



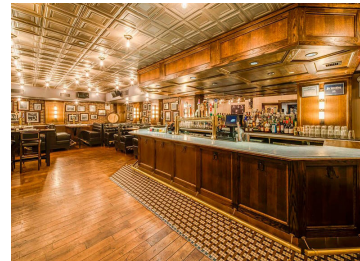
99 ■ PARK

BUILDING WITHIN A BUILDING

30,135 RSF with up to 168,772 RSF

99 PARK

Building & Neighborhood Amenities



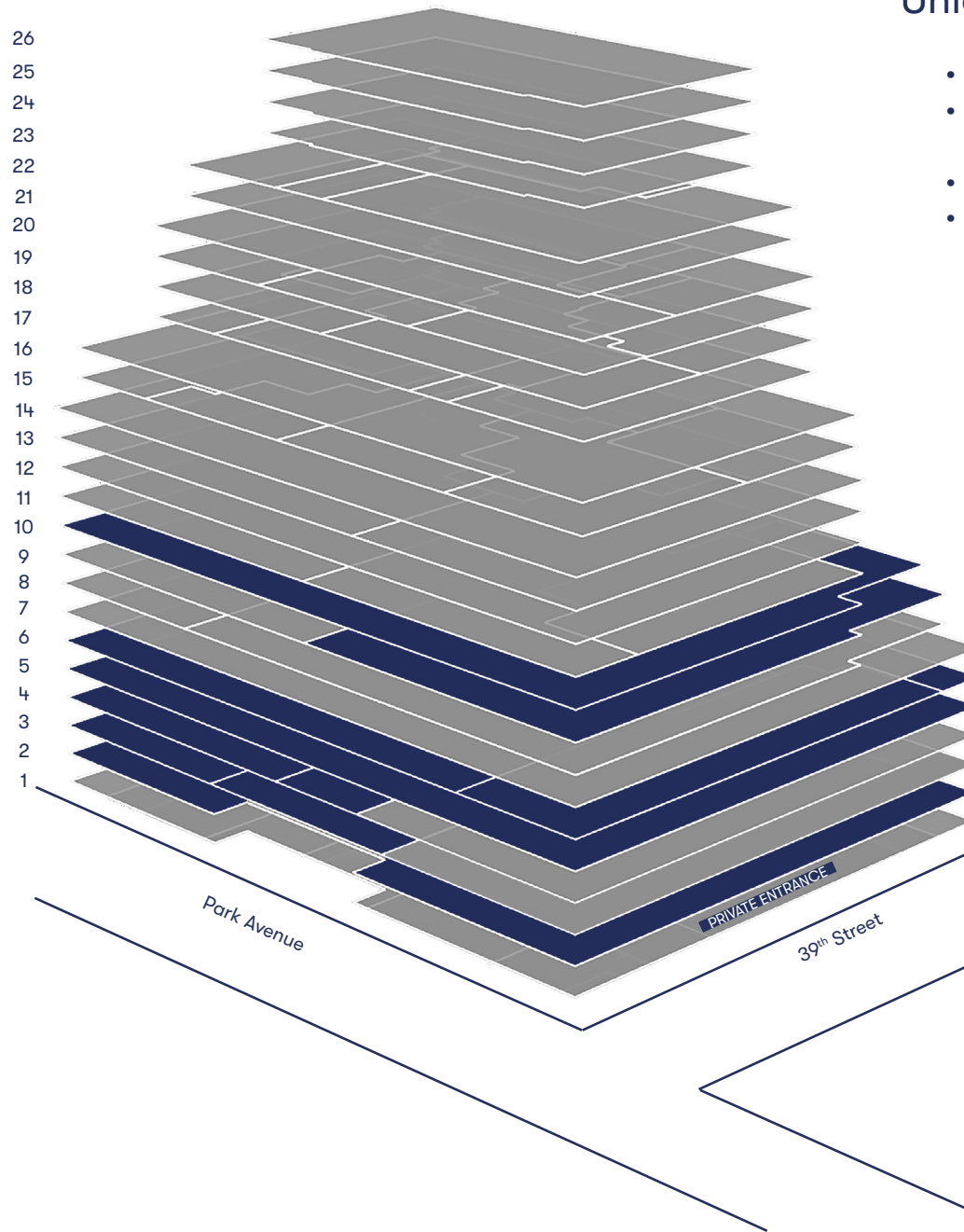
Ideally situated steps from Grand Central Terminal and Bryant Park, 99 Park Avenue is surrounded by a stellar selection of cafes, bars, hotels, shopping, and restaurants, for a seamless journey between work and life. The building offers a robust amenities package, which includes:

- New tenant-only fitness center
- New bike storage room
- Recently upgraded lobby
- In-building parking garage
- Retailers including Pret a Manger and Park Avenue Tavern

99 ■ PARK



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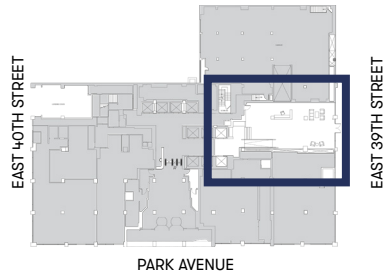
Unique Building-within-a-Building Opportunity

- 30,135 RSF up to 168,772 RSF
- Private entrance on 39th Street with prominent signage & branding opportunities
- Dedicated elevators
- Flexibility and opportunity for staggered growth

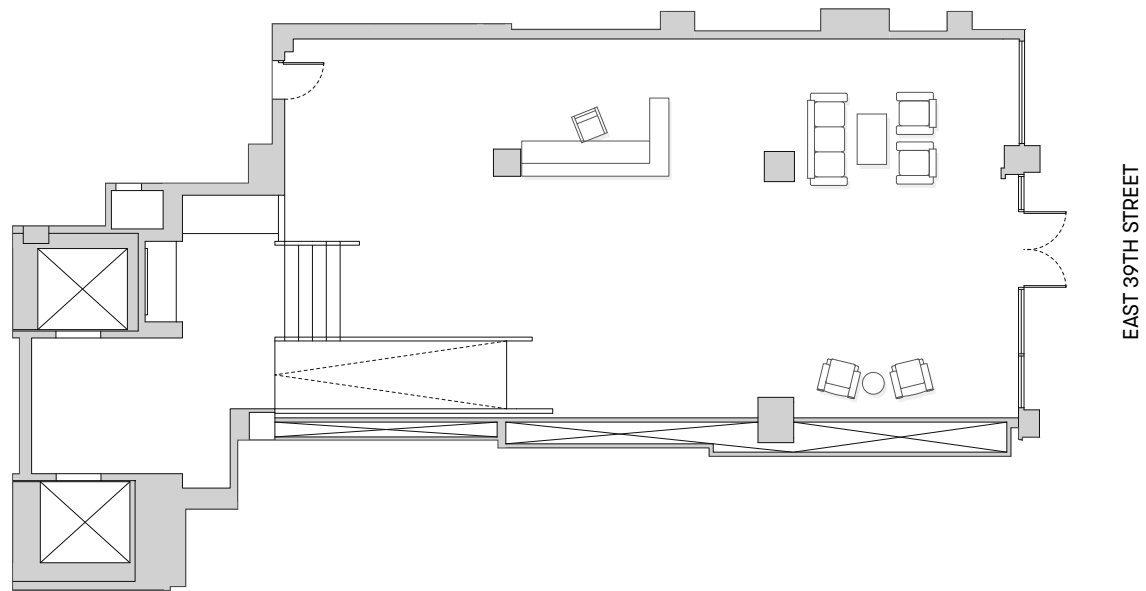
Current Availabilities

FLOOR	SUITE	AREA	AVAILABLE
10 th Floor	Full Floor	28,897 RSF	1/1/2024
*Partial 9 th FL	Suite 910	16,378 RSF	11/1/2023
6 th Floor	Full Floor	31,663 RSF	Available Now
5 th Floor	Full Floor	31,616 RSF	12/1/2023
*Partial 4 th FL	Suite 410	12,545 RSF	Available Now
*Partial 3 rd FL	Suite 310	15,502 RSF	Available Now
2 nd Floor	Full Floor	30,135 RSF	Available Now

**balance of these floors available for staged growth*



Private Entrance with Dedicated Elevators
2,116 SF with 18' ceilings



99 Park Avenue
New York, New York 10016

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2nd Floor | Workstation Intensive Test Fit 30,135 RSF



