



# ONE PARK AVENUE





## ONE LOCATION

Spanning an entire block front  
on Park Avenue between  
32nd Street and 33rd Streets

### SQUARE FOOTAGE

52,294 RSF Available

### SPACE AVAILABLE

Floors 19-20 + P. Mezzanine

### EXCLUSIVE OUTDOOR SPACE

Wraparound terrace on 19+20





FAST CASUAL

- 1

SWEETGREEN
- 2

JUICE GENERATION
- 3

GREGORYS COFFEE
- 4

CHIPOTLE MEXICAN GRILL
- 5

FELIX ROASTING CO.
- 6

ROSE BAKERY
- 7

MENDY'S NY DELI
- 8

GREEN LEAF GOURMET
- 9

UTOPIA BAGELS
- 10

BAREBURGER
- 11

MORGAN LIBRARY CAFE
- 12

7TH STREET BURGER
- 13

CHARLOTTE CAFE
- 14

EATALY
- 15

ALIDORO
- 16

TARTINERY
- 17

KONA COFFEE
- 18

SHAKE SHACK

RESTAURANTS

- 1

SUSHI BY BOU
- 2

THE AINSWORTH
- 3

WINE:30
- 4

ATOMIX
- 5

HYUN
- 6

NOMAD DINER
- 7

CASK
- 8

MEZA MAZI
- 9

LITTLE RUBY'S
- 10

FUMO
- 11

SCARPETTA
- 12

ALLORA FIFTH AVE
- 13

HILLSTONE
- 14

SARABETH'S
- 15

UPLAND
- 16

TACOMBI
