

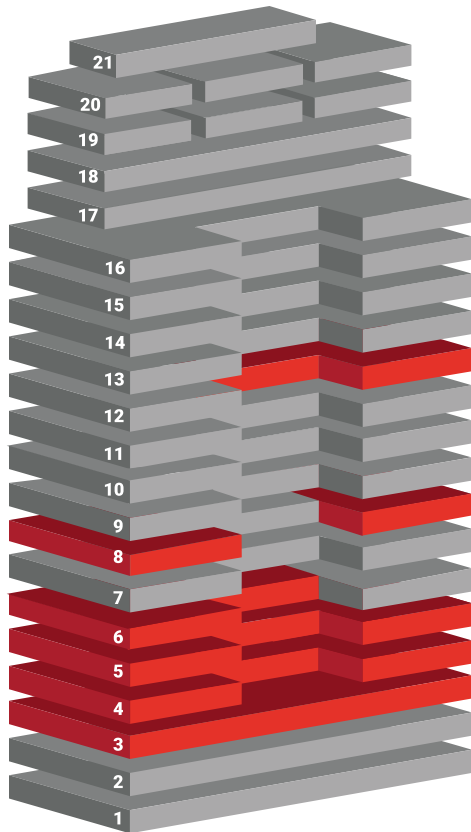
THE NEW

250 PARK

AT 46TH & 47TH STREETS



CURRENT AVAILABILITIES



SPACE	AREA	RENT	COMMENTS
PARTIAL 12	9,200 SF	\$65.00/SF	BRAND NEW PREBUILT
PARTIAL 9	2,436 SF	\$68.00/SF	PREBUILT
PARTIAL 8	7,840 SF	\$65.00/SF	PREBUILT
PARTIAL 8	4,703 SF	\$65.00/SF	PREBUILT
PARTIAL 6	19,853 SF	\$50.00/SF	BUILT SPACE
ENTIRE 5	29,212 SF	\$54.00/SF	BUILT SPACE Divisible to: Suite 1 - 14,483 RSF or Suite 2 - 14,729 RSF
ENTIRE 4	29,212 SF	\$54.00/SF	BUILT SPACE Divisible to: Suite 1 - 15,693 RSF or Suite 2 - 13,519 RSF
ENTIRE 3	31,813 SF	\$50.00/SF	BUILT SPACE Divisible to: Suite 1 - 14,586 RSF or Suite 2 - 17,227 RSF

LEASE TERM FOR ALL AVAILABLE SPACE NOW THROUGH 12/31/2028

FLOORS 3-5 ARE DIVISIBLE

PREMIUM PACKAGE AVAILABLE FOR ALL SPACES: In exchange for a rent premium, landlord will provide furniture and cover moving and wiring costs for all new leases.



Rendering of 12th Floor Prebuilts

12TH FLOOR PREBUILTS

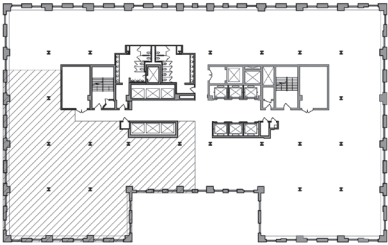


46TH STREET

PARK AVENUE

SUITE 1200 9,200 RSF

SPACE SUMMARY	TOTAL
Reception	1
Conf. Room (14)	1
Conf. Room (10)	1
Private office	7
Open area 2'-6" x 5'-0" bench	39
Break-out lounge	1
Bistro	1
IT closet	1
Storage closet	2