99 Park Avenue
New York, New York 10016

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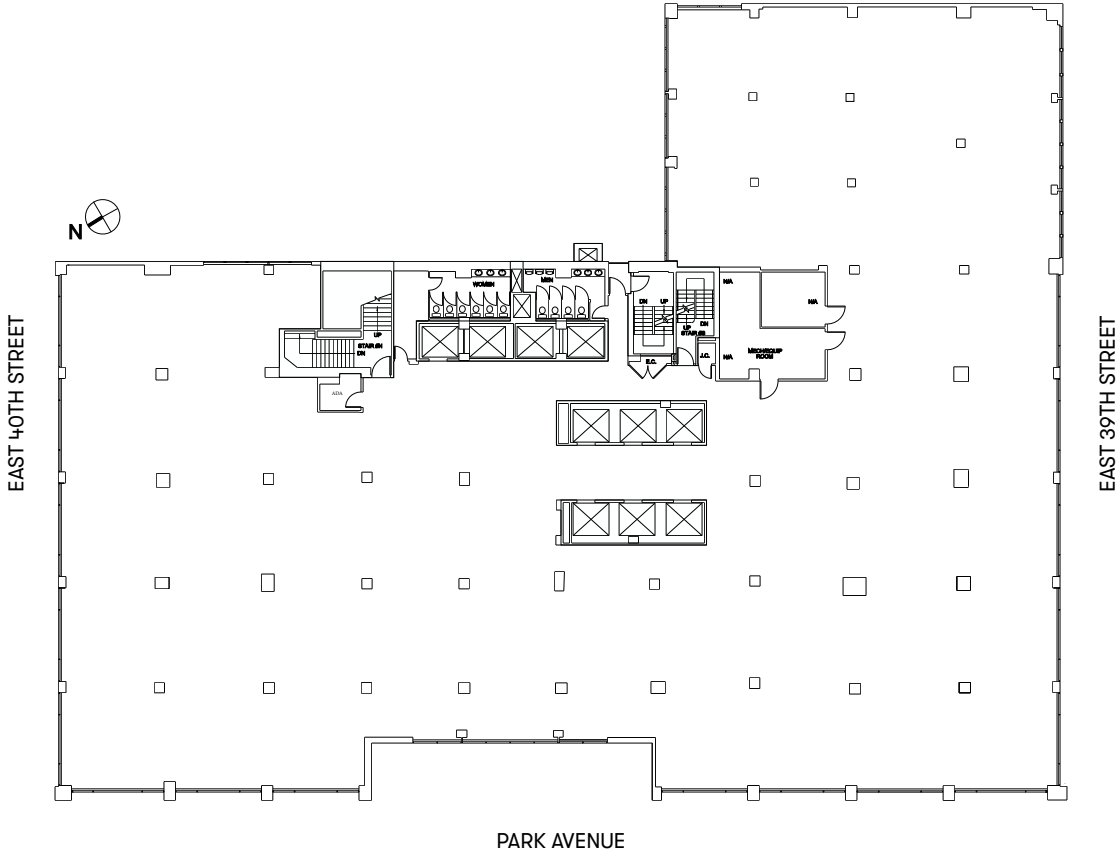
2nd Floor | Office Intensive Test Fit 30,135 RSF