- 17

CAFE CARMELLINI
- 18

PLANTA QUEEN
- 19

ZAYTINYA
- 20

FLATIRON ROOM
- 21

ELEVEN MADISON PARK
- 22

ROYAL 35 STEAKHOUSE
- 23

KEEN'S STEAKHOUSE
- 24

VINTAGE GREEN
- 25

ZUMA
- 26

WOKUNI
- 27

PARK AVENUE TAVERN
- 28

MOMOSAN RAMEN
- 29

TEMPURA MATSUI
- 30

SINIGUAL

HOTELS

- 1

MARMARA
- 2

HOTEL AKA NOMAD
- 3

ROYALTON PARK AVENUE
- 4

FIFTH AVENUE HOTEL
- 5

NED NOMAD
- 6

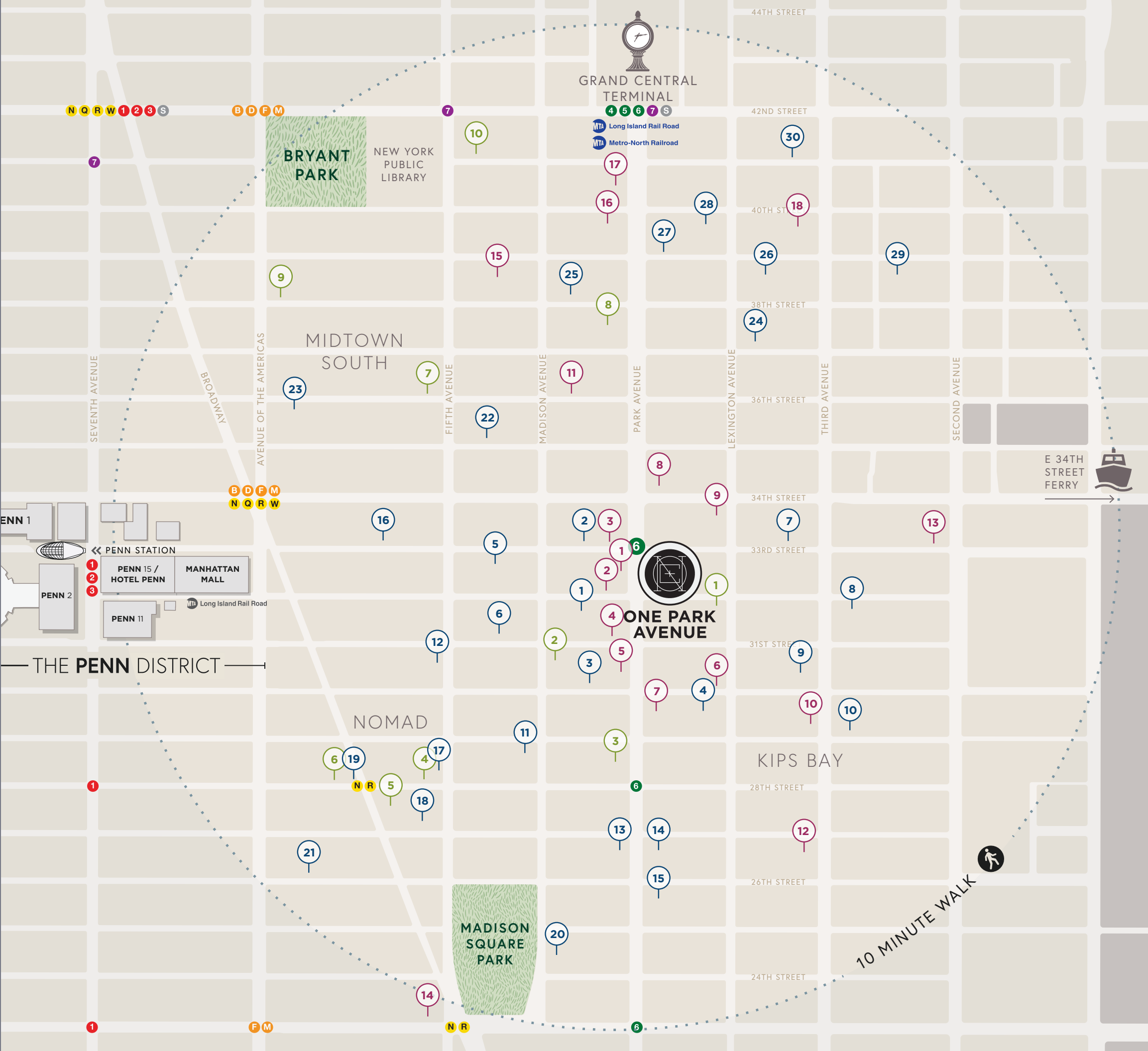
RITZ-CARLTON NY
- 7

LANGHAM
- 8

PRINCE KITANO NY
- 9

REFINERY HOTEL
- 10

ANDAZ FIFTH AVENUE





## AVAILABLE TO EXCLUSIVE ONE PARK AVENUE TENANTS

WorkLife is an amenity ecosystem that allows tenants to focus on work and self-care. In THE PENN DISTRICT, it includes over 200,000 SF of amenities and retail featuring a grand social stair, full-service restaurant and bar with private dining rooms, a curated grab & go, coffee bar, tenant library and work lounges, as well as:

