pantry	1
Reception	1	Copy/Storage	1
Conference Room	1	Total Headcount	26

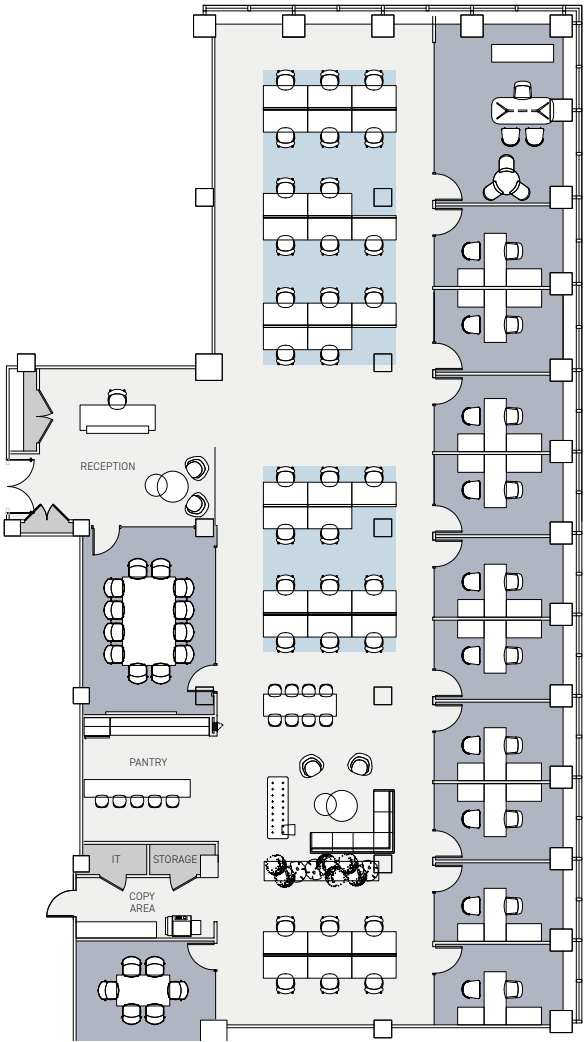
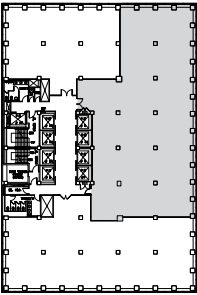


PARTIAL 28TH FLOOR (WEST)  
9,226 RSF | PRE-BUILD

EAST 49TH STREET

FLOOR KEY

Office	11
Workstation	33
Reception	1
Conference Room	2
IT/Storage Room	1
Copy Area	1
Pantry	1
Total Headcount	45



Existing office fronts to remain



PAINT THROUGHOUT  
Sherwin Williams | Pure White  
7005



GLASS PARTITION  
Reeded glass with black frame  
by Tagwall



WOOD PANELS  
Plyboo | Louver Wall Panels | Butterfly BY15BN Bronze Noir



WALL COVERING  
Phillip Jeffries | Chateau Linen, Baroque Slate  
3180  
\*closet door paint to match



PORCELAIN TILE  
Genrose | Yuma, Cloud 36"x36"



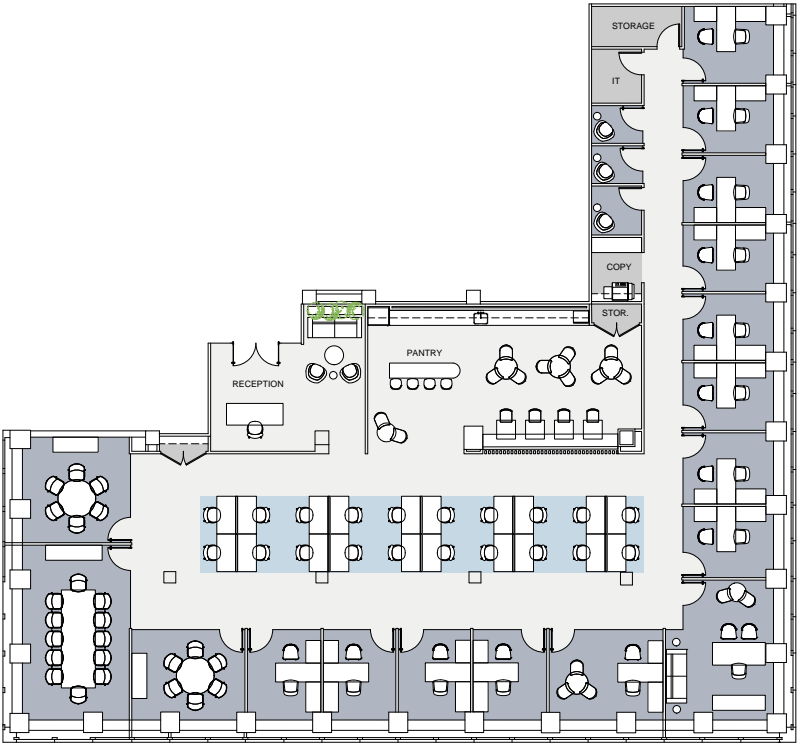
BOARDROOM CARPET  
Bloomsburg | Reveal Dusk V1735/5