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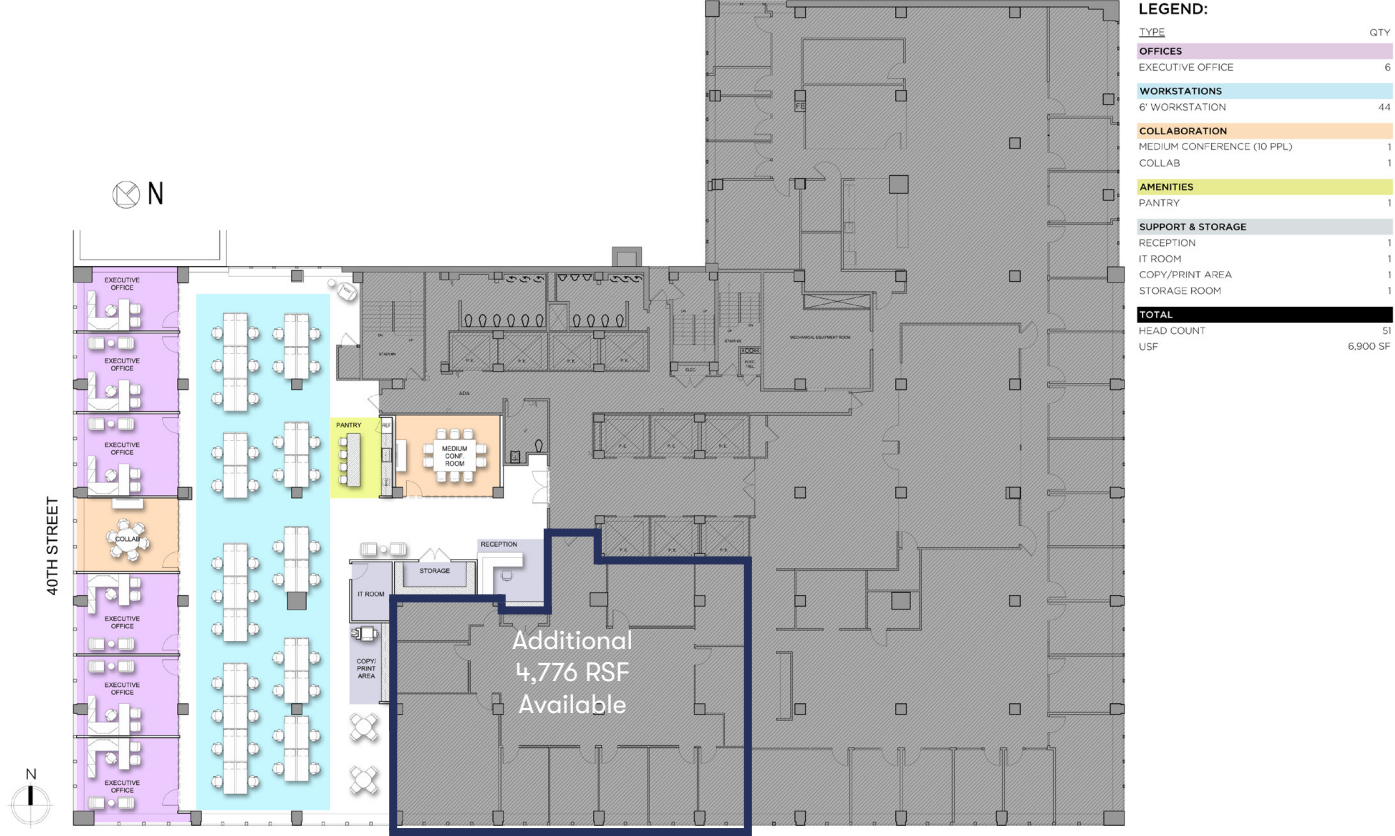
2nd Floor | Core & Shell
30,135 RSF



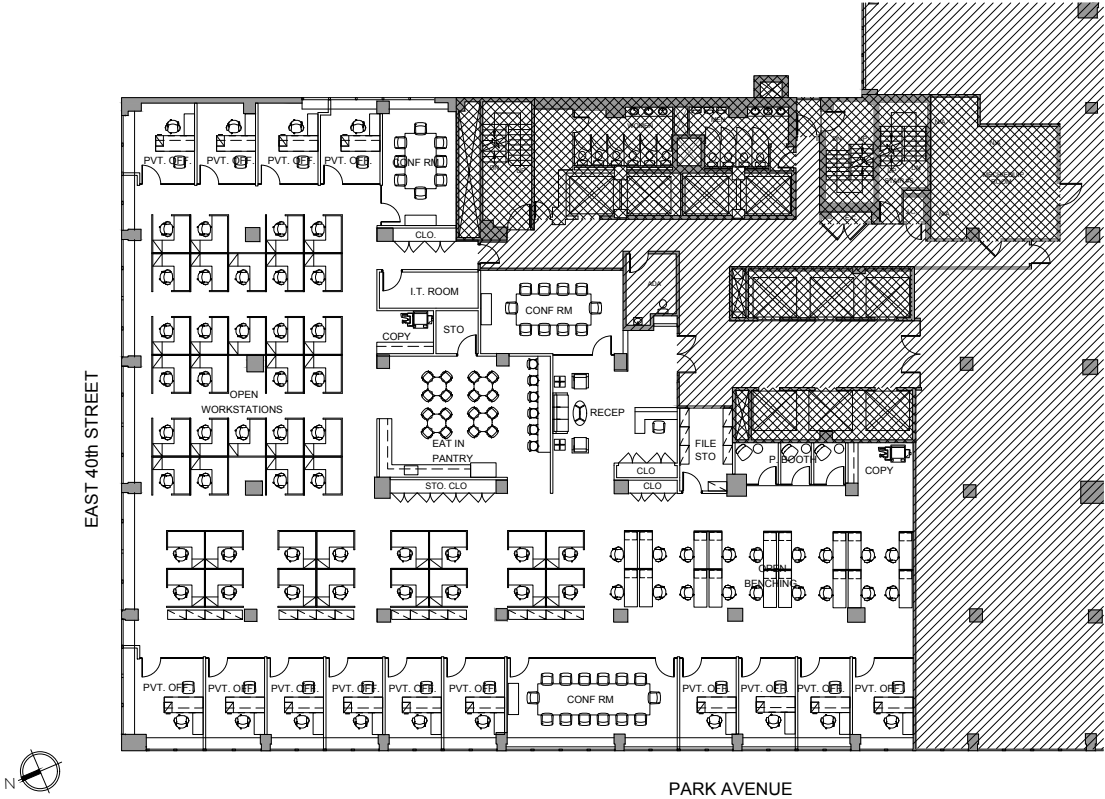
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Suite 310 | Test Fit
10,870 - 15, 502 RSF