**80,000 SF**  
OFFICE  
SUITES

**20,000 SF**  
MEETING  
SPACE

**65,000 SF**  
WELLNESS & FITNESS  
CENTER

OFFICE SUITES MEETINGS WELLBEING HOSPITALITY HEALTH EVENTS

**WorkLife: Solving For Your Day.**

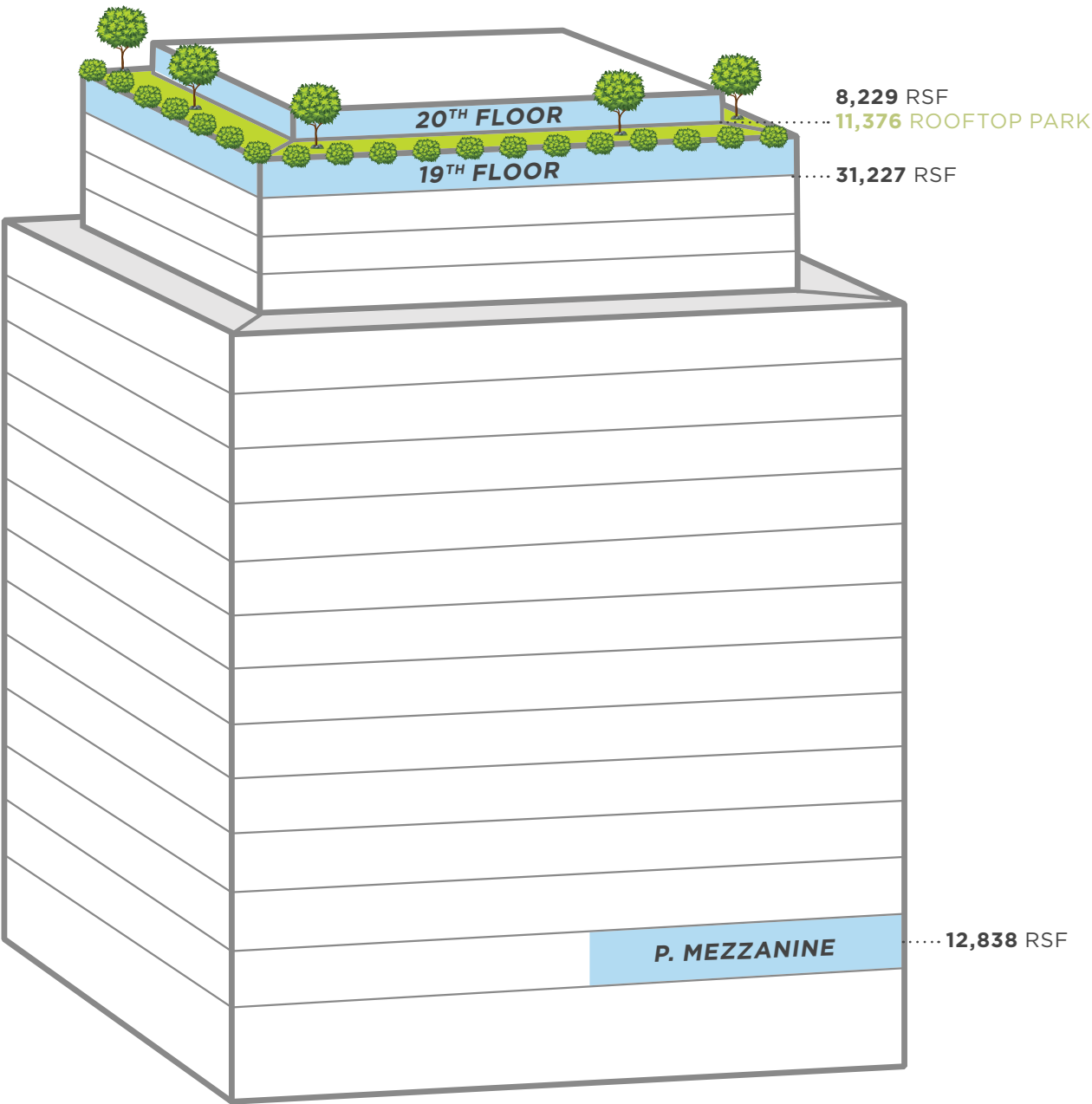
[worklifebyvornado.com](http://worklifebyvornado.com)







