

280

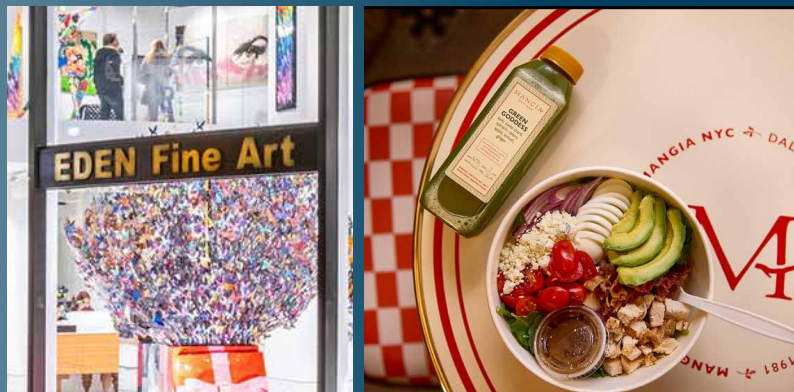
PARK AVENUE



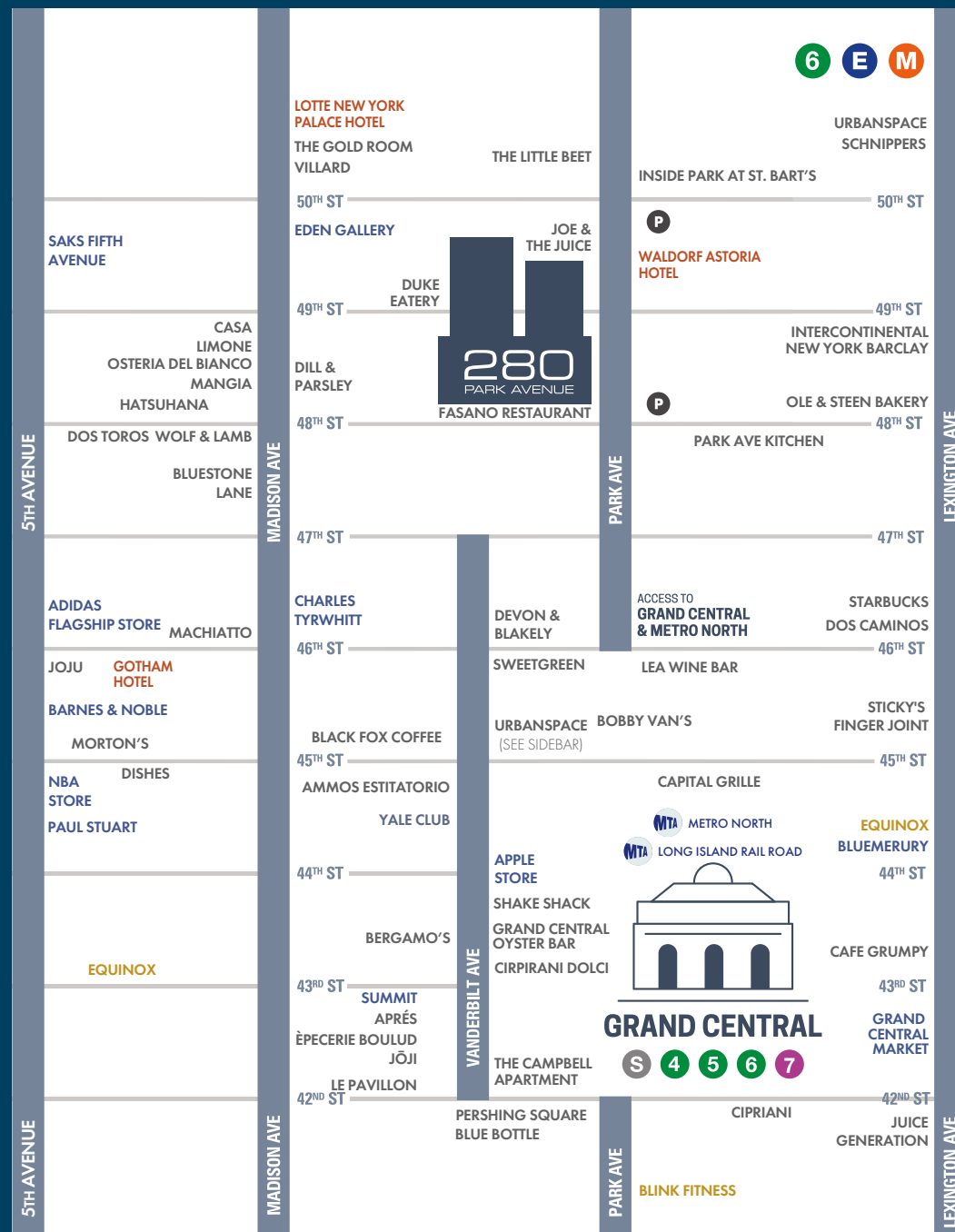
