



410  
PARK AVE

A boutique experience in the heart of Midtown

# 410

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A newly renovated lobby  
for a stand-out first impression



# 410

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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.
- Access to a lounge and kitchenette, this is the perfect setting for your next casual meeting or team building event.



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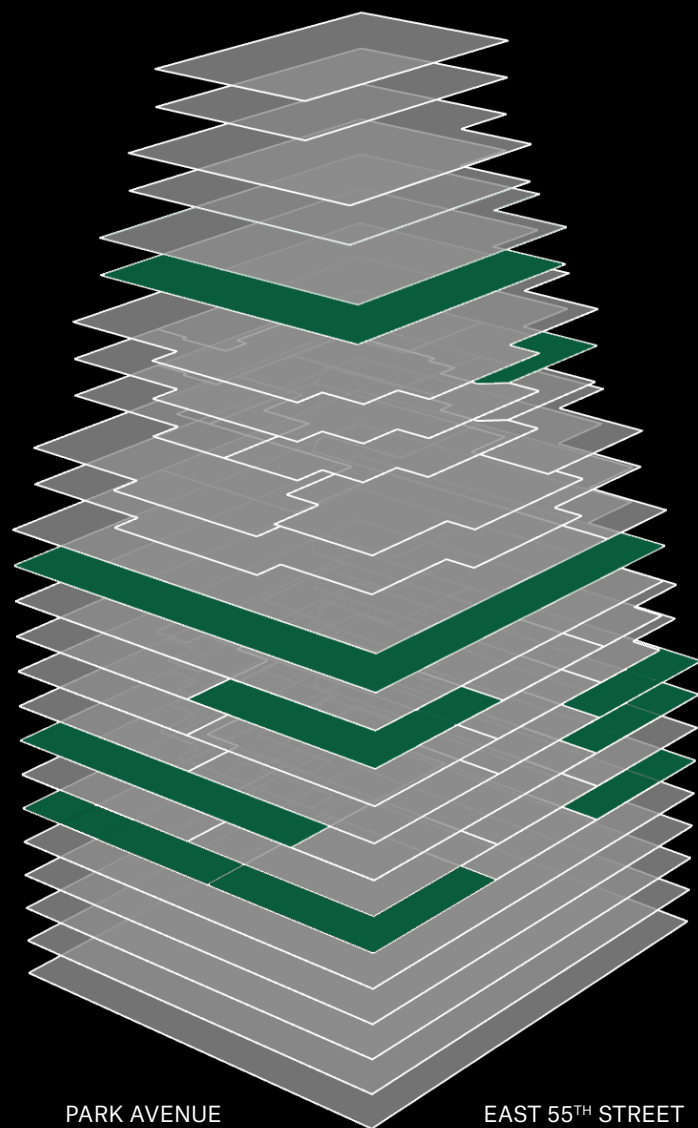
Work hard and play hard with a  
state-of-the-art Fitness Center



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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## Current Availabilities

Partial 17 <sup>TH</sup> FL	Suite 1710	2,999 RSF	Available Now
Partial 9 <sup>TH</sup> FL	Suite 920	3,975 RSF	Available Now
Partial 4 <sup>TH</sup> FL	Suite 430	2,959 RSF	Available Now

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Sophisticated, modern finishes and a sleek pantry.



Park Avenue Exposure

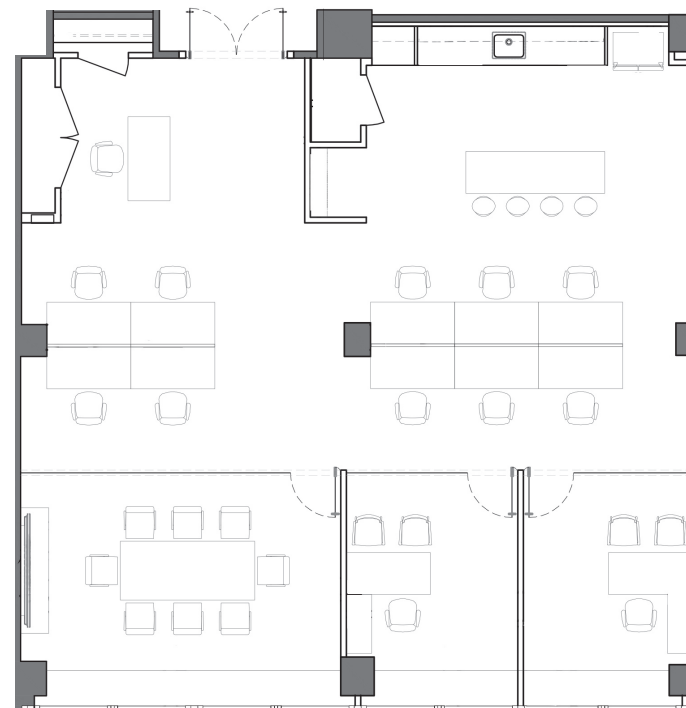


Open ceilings for maximum light and air.