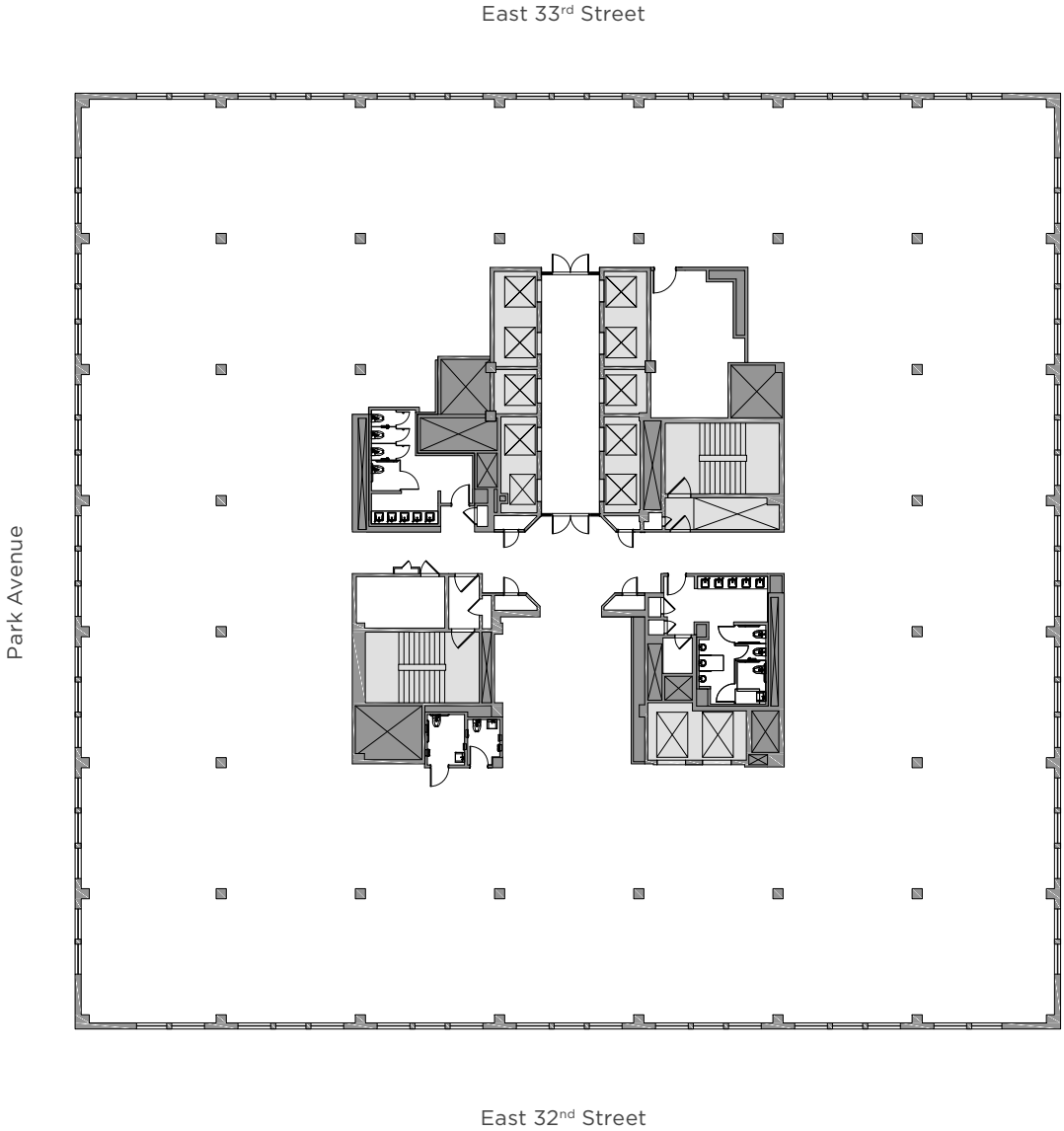
STACK PLAN



52,294 RSF AVAILABLE



19<sup>TH</sup> FLOOR CORE & SHELL



31,227 RSF

20<sup>TH</sup> FLOOR CORE & SHELL



8,229 RSF + 11,376 ROOFTOP PARK





19<sup>TH</sup> FLOOR TEST FIT



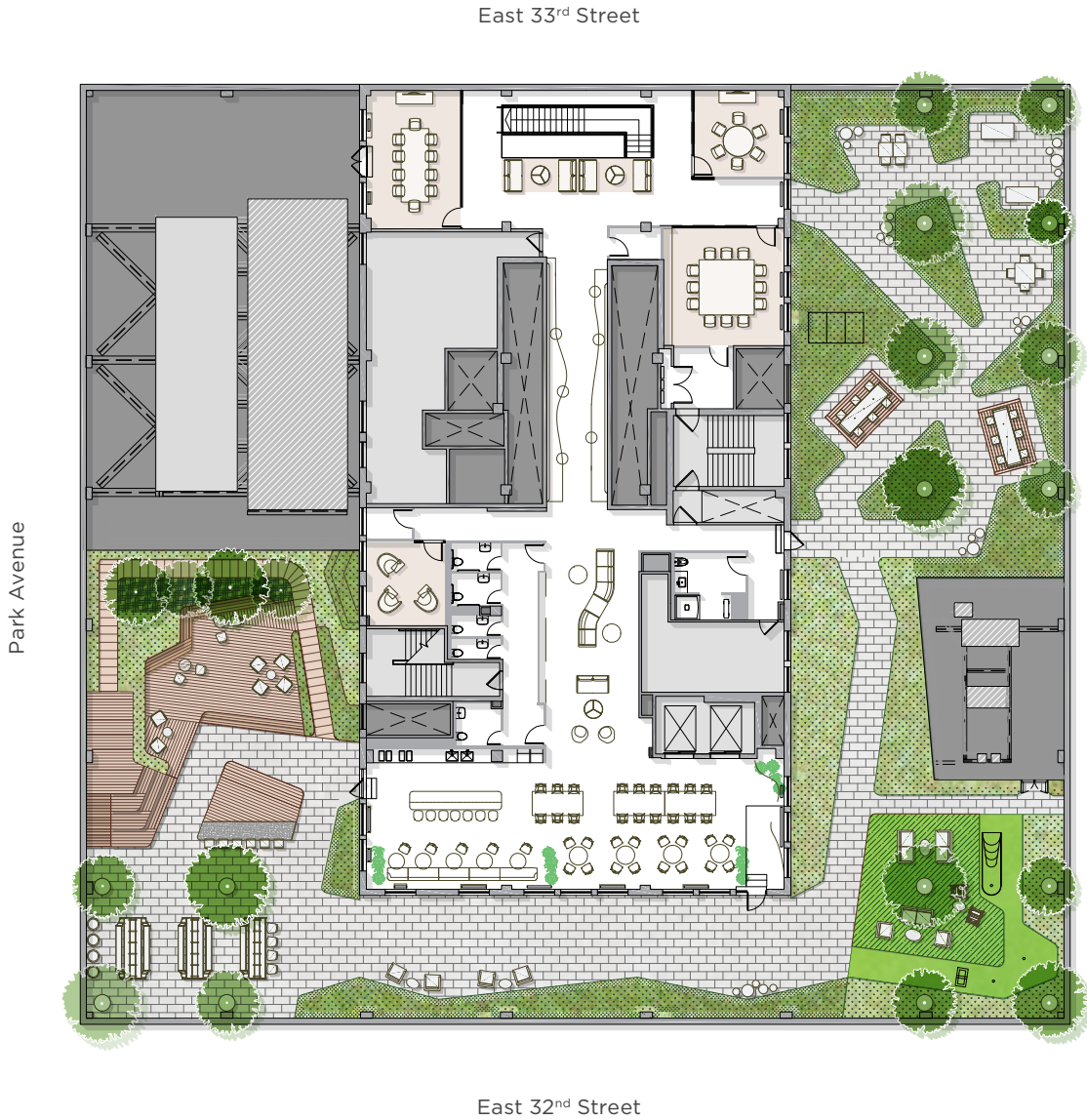
142  
WORKSTATION  
SEATS

19  
OFFICE  
SEATS

182  
