



410
PARK AVE

A boutique experience in the heart of Midtown

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A newly renovated lobby
for a stand-out first impression



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Premium amenities because your office
should dare to be more than just your office



CONFERENCE CENTER

- Extra large conference room for town hall style meetings with state of the art videoconferencing equipment.
- Access to a lounge and kitchenette, this is the perfect setting for your next casual meeting or team building event.

GOLF SIMULATOR & LOUNGE

- Indoor golf simulator that offers incredible realism, accuracy and ease-of-use.
- Play 35 professional courses as well as practice courses, competitions and driving ranges.



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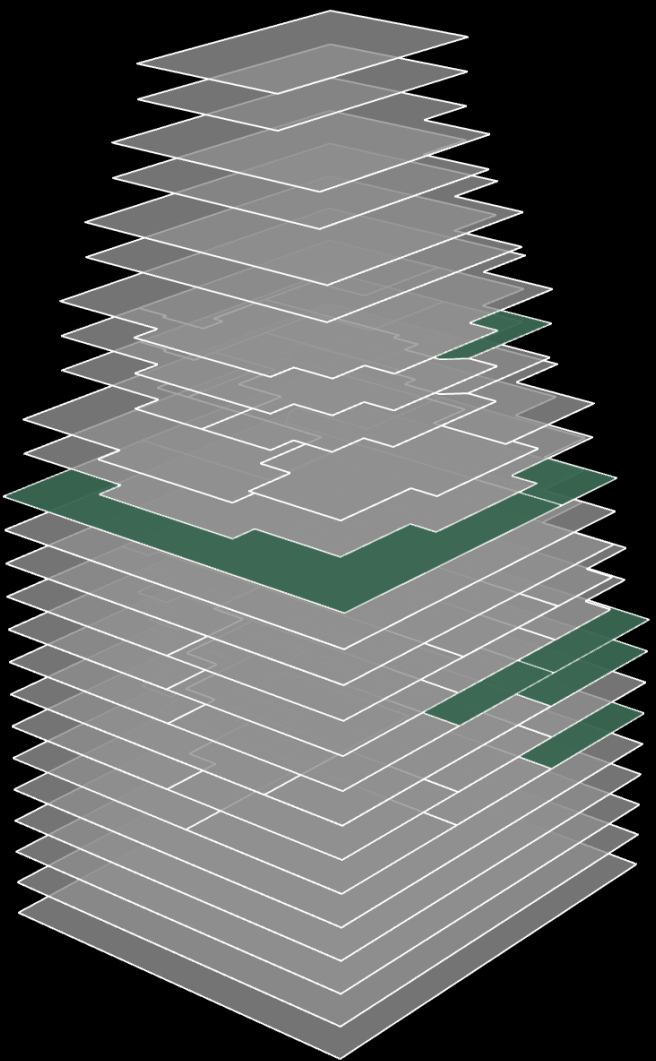
Work hard and play hard with a state-of-the-art Fitness Center



Consider this your private go-to place to unwind and recharge. Make it to that early morning workout and jump on a Peloton bike or Life Fitness treadmill. Maybe even spend some time in the meditation station.

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PARK AVENUE

EAST 55TH STREET

Current Availabilities

FLOOR	SUITE	AREA	AVAILABLE
Partial 4 TH FL	Suite 420	3,950 RSF	Available Now

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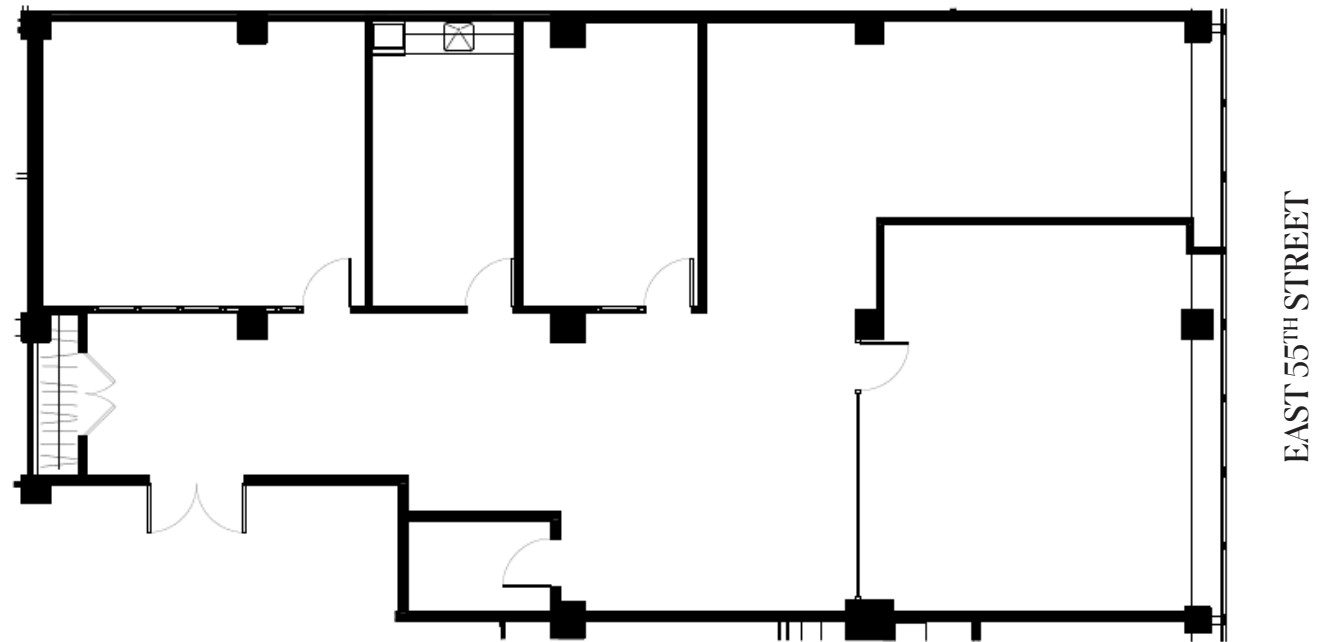
Premium
Park Avenue Address



Quality Ownership and
Tenant Roster

Suite 420 Existing Conditions

3,950 RSF Available Now



Technical Specifications

Owner: Global Holdings Management

Location: Park Avenue at 55th Street

Building Size: Approximately 250,000 sq.ft.

Height: 22 Stories

Architect: Emery Roth

Built: 1958, Renovated: 2020

Telecom: Building is wired with Verizon, Cogent, Spectrum, Zayo

Ceiling Heights: Slab-to-Slab – 10' on average

Live Load Per Floor:
Cellar- 3rd: 100 psi
4th- 22: 50 psi

HVAC: Hours of Operation – Building hours are 8 a.m. – 6 p.m. M-F (excluding holidays)

Elevator Banks:

- Low Rise - Floors L – 10: 3 cars
- High Rise - Floors 10 – 22: 3 Cars
- Freight: Sub B – 22

Electric: 6 watts/RSF

Sprinklers: Building is fully sprinkled

Security: Lobby desk attended 24 hours per day, 365 days per year. Proximity card in each elevator banks.

Life Safety: Full Code Compliant Class “E” system. LIFESAFETY NET 2000.

Air Purification: MERV 14 filters installed