# PARTIAL 24TH FLOOR (WEST)

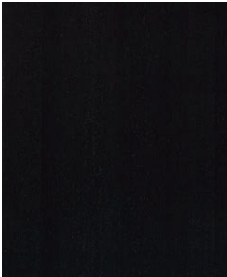
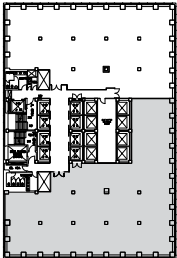
10,616 RSF | PRE-BUILD



EAST 48TH STREET

FLOOR KEY

Office	10	IT/Storage Room	1
Workstation	32	Pantry	1
Reception	1	Phone Room	3
Conference Room	3	Wellness Room	1
		Total Headcount	43



CABINET WOOD  
Shinoki | Raven Oak



BAR BASE  
Chemetal | Agred Brass  
Dark



BAR PANELS  
Plyboo | Louver Wall  
Panels | Butterfly  
BY15BN Bronze Noir



BACKSPLASH & COUNTERTIOP  
Fiandre | Calacatta Dorato



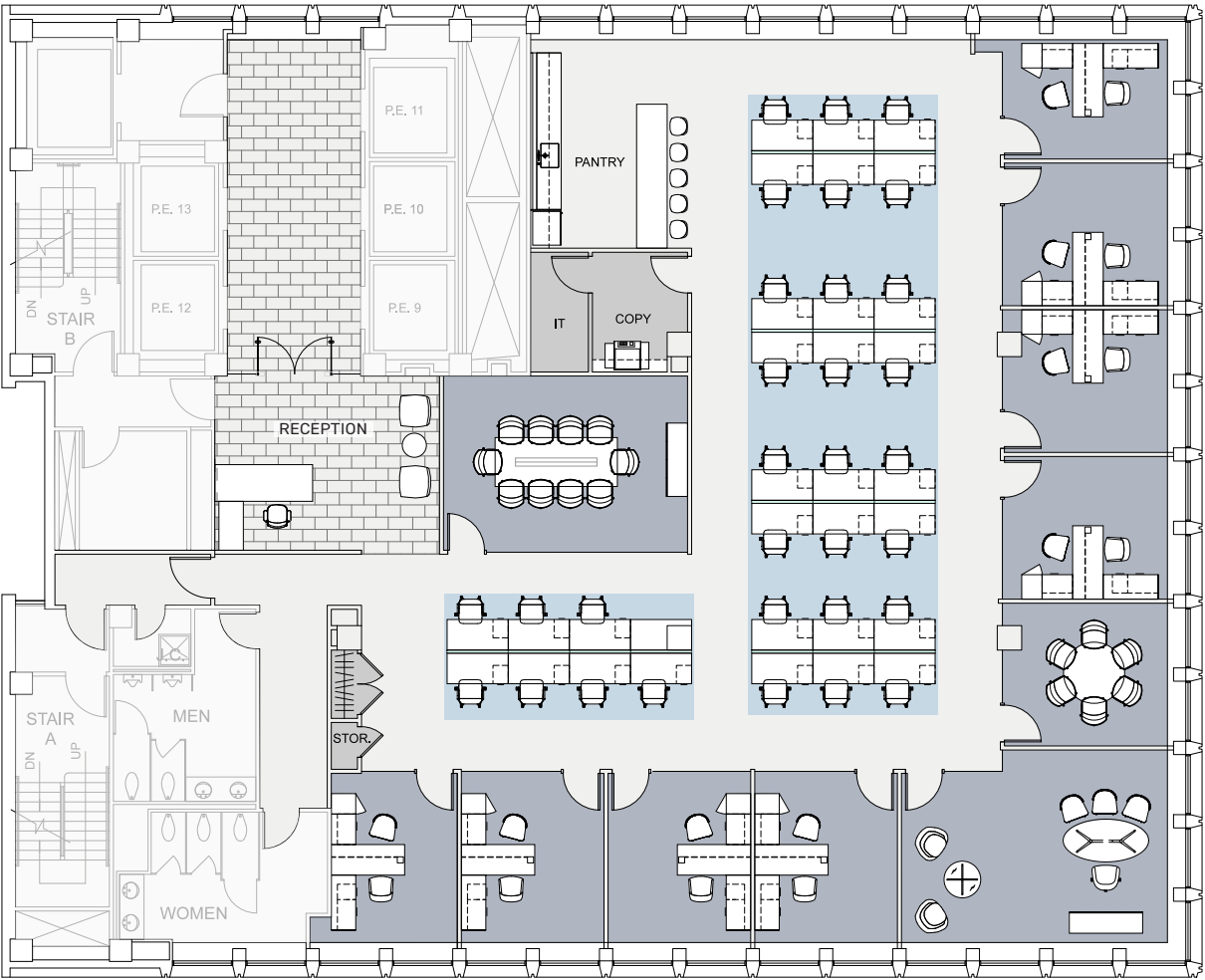
DISHWASHER  
Asko | D5526xlf ADA  
height panel ready