COLLABORATION  
SEATS

31,227 RSF

20<sup>TH</sup> FLOOR TEST FIT



8,229 RSF + 11,376 ROOFTOP PARK





**OFFICE LOBBY**  
19<sup>TH</sup> FLOOR





**11,376 SF ROOFTOP PARK**  
20<sup>TH</sup> FLOOR





**CONFERENCE ROOM**  
20<sup>TH</sup> FLOOR



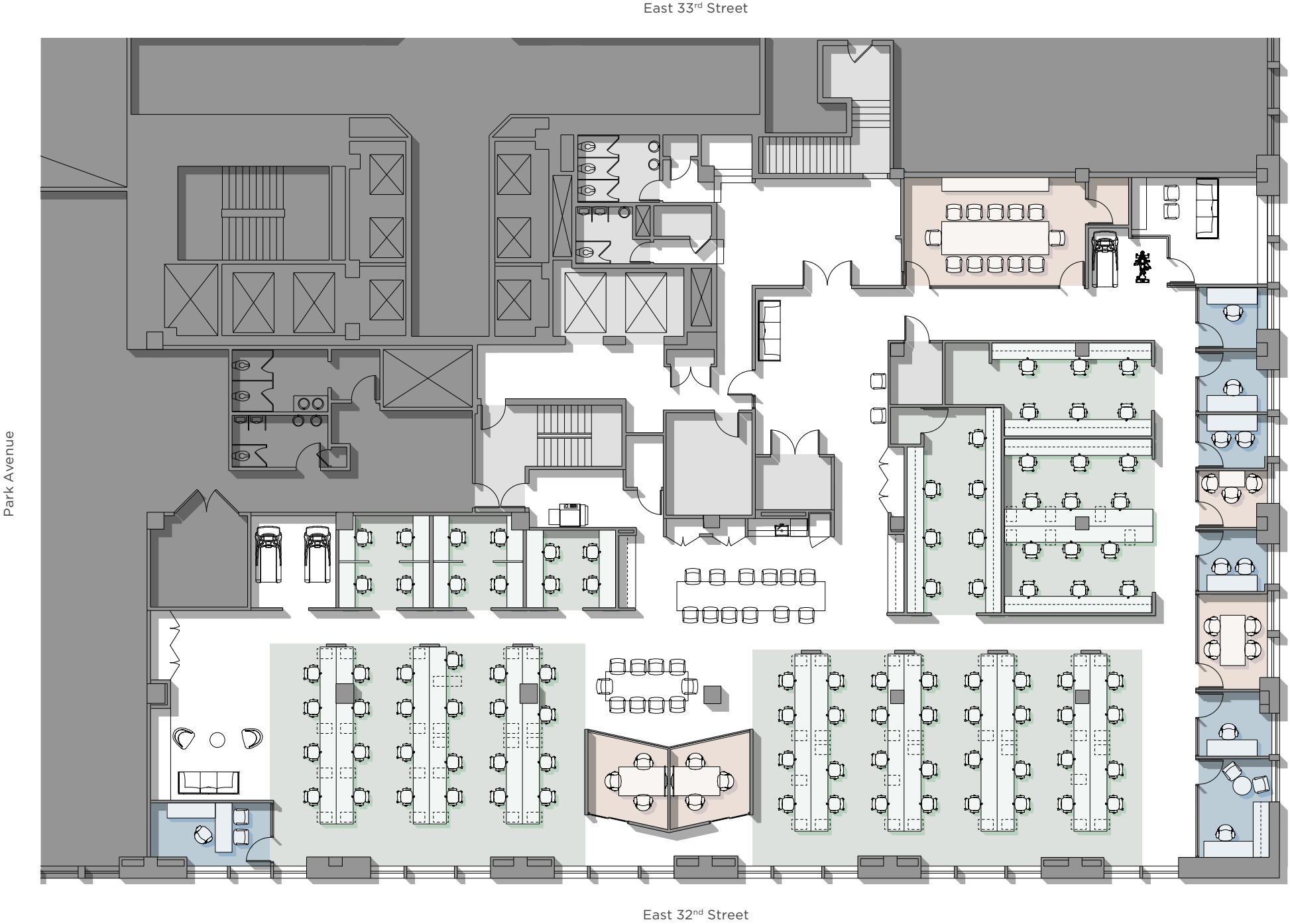


**DOUBLE HEIGHT LIBRARY**  
20<sup>TH</sup> FLOOR





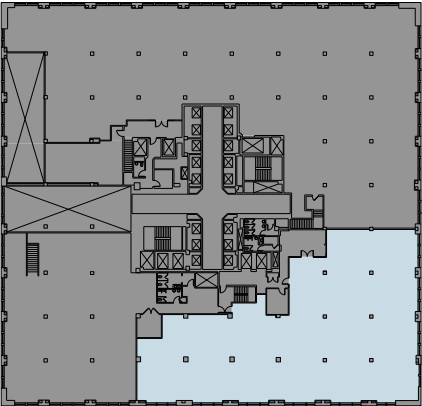
PARTIAL MEZZANINE



93  
WORKSTATION  
SEATS

7  
OFFICE  
SEATS

29  
COLLABORATION  
SEATS



12,838 RSF





**COLLABORATIVE WORK AREA**  
MEZZANINE





OFFICE LOBBY



MULTIFUNCTION SPACE



PANTRY



LOUNGE AREA





**CONFERENCE ROOM**  
MEZZANINE





**PRIVATE OFFICES**  
MEZZANINE