OPPORTUNITY HIGHLIGHTS

- ◆ 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

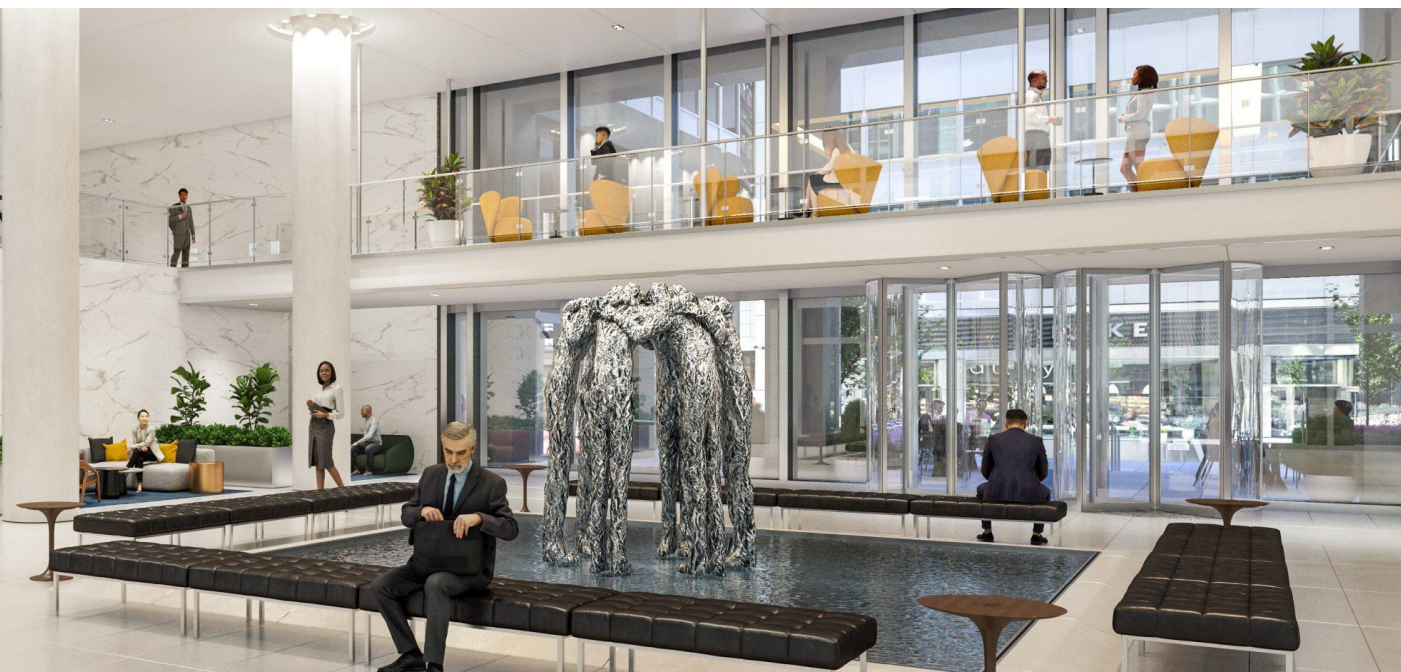
