

SINGULAR PARK AVENUE BRANDING AND SIGNAGE OPPORTUNITY



Rare Park Avenue Branding and
Signage Opportunity

Entrance & Plaza
by David Rockwell & Rockwell Group
Featuring a 60-foot LED Interactive,
Cinematic Art Experience

\$20 Million Capital Improvement Program

Hands-Free Entry & Guest Check In

Park Avenue Address Immediately Adjacent to Grand
Central Terminal North Access

Center Core with Expansive Windows
on All Four Sides

New Slimline Convectors on Every Floor

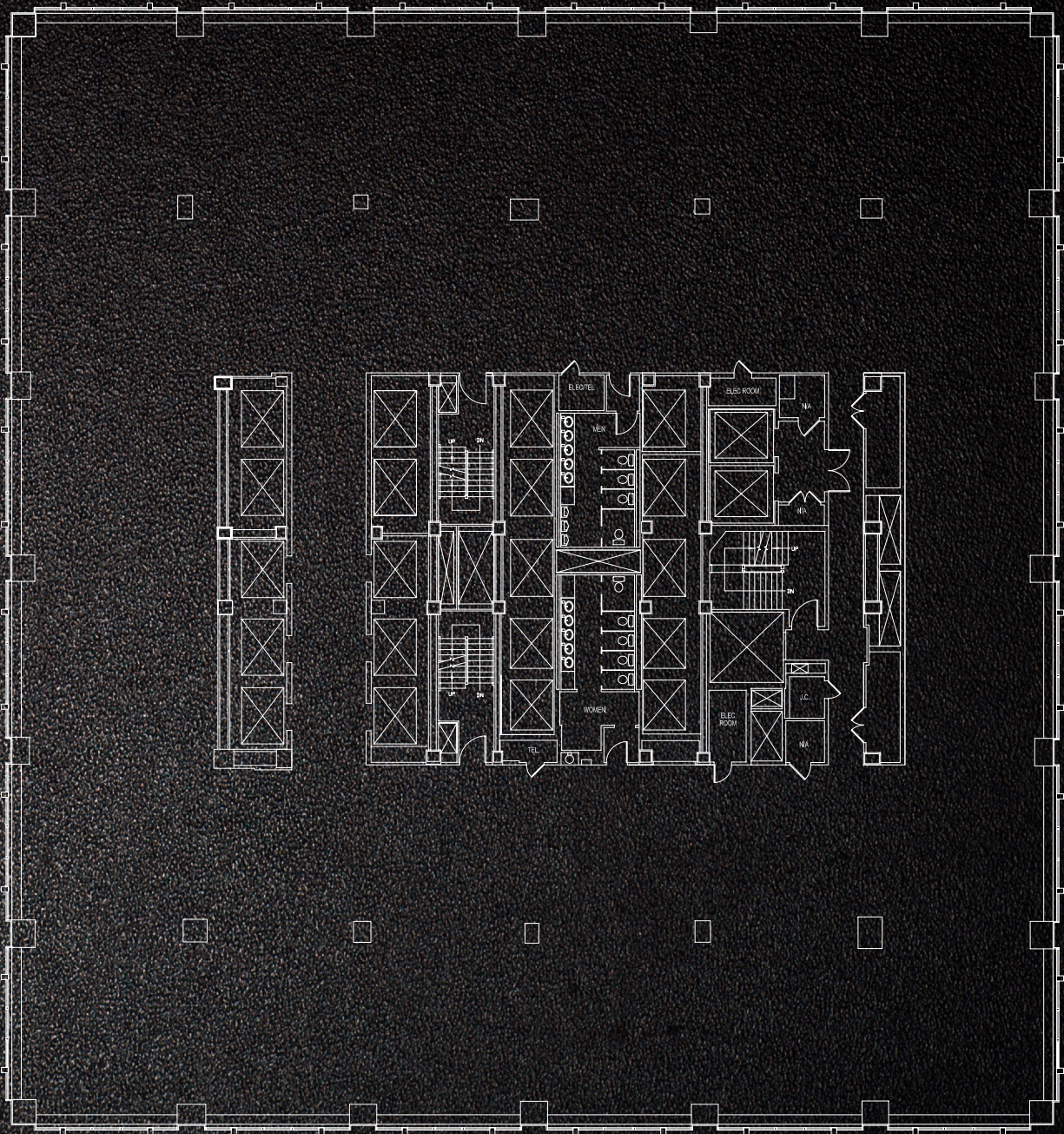
100% Outdoor Air Design and Silver LEED Certified