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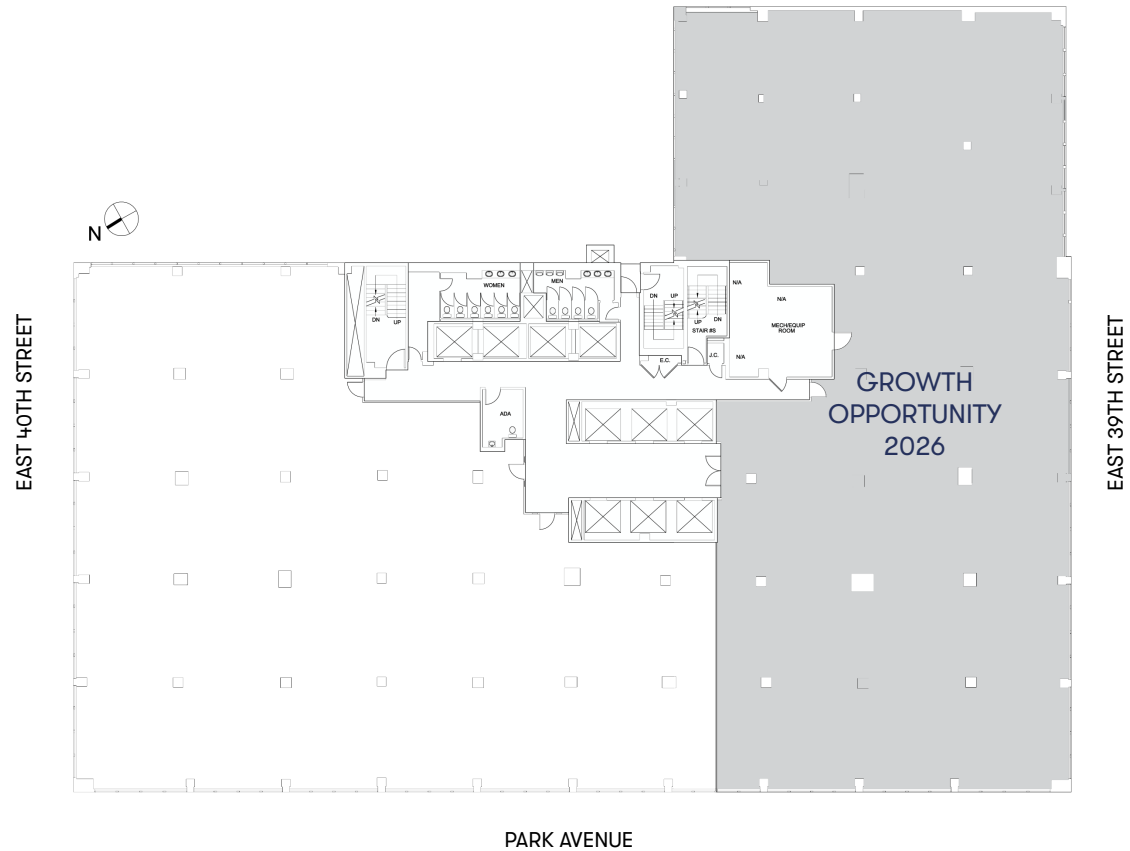