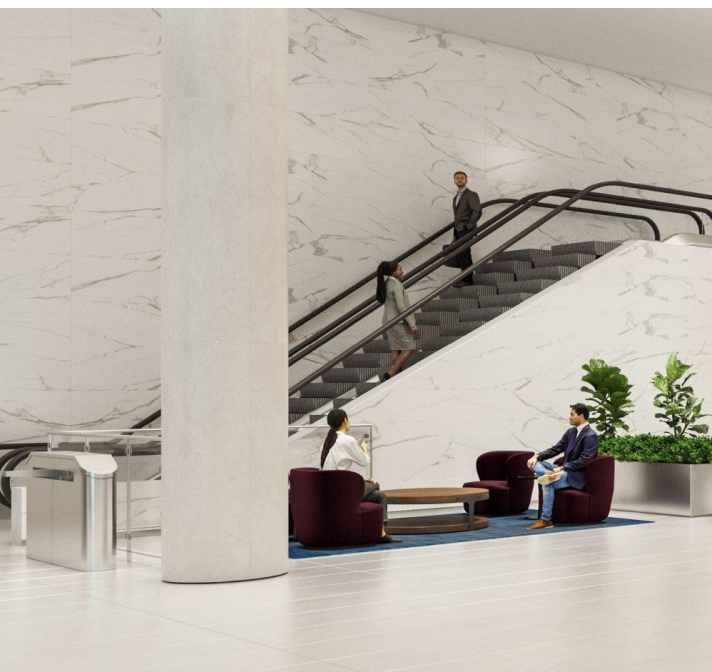
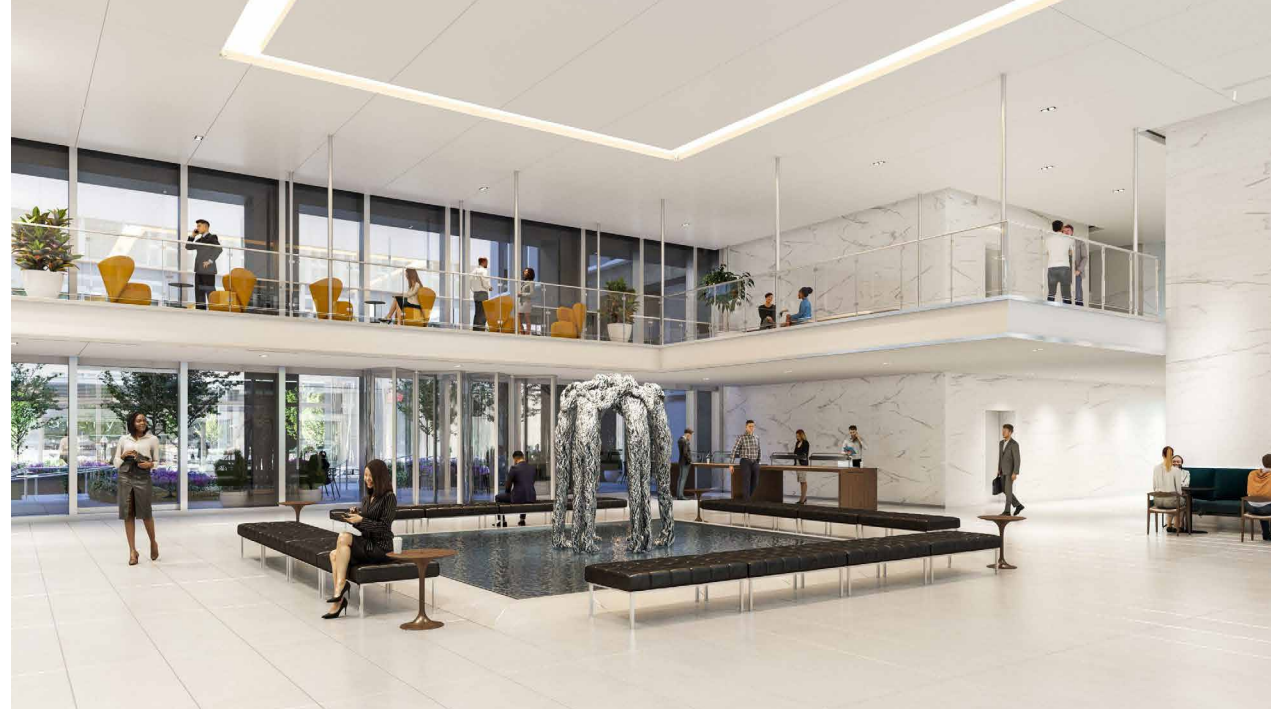
280
PARK AVENUE