**Suite 430 Pre-built**  
2,959 RSF Available Now

LEGEND	
CONF. ROOM (8)	1
BISTRO	1
COPY AREA	1
IT CLOSET	1
STORAGE CLOSET	1
COAT CLOSET	1

LEGEND - STAFF	
OFFICE	2
WORK BENCH - 5'	10
RECEPTION	1
TOTAL	13



PARK AVENUE

# 410

PARK AVE



Sophisticated, modern finishes and a sleek pantry.

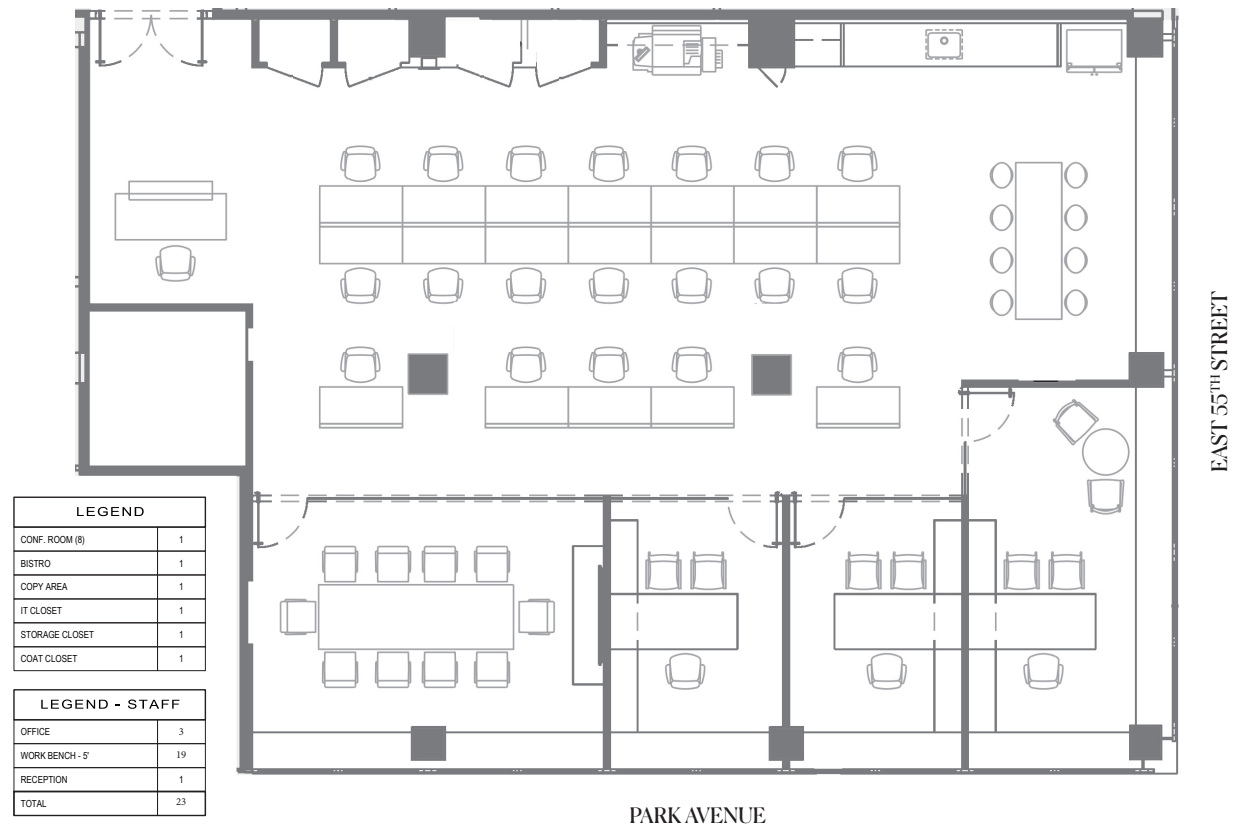


Corner Exposure  
Park Avenue &  
East 55<sup>TH</sup> Street



Tower floor with  
maximum light and air.