LEGEND:

TYPE	QTY
OFFICES	
PRIVATE OFFICE	14
WORKSTATIONS	
WORKSTATION	43
BENCHING	18
COLLABORATION	
LARGE CONFERENCE (14 PPL)	1
MEDIUM CONFERENCE (10 PPL)	1
SMALL CONFERENCE (8 PPL)	1
AMENITIES	
EAT IN PANTRY	1
PHONE BOOTH	3
SUPPORT & STORAGE	
RECEPTION	1
IT ROOM	1
COPY/PRINT STATION	2
FILE STORAGE	1
COAT CLOSET	3
STORAGE CLOSET	1
STORAGE ROOM	1

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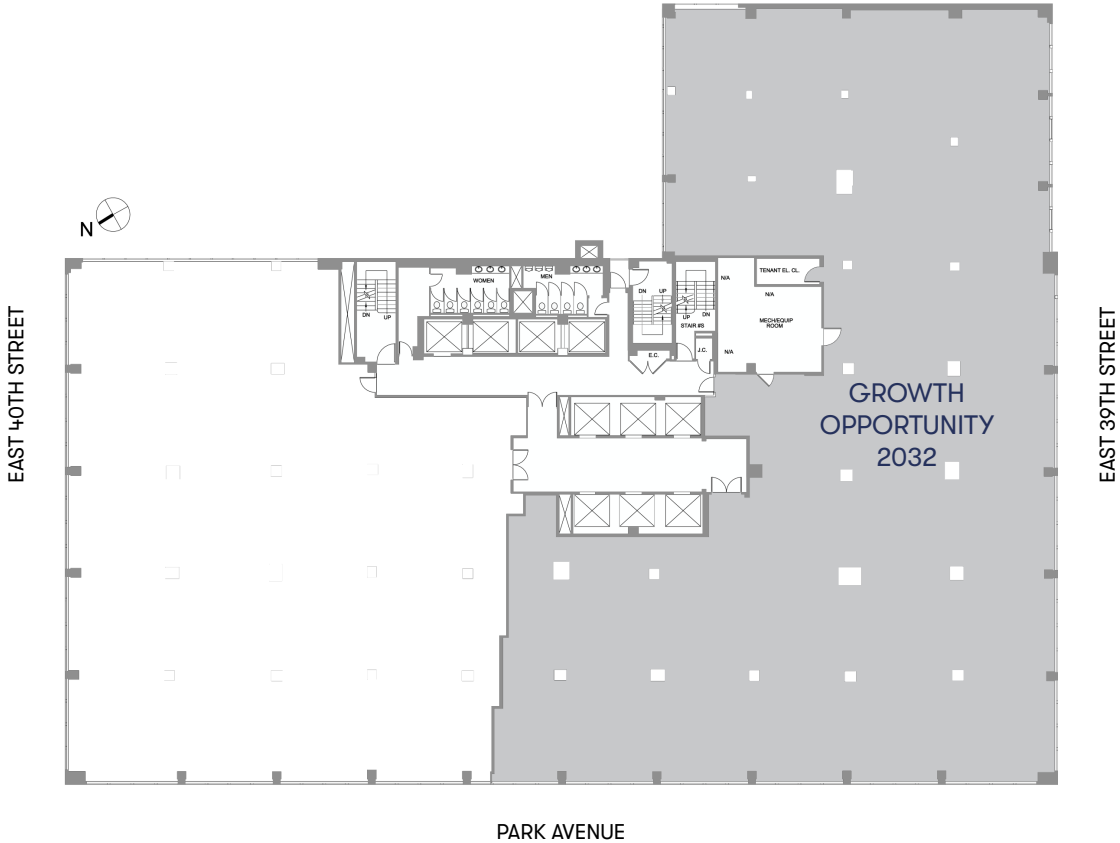
Partial 3rd Floor | Core Plan 15,502 RSF



