

230
PARK AVENUE



Park Avenue Pre-Built

NEVER-OCCUPIED SUBLEASE WITH VIEWS

230

THE HELMSLEY BUILDING

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View from Premises

PARK AVENUE PRE-BUILTS

NEVER-OCCUPIED SUBLEASE WITH
VIEWS

19TH FLOOR PRE-BUILTS

SUITE A **10,775 RSF**

SUITE B **10,862 RSF**

Possession: Immediate

Term: 5-10 years

*Will consider shorter terms



ABOUT THE SUITES

- Just completed, never-occupied pre-built suites
- Both suites feature views up Park Avenue
- Installations feature high-end finishes complete with a mix of offices, meeting rooms, open seating areas, pantries and receptions.

Ability to be leased as 1-3
pre-built suites, accommodating space
requirements for ~20K RSF - 5.5K RSF



AS-BUILT TWO-SUITE FLOOR PLAN

Space is constructed as shown, but does not include furniture. Furniture in plan is representative.

SUITE A

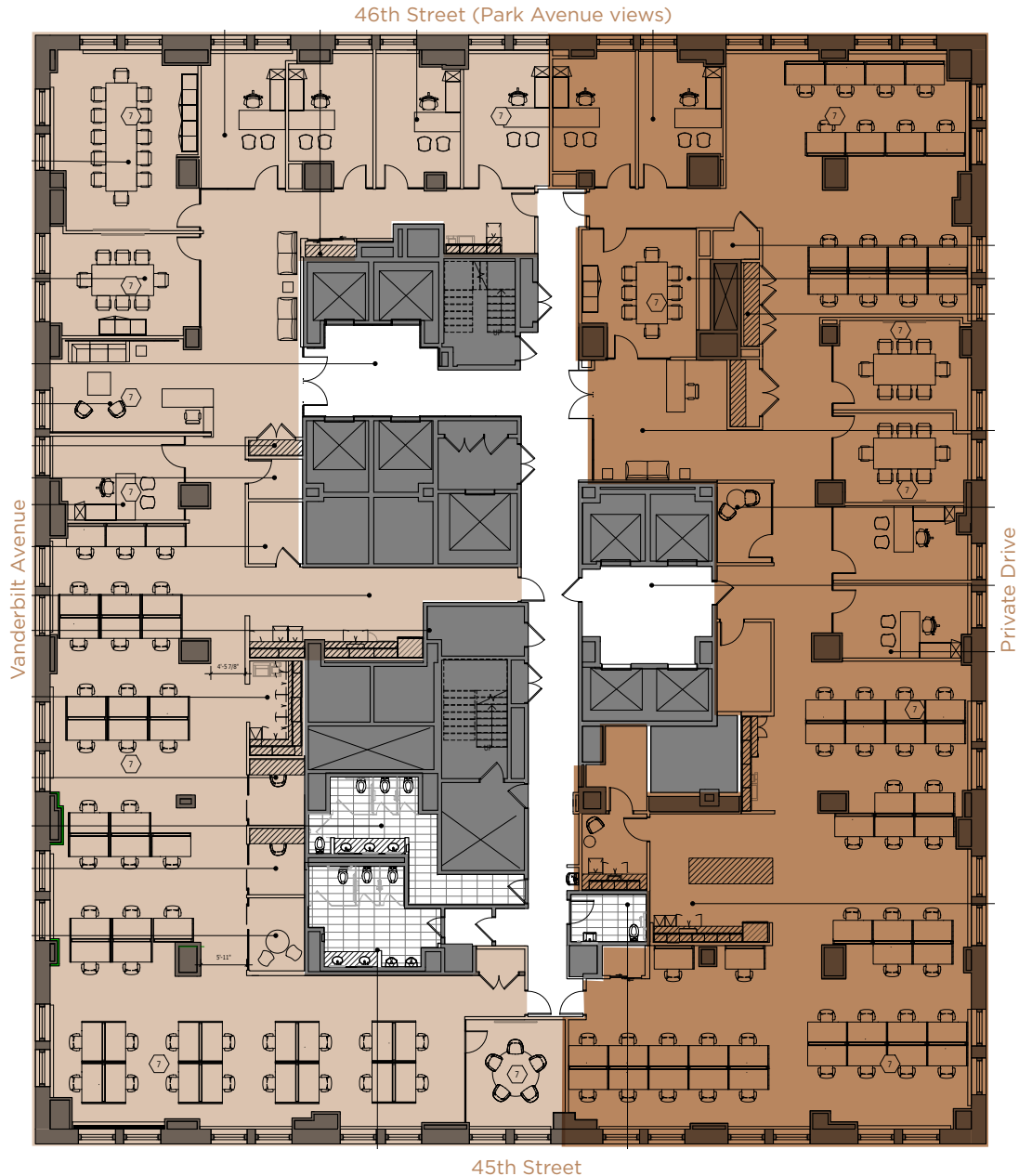
10,775 RSF

- (5) windowed offices
- (1) 12-person conference room
- (1) 8-person meeting room
- (1) 5-person meeting room
- (3) internal phone rooms
- Open seating with room for 40+
- Wet pantry
- Reception

SUITE B

10,862 RSF

- (4) windowed offices
- (3) 8-person conference rooms
- (2) internal phone rooms
- Open seating with room for 52+
- Wet pantry
- Reception



PROPOSED 3 TENANT PLAN

Below plan represents a proposed modification of the as-built 2-suite scenario to create 3 pre-built suites. Furniture included in plan is solely representative, space does not include furniture.

SUITE A

9,304 RSF

- 2 Offices
- 41 workstations
- 2 Pantry/sitting areas
- Large conference room
- 2 Medium conference rooms
- Huddle room
- 2 Storage closets
- Coat closet
- IDF
- 2 Phone rooms
- Copy/print room
- Reception

SUITE B

6,490 RSF

- 5 Offices
- 16 Workstations
- Pantry/sitting area
- 2 Medium conference rooms
- 2 Storage closets
- Coat closet
- Copy/print room
- Reception

SUITE C

5,843 RSF

- 2 Offices
- 38 workstations
- Pantry/sitting area
- Huddle room
- Storage closet
- Mother/wellness room
- Coat closet
- Copy/print room





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