



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

PARK AVE

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

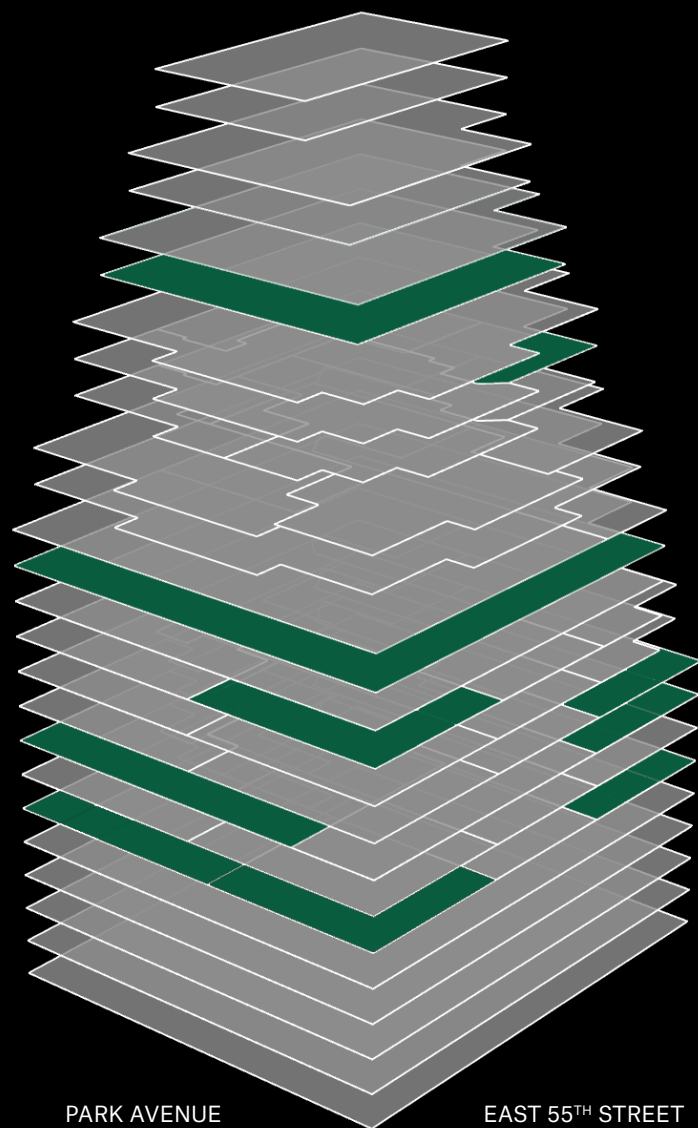


Consider this your private go-to place to unwind and recharge. Make it to that early morning workout and jump on a Peloton bike or Life Fitness treadmill. Maybe even spend some time in the meditation station.

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Current Availabilities



FLOOR	SUITE	AREA	AVAILABLE
19 TH Floor	Full Floor	6,261 RSF	5/1/2021
Partial 6 TH FL	Suite 600	5,200 RSF	Available Now
Partial 4 TH FL	Suite 440	4,191 RSF	Available Now

410

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Sophisticated, modern finishes and a sleek pantry.