CORE & SHELL | 29,800 RSF

49TH STREET

PARK AVENUE



48TH STREET

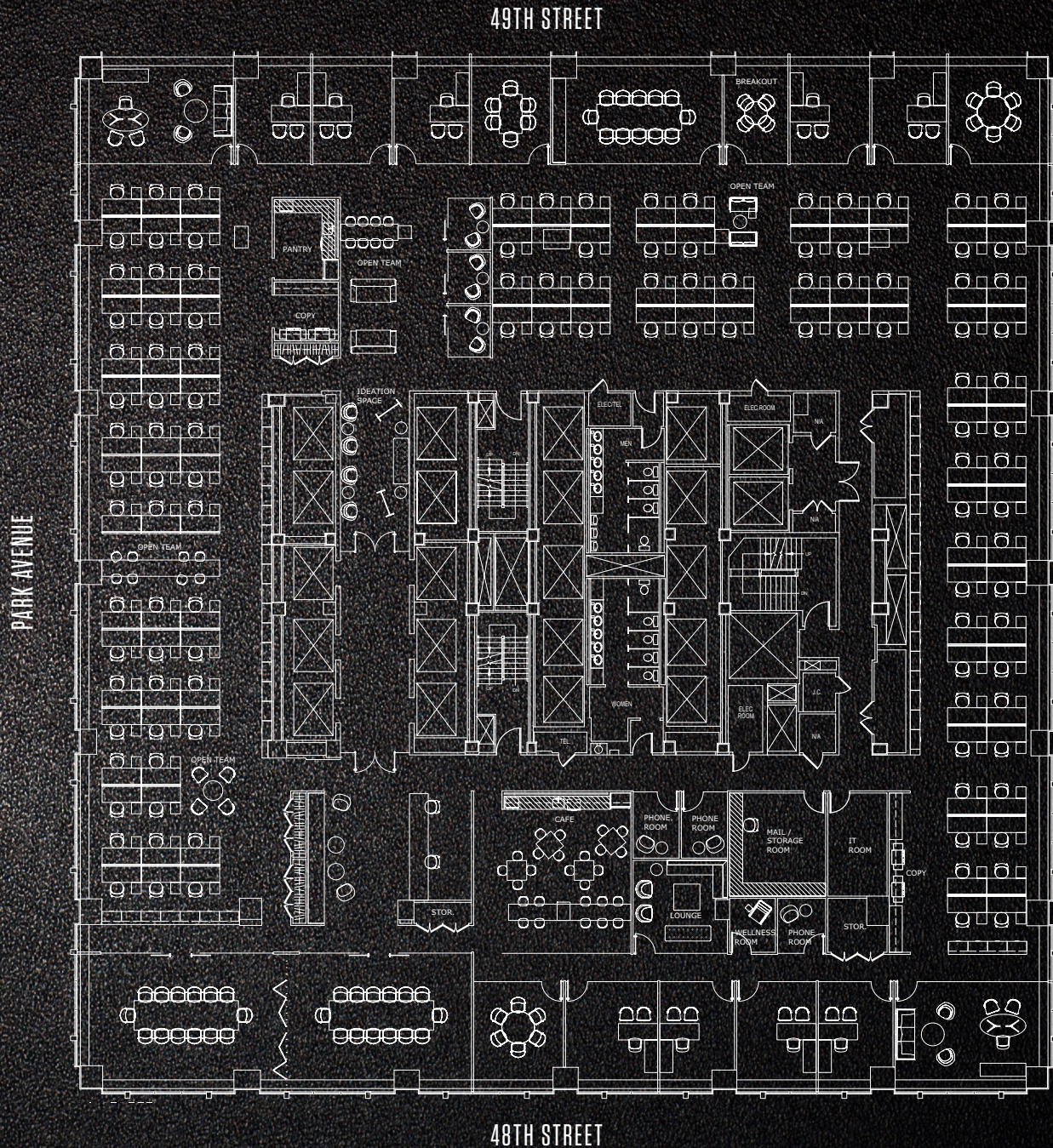
OPEN OFFICE | 29,800 RSF

OFFICES	11
WORKSTATIONS	142
RECEPTION	2

BOARD ROOM	1
LARGE CONFERENCE ROOM	1
OPEN TEAM SPACES	2

TOTAL SEATS 155

192 RSF PER PERSON



299 PARK
AVENUE

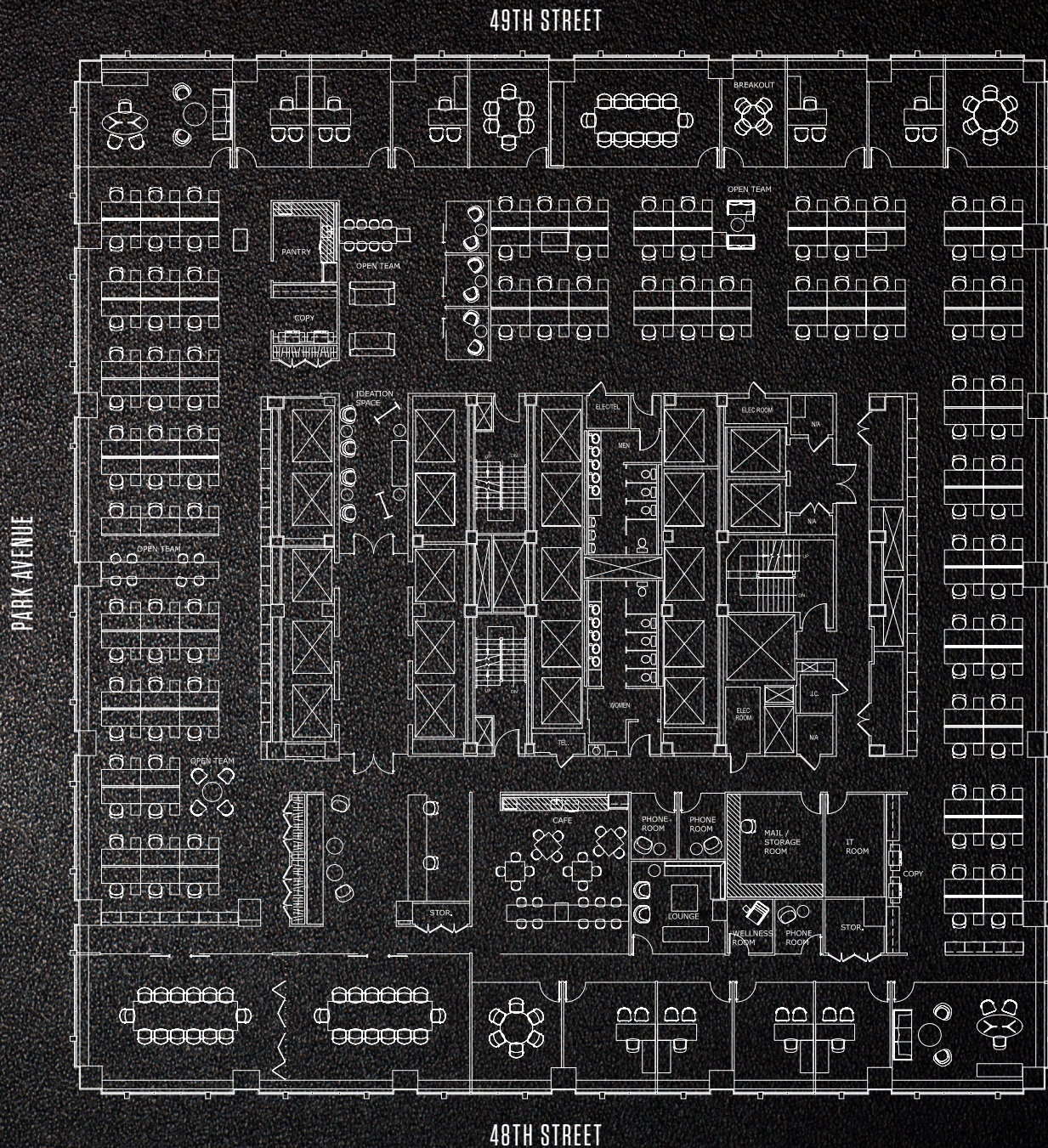
FINANCIAL | 29,800 RSF

OFFICES	12
WORKSTATIONS	136
RECEPTION	2

TOTAL SEATS 150

198 RSF PER PERSON

BOARD ROOM	1
LARGE CONFERENCE ROOMS	2
MEDIUM CONFERENCE ROOMS	5



299 PARK
AVENUE

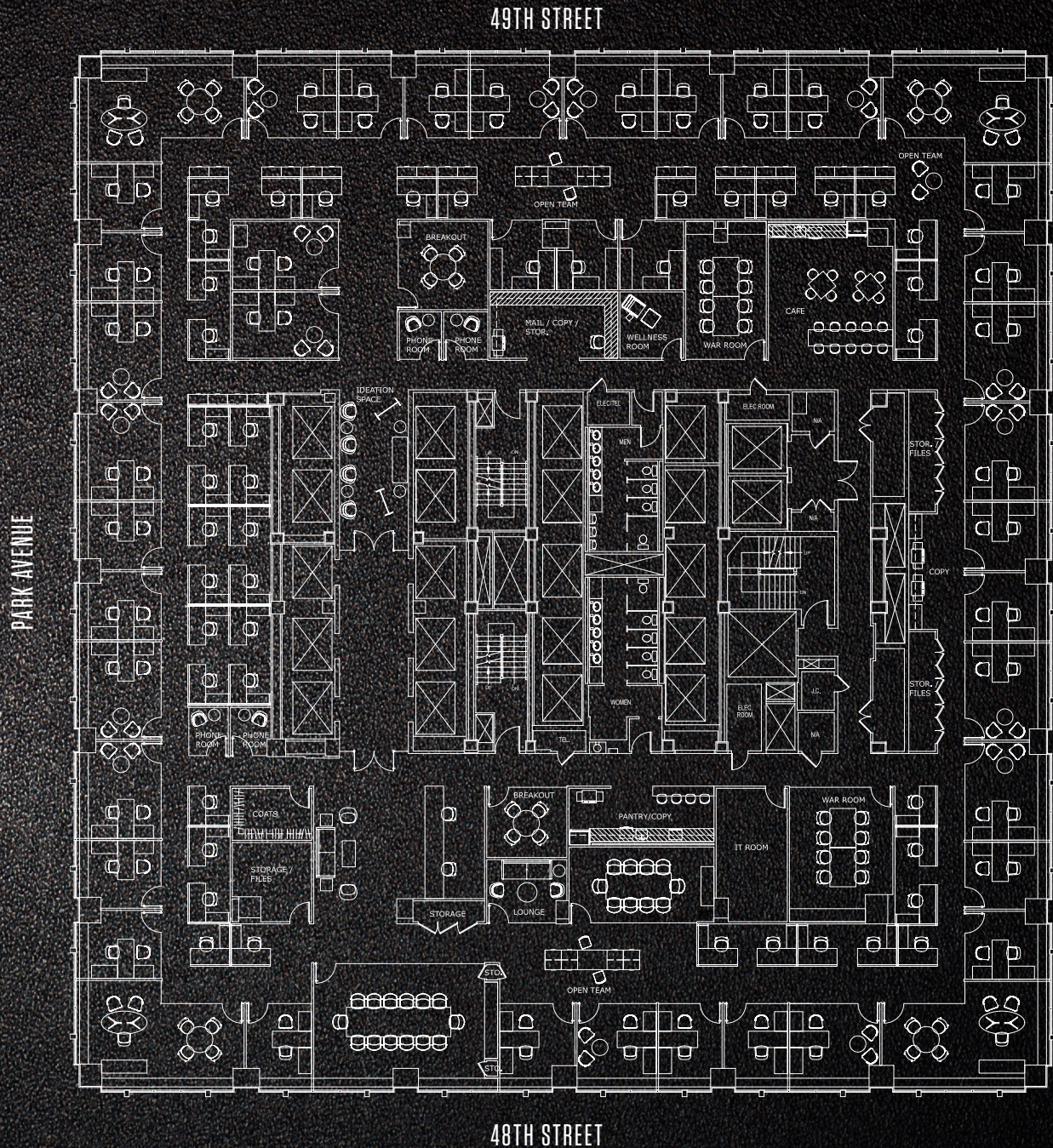
LAW FIRM | 29,800 RSF

OFFICES	48
WORKSTATIONS	35
RECEPTION	2

TOTAL SEATS 85

BOARD ROOM	1
LARGE CONFERENCE ROOM	1
MEDIUM CONFERENCE ROOMS	2

350 RSF PER PERSON



299 PARK
AVENUE

BUILDING SPECIFICATIONS

ARCHITECT	Emery Roth & Sons
YEAR COMPLETED	1967
RENTABLE AREA	1,117,842 RSF
NUMBER OF STORIES	42