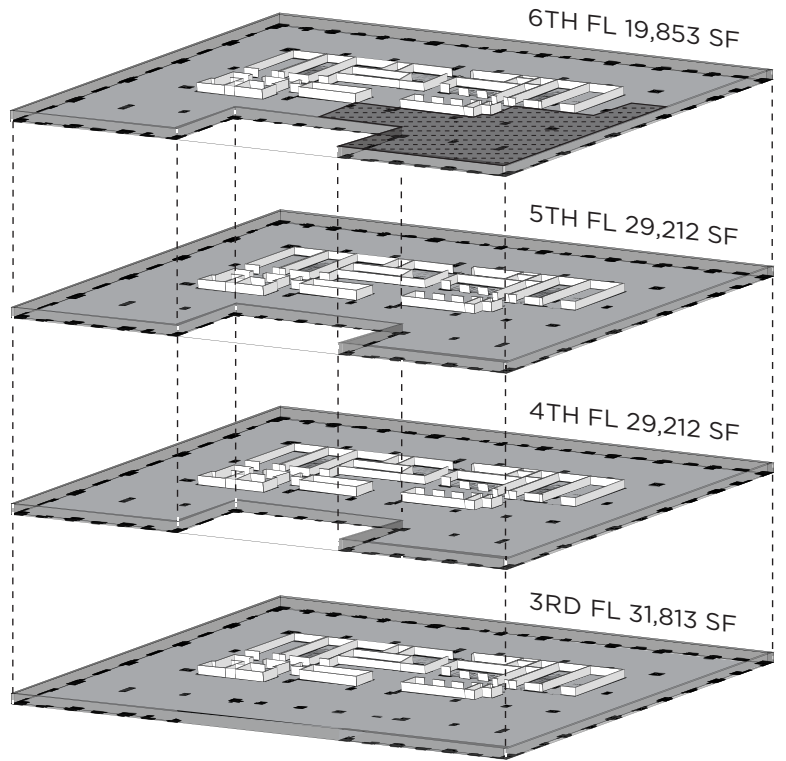


Rendering of 12th Floor Prebuilts



LARGE BLOCK OPPORTUNITY

110,000 SF
CONTIGUOUS
BLOCK



FLOOR PLANS

3RD FLOOR

SPACE SUMMARY	TOTAL
Reception	1
Conf. Room (10)	2
Conf. Room (8)	1
Private office	60
Work Bench	18
Workstations	59
Pantry	2
Mail Room	1
Copy Room	2
Copy Alcove	3
IT Room	1
Storage Room	3



PARK AVENUE

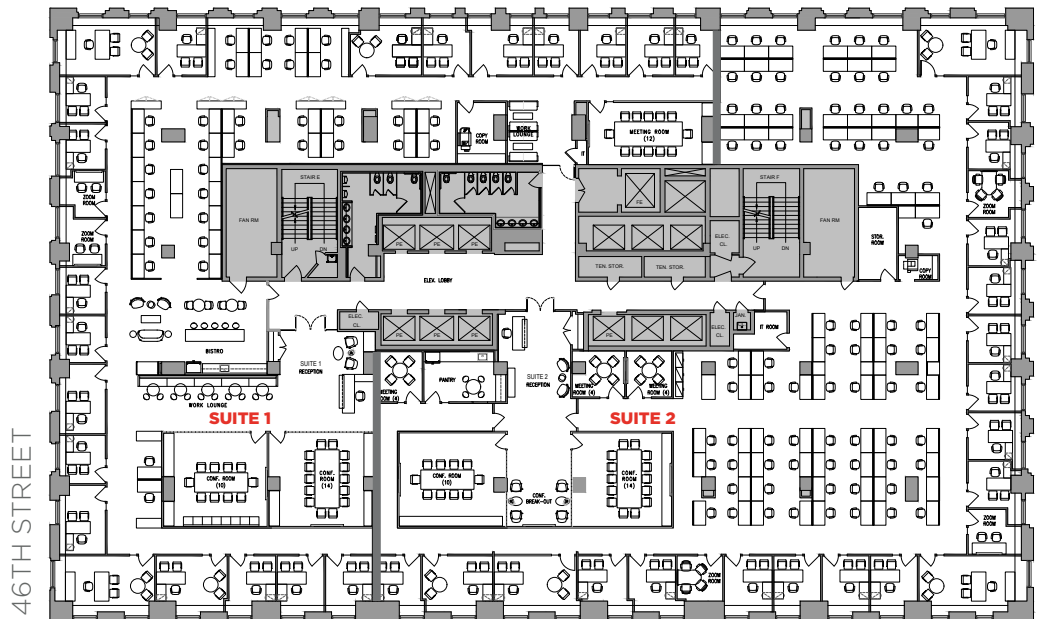
SUITE 1 - 14,586 RSF

SPACE SUMMARY	TOTAL
Reception	1
Conf. Room (10)	1
Conf. Room (14)	1
Meeting Room (12)	1
Private Office	21
Work Bench	34
Work Lounge	2
Zoom Room	2
Bistro	1
Copy Room	1
IT Closet	1