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Partial 4th Floor | Core Plan
12,545 RSF

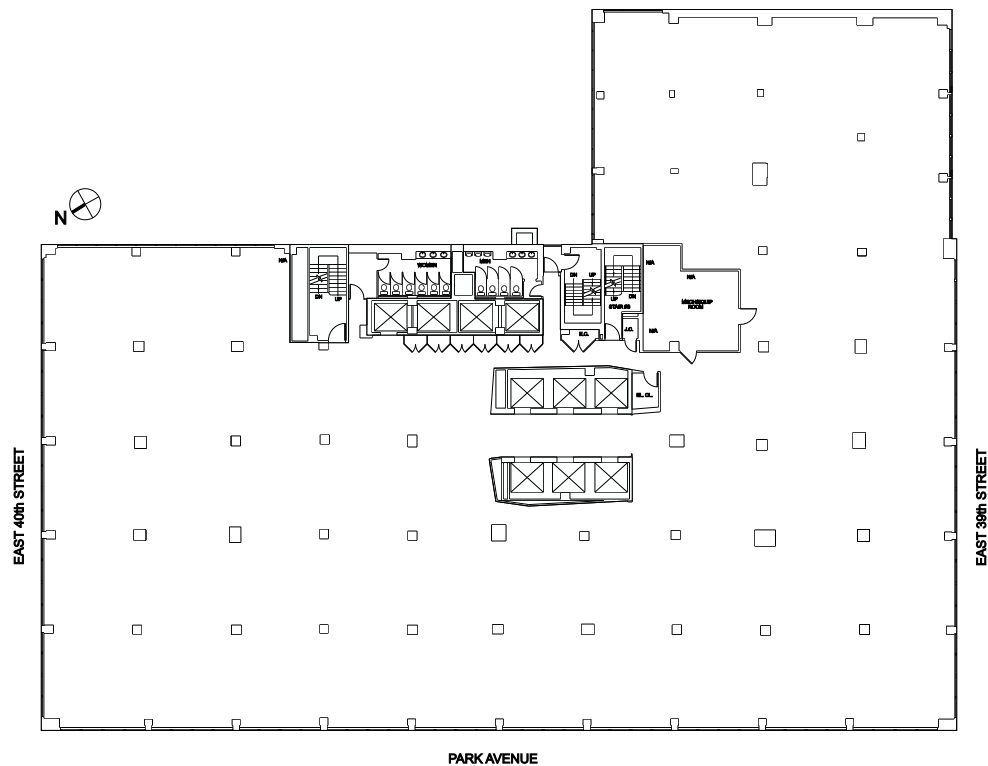


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5th Floor | Core & Shell Plan