ATRIUM LOBBY EXTERIOR

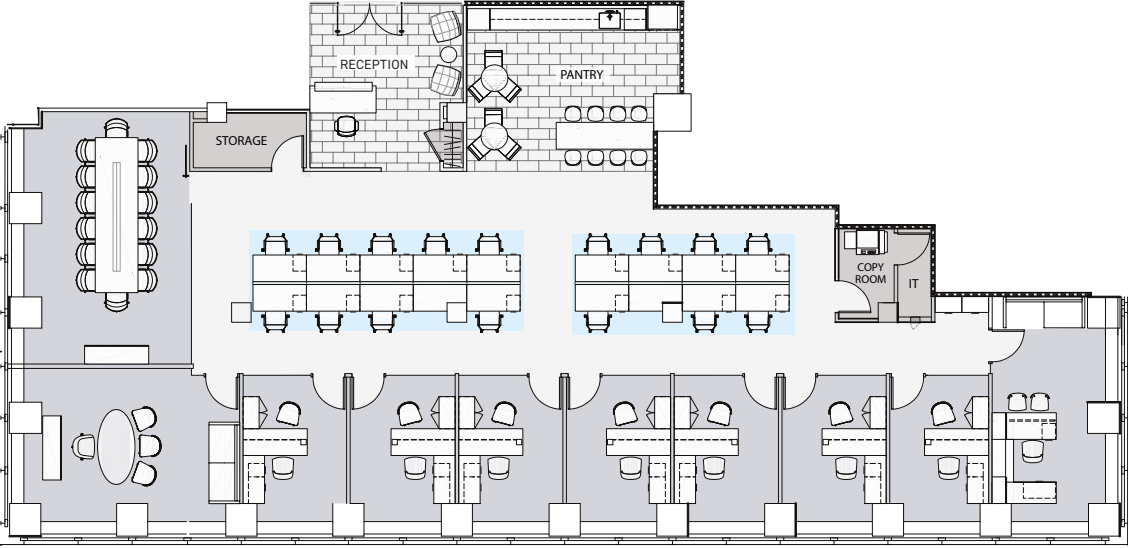


280
PARK AVENUE

REFLECTING POOL & ART INSTALLATION



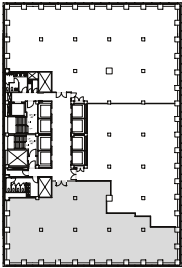
PARTIAL 35TH FLOOR (SOUTH WEST)
6,179 RSF | PRE-BUILD



EAST 48TH STREET

FLOOR KEY

Executive Office	2	IT Room	1
Typical Office	7	Pantry	1
Workstation	16	Copy Room	1
Reception	1	Storage Room	1
Conference Room	1	Total Headcount	26



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">• Lobby spanning Park Avenue block front with 25' ceiling height• Plaza with abundant green space• Interior atrium with museum-quality reflection pool• Restoration of Park Avenue facade• Glass curtain wall on center area of floors 3-17• Elevator cabs, escalators and first-class restrooms• Cooling tower providing additional 400 tons of supplemental water• Extended HVAC hours: 8:00 am - 8:00 pm Monday - Friday and 8:00 am - 1:00 pm Saturday		
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">• Fully upgraded HVAC comprising refurbished cooling towers, chillers, and fan systems; new electric service; and VAV/damper installation• Operating hours are M-F 8am-8pm and Saturday 8am-1pm		
ELECTRIC	<ul style="list-style-type: none">• 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• A central sub-metering system is installed which permits off-site central billing of tenant electrical consumption		

LIFE/SAFETY	<ul style="list-style-type: none">• 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• The sprinkler system risers serve the entire property
SECURITY/ ACCESS	<ul style="list-style-type: none">• 24/7 attended lobby uniformed security coverage and visitor's desk• CCTV surveillance in public areas and all elevators• Access provided via electronic card access or per-authorization

TELECOM/CABLE

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">• Fasano Restaurant is located on both the 48th and 49th Street sides of the West Building
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