Corner Exposure
Park Avenue &
East 55TH Street

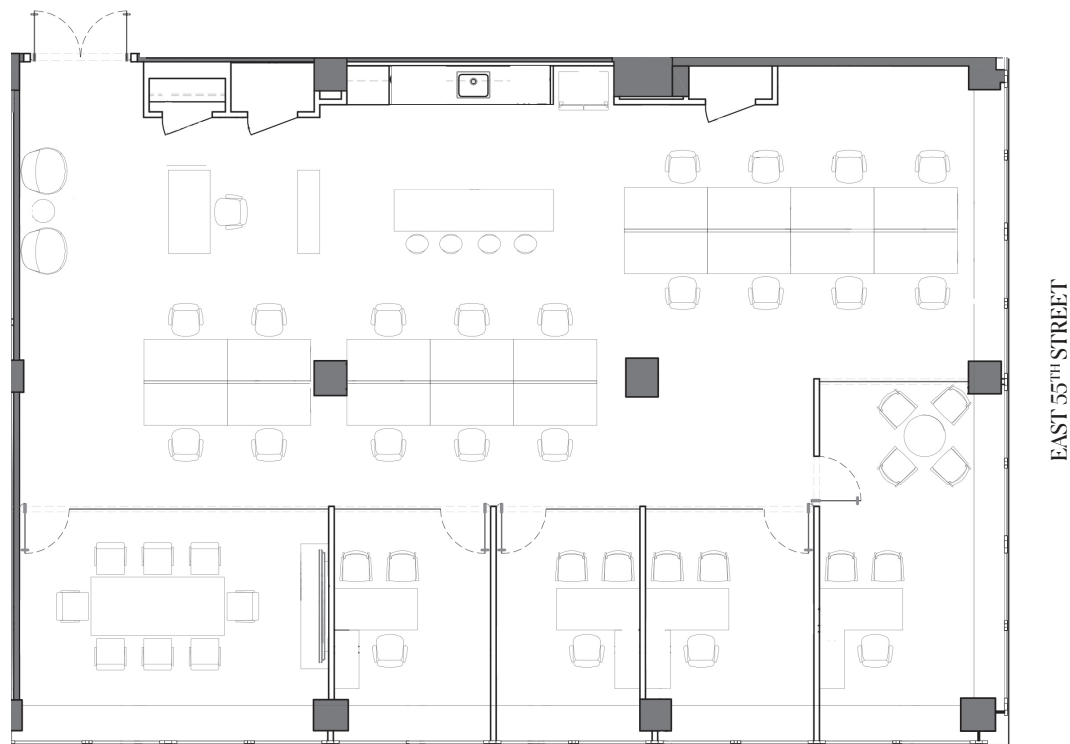


Open ceilings for
maximum light and air.

Suite 440 Pre-built
4,191 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	4
WORK BENCH - 5'	18
RECEPTION	1
TOTAL	23



PARK AVENUE

EAST 55TH STREET

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Sophisticated, modern finishes and a sleek pantry.



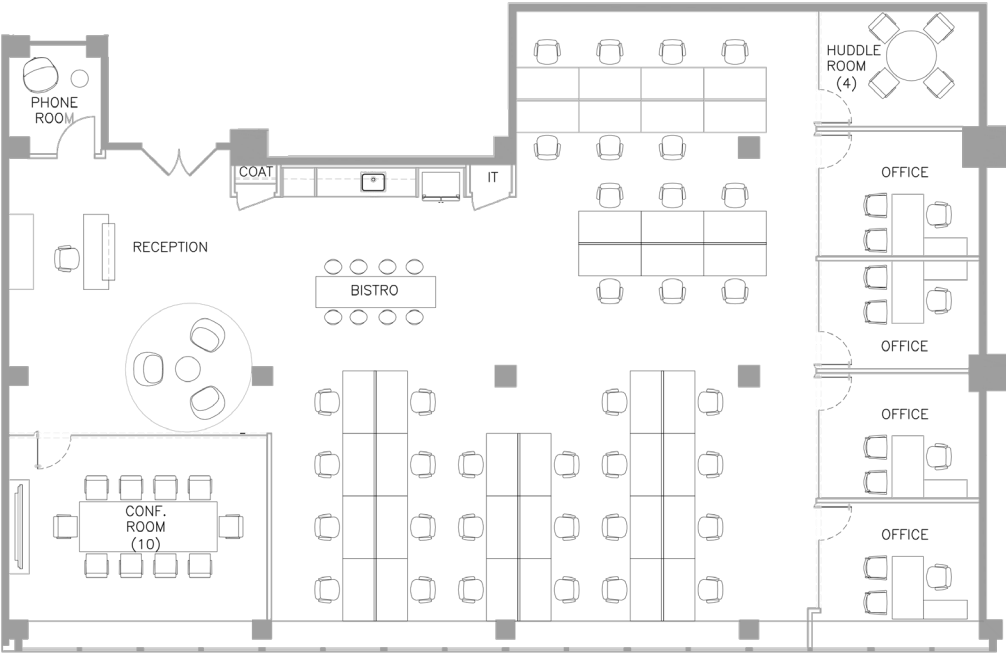
Park Avenue Exposure



Open ceilings for maximum light and air.