SUITE 2 - 17,227 RSF

SPACE SUMMARY	TOTAL
Reception	1
Conf. Room (10)	1
Conf. Room (14)	1
Meeting Room (4)	3
Private Office	19
Work Bench	73
Zoom Room	3
Pantry	1
Copy Room	1
IT Room	1
Storage Room	1

3RD FLOOR Proposed Demised Plan

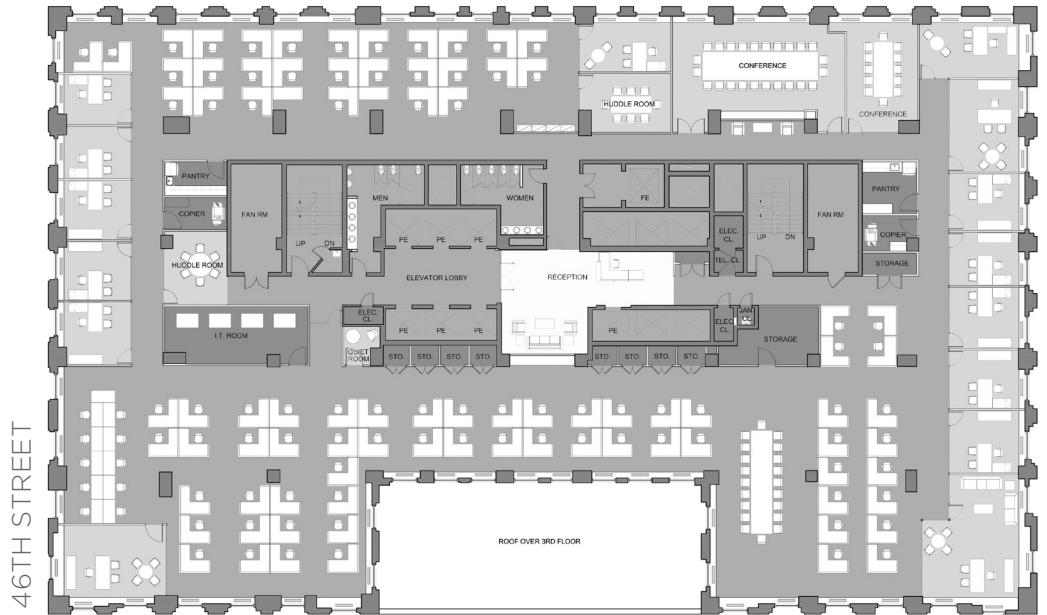


PARK AVENUE

FLOOR PLANS

4TH FLOOR

SPACE SUMMARY	TOTAL
Reception	1
Boardroom (24)	1
Conf. Room (12)	1
Huddle Room (6)	2
Private Office	15
Work Bench	10
Workstations	95
Pantry	2
Copy Room	2
IT Room	1
Storage Room	2
Storage Closets	8



SUITE 1 - 15,693 RSF

SPACE SUMMARY	TOTAL
Reception	1
Conf. Room (6)	1
Conf. Room (12)	1
Meeting Room (8)	1
Private Office	5
Work Bench	94
Work Lounge	1
Huddle	1
Zoom Room	2
Pantry	1
Copy Room	1
IT Room	1
Storage Closet	4
Storage Room	1

4TH FLOOR Proposed Demised Plan



SUITE 2 - 13,519 RSF

SPACE SUMMARY	TOTAL
Reception	1
Board Room (24)	1
Conf. Room (12)	1
Meeting Room (4)	3
Private Office	8
Work Bench	51
Work Lounge	1
Zoom Room	1
Pantry	1
Copy Room	1
IT Room	1
Storage Room	4