Suite 920 Pre-built  
3,975 RSF Available Now



# 410

PARK AVE

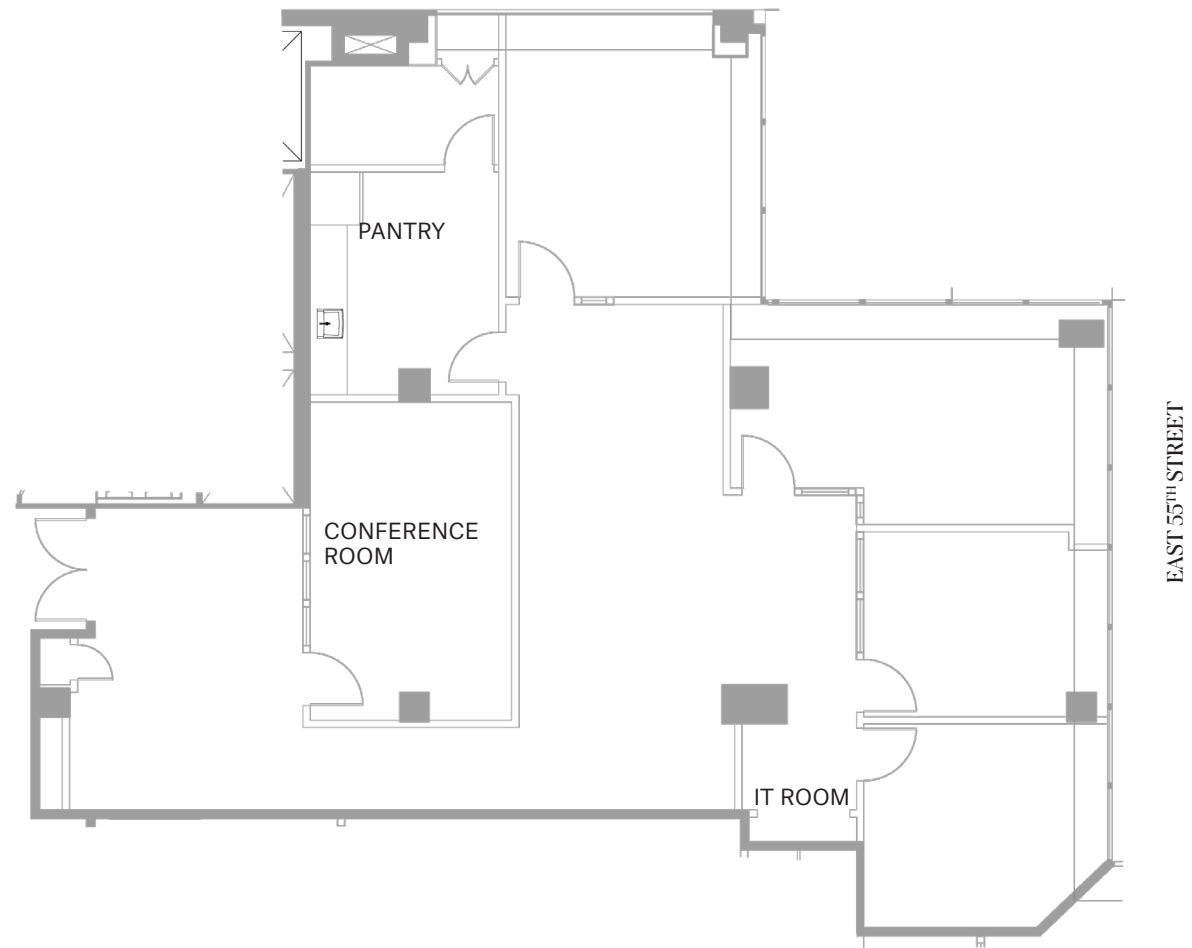


Premium  
Park Avenue Address



Quality Ownership and  
Tenant Roster

Suite 1710 Existing Conditions  
2,999 RSF Available Now



# Technical Specifications

Owner: 410 Park Avenue Associates, L.P.

Managing Agent: Global Holdings  
Management Group U.S.

Location: Park Avenue Cross streets are  
54th/55th

Building Size: Approximately 250,000 sq.ft.

Height: 22 Stories

Architect: Emery Roth

Built: 1958

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

E-Waste: Varies

Elevator Banks:

- Low Rise - Floors L – 10: 2 cars
- High Rise - Floors 10 – 22: 3 Cars
- Freight: Sub B – 22

Freight Elevator Hours: After hours charges  
are \$150.00 per hour including loading dock  
access.

Electric: Directly metered to Con Edison

Sprinklers: Building is fully sprinkled

HVAC: Hours of Operation – Building hours  
will be to 8 a.m. – 6 p.m. M-F (excluding holi-  
days)

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 Quality: MERV 13 filters installed