LOBBY	Renovated by Rockwell Group in 2020
ELEVATORS	20 high speed passenger cars. Renovated 2021.
ELECTRICITY	Sub-metered
TYPE OF CONSTRUCTION	Steel framed with spray-on fireproofing, curtain wall with black duranodic aluminum finish
EMERGENCY GENERATORS	Four (4) 1,500 kW Caterpillar diesel generators
TELECOM PROVIDERS	AboveNet/Zayo Group, AT&T, Cogent, Level 3, Light Tower, Time Warner Spectrum, Verizon Business HVAC Building hours are Monday – Friday from 8 AM – 8 PM
SUPPLEMENTAL COOLING	Condenser water systems provide for 2,500 tons of capacity for tenant use
GREEN INITIATIVES	LEED Silver Certified, Energy Star Rated, NYC Mayor's Carbon Challenge Participant, Well Health & Safety Rated



299 PARK
AVENUE

THE FB EXPERIENCE

The Fisher Brothers investment in tenant relationships reflects in wellness initiatives, amenities, and programming designed to inspire connection. We create environments enriched by immersive art and biophilic design, as well as public spaces that create unique moments and promote a sense of community.

WELLNESS

Fisher Brothers carefully considers occupant wellness throughout the design, operation and programming of its buildings; the comfort and well-being of all tenants is crucial to their success. In response to COVID-19, enhanced cleaning has been increased in all common spaces and UV Technology is installed in HVAC system throughout the building.

ART

299 Park Avenue leads the way with a 60' interactive cinematic installation by David Rockwell and Rockwell Labs. Commissioned art installations focus on sensory experiences like the crystal and light wall system at Park Avenue Plaza as well the Kalidoscope at 605 Third Avenue.

SOCIAL

Fisher Brothers is always looking for unique and exciting ways to enrich the experience of their tenants through events posted on @Ease tenant app such as seasonally-themed socials and an annual ping pong tournament at Park Avenue Plaza.

SUSTAINABILITY

Best-in-class in-house engineering team and modernized equipment allow Fisher Brothers to maintain its commitment to environmental sustainability by operating highly efficient buildings and making continuous improvements to their infrastructure. The Fisher Brothers portfolio is 100% LEED Certified.

GIVES

Fisher Brothers has a strong history of philanthropy and continually seeks opportunities to engage tenants in charitable events and support their individual philanthropic endeavors.

STYLE

Through exclusive partnerships, we are proud to outfit building security staff in custom suits. Guards attend hospitality training, establishing a signature style and distinct quality across our portfolio.