ENTIRE 20TH FLOOR (EAST)  
8,918 RSF | OFFICE INTENSIVE TEST FIT

EAST 49TH STREET

FLOOR KEY

Executive Office	1
Typical Office	8
Benching Station	31
Reception	1
Conference Room	2
Pantry	1
Copy/Storage	1
IT Room	1
Total Headcount	41



EAST 48TH STREET



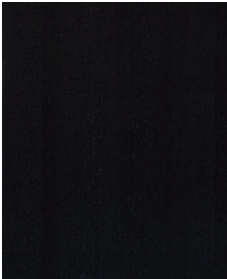
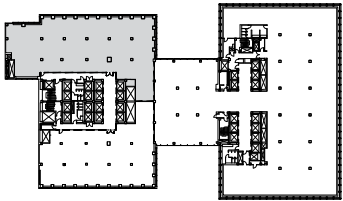
# PARTIAL 14TH FLOOR (WEST)

11,567 RSF | PRE-BUILD



## FLOOR KEY

Executive Office	3	IT Room	1
Typical Office	10	Pantry	1
Workstation	38	Copy/Storage	1
Conference Room	1	Total Headcount	51



CABINET WOOD  
Shinoki | Raven Oak



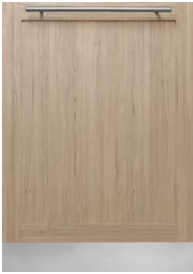
BAR BASE  
Chemetal | Agred Brass Dark



BAR PANELS  
Plyboo | Louver Wall Panels | Butterfly BY15BN Bronze Noir



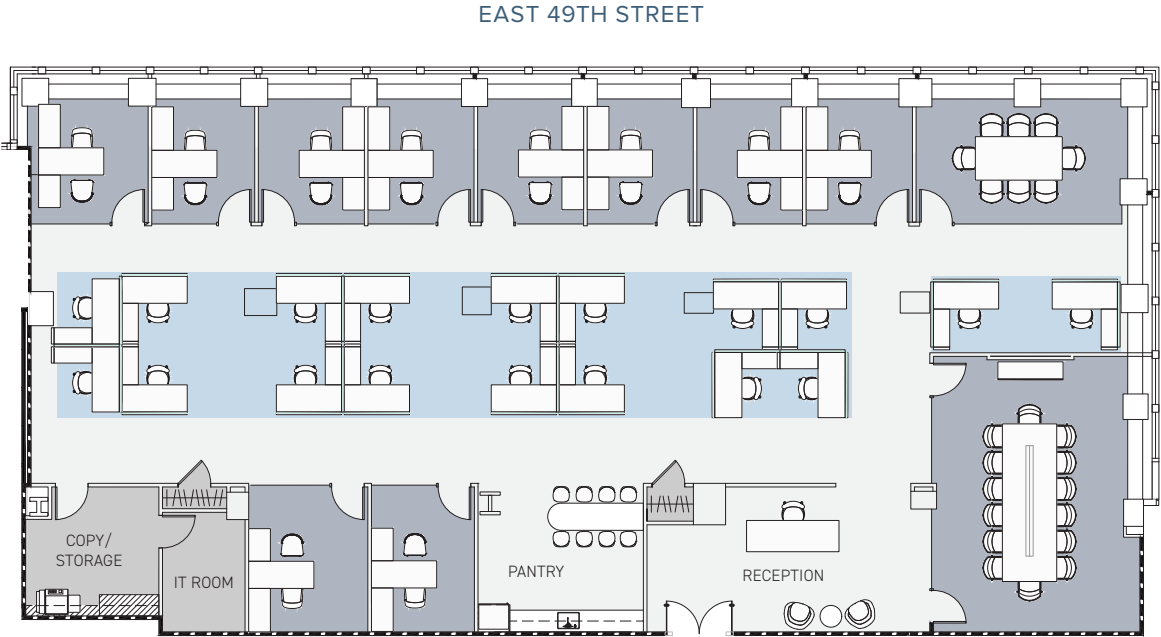
BACKSPLASH & COUNTERTOP  
Fiandre | Calacatta Dorato