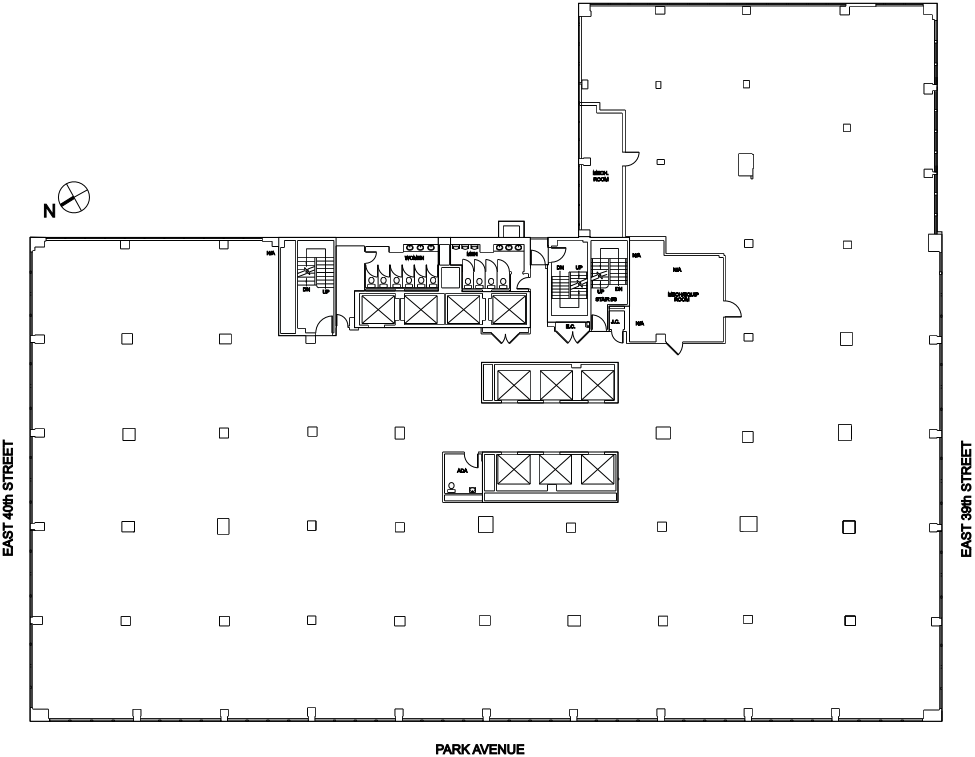
31,616 RSF Available 12/1/23



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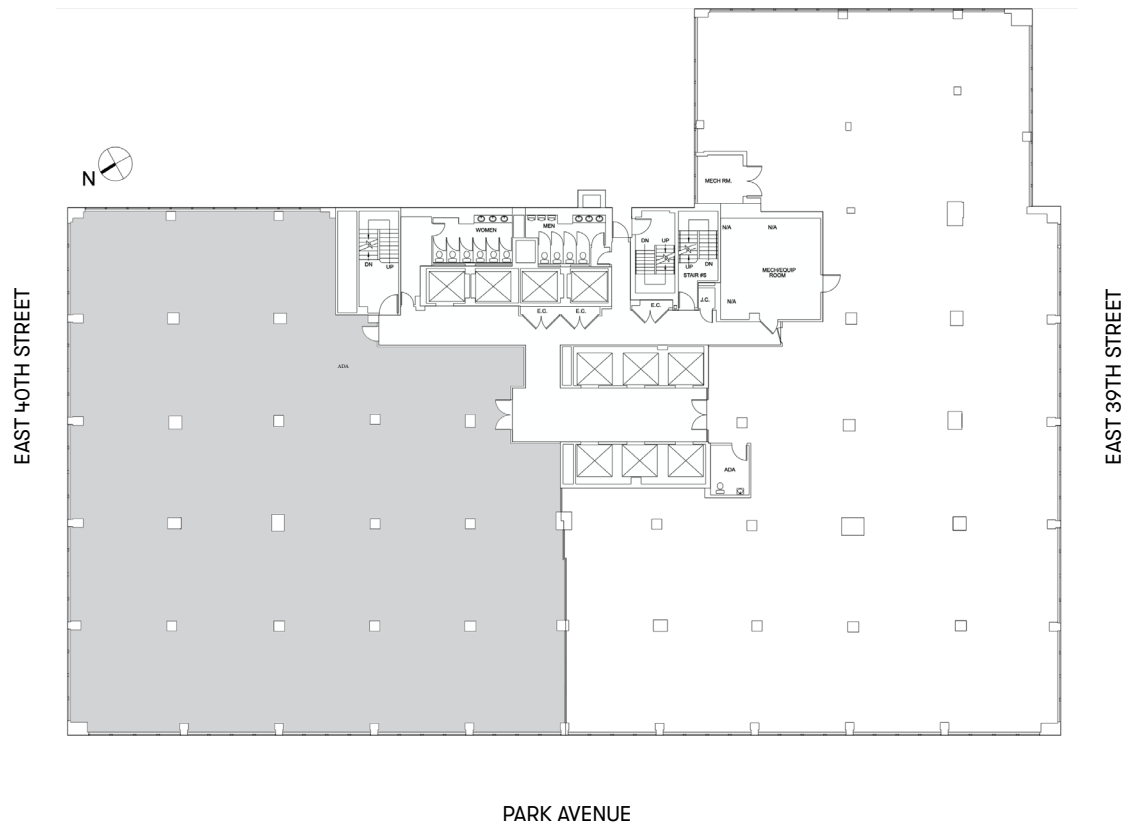
6th Floor | Core & Shell Plan
31,663 RSF



99 Park Avenue
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Suite 910| Core & Shell Plan
16,378 RSF Available 11/1/2023



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New York, New York 10016

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10th Floor | Core & Shell Plan

28,897 RSF Available 1/1/2024



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