FLOOR PLANS

5TH FLOOR

SPACE SUMMARY	TOTAL
Reception	1
Board Room (20)	1
Conf. Room (10)	1
Conf. Room (8)	2
Conf. Room (5)	2
Private office	42
Work Bench	58
Workstations	23
Bistro	1
Pantry	2
Wellness Room	1
Copy Room	2
Copy Alcove	3
IT Room	1
Storage Room	4
Storage Closet	4

46TH STREET



PARK AVENUE

SUITE 1 - 14,483 RSF

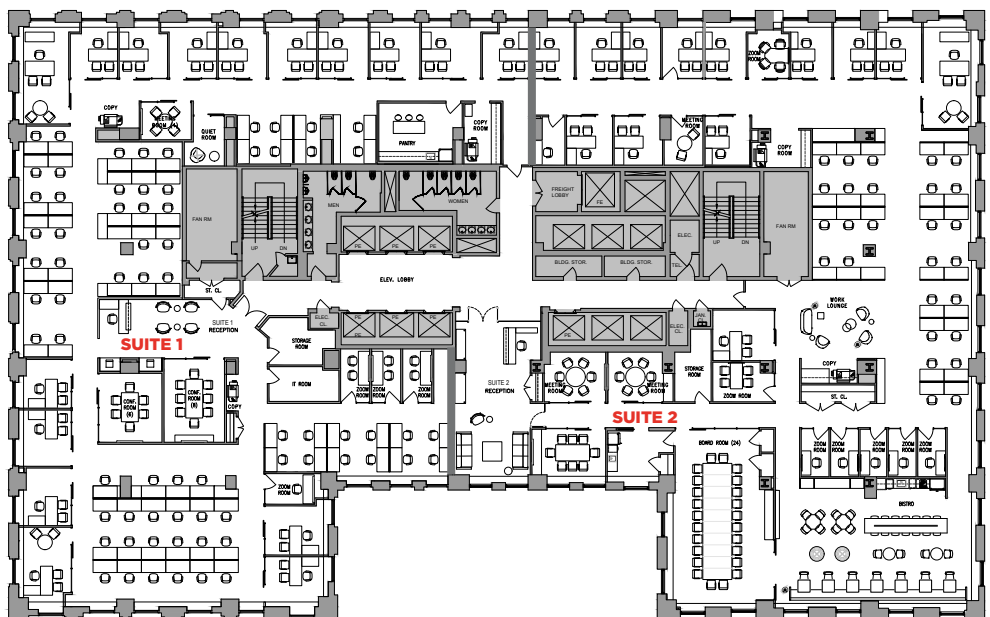
SPACE SUMMARY	TOTAL
Reception	1
Conf. Room (6)	1
Conf. Room (8)	1
Meeting Room (4)	1
Private Office	16
Work Bench	71
Zoom Room	4
Pantry	1
Quiet Room	1
Copy Room/Alcove	3
IT Room	1
Storage Room/Closet	2

SUITE 2 - 14,729 RSF

SPACE SUMMARY	TOTAL
Reception	1
Board Room (24)	1
Conf. Room (8)	1
Meeting Room (2)	1
Meeting Room (6)	2
Private Office	14
Work Bench	27
Work Lounge	1
Zoom Room	7
Bistro	1
Pantry	1
Copy Room/Alcove	2
IT Room	1
Storage Room/Closet	2

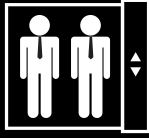
5TH FLOOR Proposed Demised Plan

46TH STREET



PARK AVENUE

ALL THE RIGHT CONNECTIONS



NEW LOBBY & ELEVATOR
MODERNIZATION



INSTITUTIONAL
OWNERSHIP



MODERNIZED HVAC
PLANT



EASY ACCESS TO METRO NORTH,
4, 5, 6, 7, SHUTTLE TO TIMES SQUARE
& LIRR EAST SIDE ACCESS



STEPS FROM GRAND
CENTRAL TERMINAL



LEED-EB GOLD