DISHWASHER  
Asko | D5526xlf ADA height panel ready

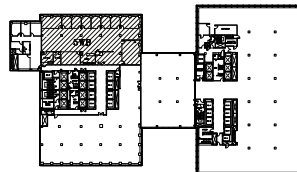
# PARTIAL 5TH FLOOR (WEST)

8,187 RSF | PRE-BUILD



## FLOOR KEY

Executive Office	10	IT Room	1
Workstation	18	Pantry	1
Reception	1	Copy/Storage	1
Conference Room	2	Total Headcount	29



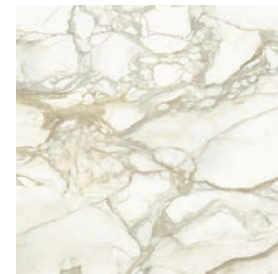
CABINET WOOD  
Shinoki | Raven Oak



BAR BASE  
Chemetal | Agred Brass Dark



BAR PANELS  
Plyboo | Louver Wall Panels | Butterfly BY15BN Bronze Noir



BACKSPLASH & COUNTERTOP  
Fiandre | Calacatta Dorato



DISHWASHER  
Asko | D5526xlf ADA height panel ready



# BUILDING SPECIFICATIONS

LOCATION	Between 48th & 49th Street		
YEAR BUILT	1968, Renovated in 2015		
ARCHITECT	Emery Roth & Sons		
BUILDING SIZE	1,278,807 RSF		
BUILDING HEIGHT	East Tower: 29 Floors West Tower: 43 Floors		
BUILDING CONSTRUCTION	Building wide \$150M redevelopment includes: <ul style="list-style-type: none"><li>• Lobby spanning Park Avenue block front with 25' ceiling height</li><li>• Plaza with abundant green space</li><li>• Interior atrium with museum-quality reflection pool</li><li>• Restoration of Park Avenue facade</li><li>• Glass curtain wall on center area of floors 3-17</li><li>• Elevator cabs, escalators and first-class restrooms</li><li>• Cooling tower providing additional 400 tons of supplemental water</li><li>• Extended HVAC hours: 8:00 am - 8:00 pm Monday - Friday and 8:00 am - 1:00 pm Saturday</li></ul>		
FLOOR LOAD	50 lbs. live load, 20 lbs. dead load		
TYPICAL SLAB HEIGHTS	East Tower: 12'0" West Tower: 11'8" West Tower (Floors 41 & 43): 15'6"		
ELEVATORS	34 passenger cars and 3 freight cars Loading dock located on 49th Street between Park and Madison Avenue Drive in hours are M-F 8am-6pm		
HVAC/ SUPPLEMENTAL COOLING	<ul style="list-style-type: none"><li>• Fully upgraded HVAC comprising refurbished cooling towers, chillers, and fan systems; new electric service; and VAV/damper installation</li><li>• Operating hours are M-F 8am-8pm and Saturday 8am-1pm</li></ul>		
ELECTRIC	<ul style="list-style-type: none"><li>• The property receives electrical power via a typical Con Edison 460 volt spot network consisting of 5-2,000 KVA power transformers with secondaries connected to a common bus duct via network protectors</li><li>• A central sub-metering system is installed which permits off-site central billing of tenant electrical consumption</li></ul>		

LIFE/SAFETY	<ul style="list-style-type: none"><li>• The property is equipped with an approved Class E Fire and Life Safety System utilizing smoke detectors, a public address system, and an enunciator panel located in the building lobby</li><li>• The sprinkler system risers serve the entire property</li></ul>
SECURITY/ ACCESS	<ul style="list-style-type: none"><li>• 24/7 attended lobby uniformed security coverage and visitor's desk</li><li>• CCTV surveillance in public areas and all elevators</li><li>• Access provided via electronic card access or per-authorization</li></ul>

CARRIER	SERVICES	POINT OF ENTRY	POINT OF SERVICE
Verizon	Internet, Voice, Cable	49th Street	Multiple floors both towers
Spectrum	Internet, Voice, Data, Cable TV	49th Street	Multiple floors both towers
Abovenet/Zayo	Internet, Voice, Data	48th & 49th St	Multiple floors both towers
Lighttower	Internet, Voice, Data	49th Street	Multiple floors both towers
AT&T	Internet, Voice, Data	49th Street	Only at POE; no service above
Lightpath	Internet, Voice, Data	49th Street	Multiple floors both towers
Cogent	Internet, Voice, Data	49th Street	Multiple floors both towers

AMENITIES	<ul style="list-style-type: none"><li>• Fasano Restaurant is located on both the 48th and 49th Street sides of the West Building</li></ul>
BIKE ROOM	Located on mezzanine level of the building
MESSENGER CENTER	Located on the ground floor of the West Building. Hours are M-F 8am-6pm