Suite 600 Proposed Prebuilt
5,200 RSF Available Now

SUITE - 600	
OFFICE	4
BENCH DESK 30"x60"	35
RECEPTION DESK	1
CONF. ROOM (10)	1
Huddle Room (4)	1
BISTRO	1
PHONE ROOM	1
IT CLOSET	1
COAT CLOSET	1



PARK AVENUE

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Premium
Park Avenue Address



Quality Ownership and
Tenant Roster



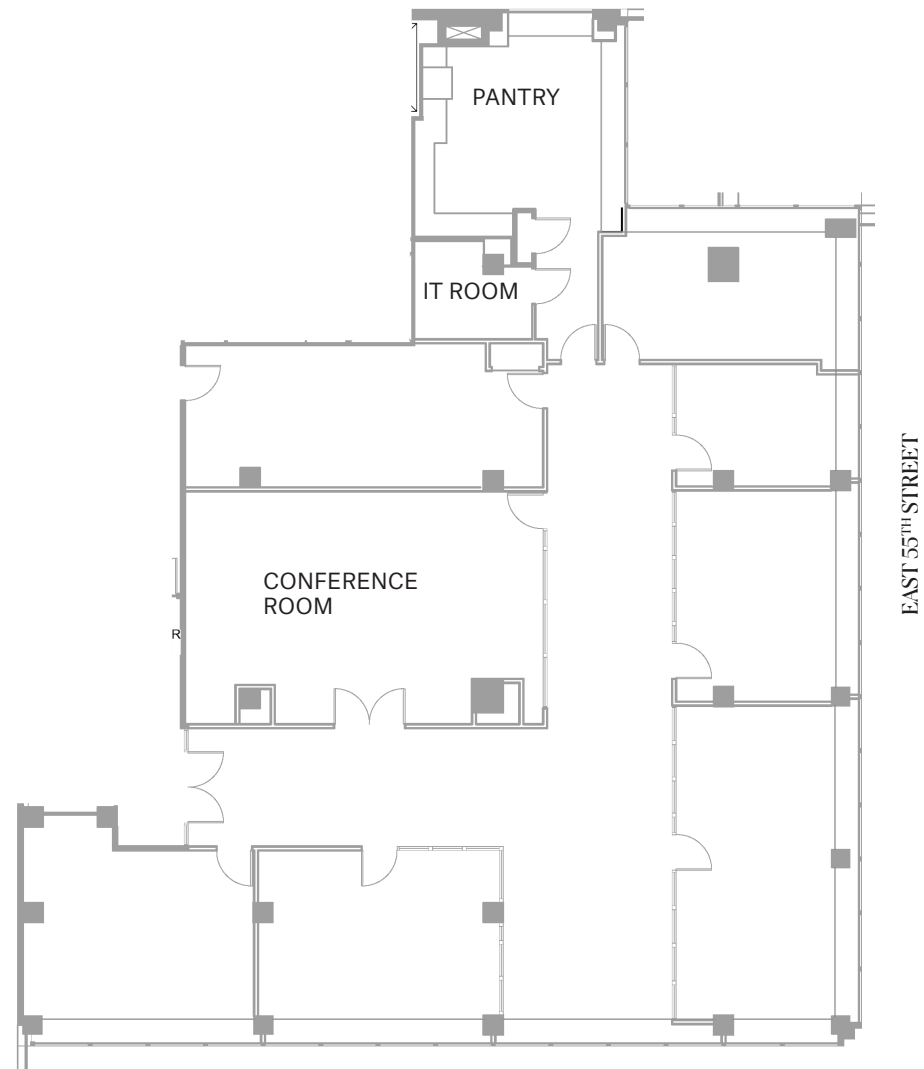
Tower floor with
maximum light and air.

19TH Floor Existing Conditions

6,261 RSF Available 5/1/2021

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

LEGEND - STAFF	
OFFICE	6
WORK BENCH - 5'	0
RECEPTION	1
TOTAL	12



PARK AVENUE

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