

# 450 PARK

Powerful. Polished. Park.





Up to 52,000 RSF

Block Opportunities  
31,000 + 21,000 RSF

10,400 RSF Full Floors



New Tenant Spa & Gym

High Design Pre-Builds

Spectacular Views

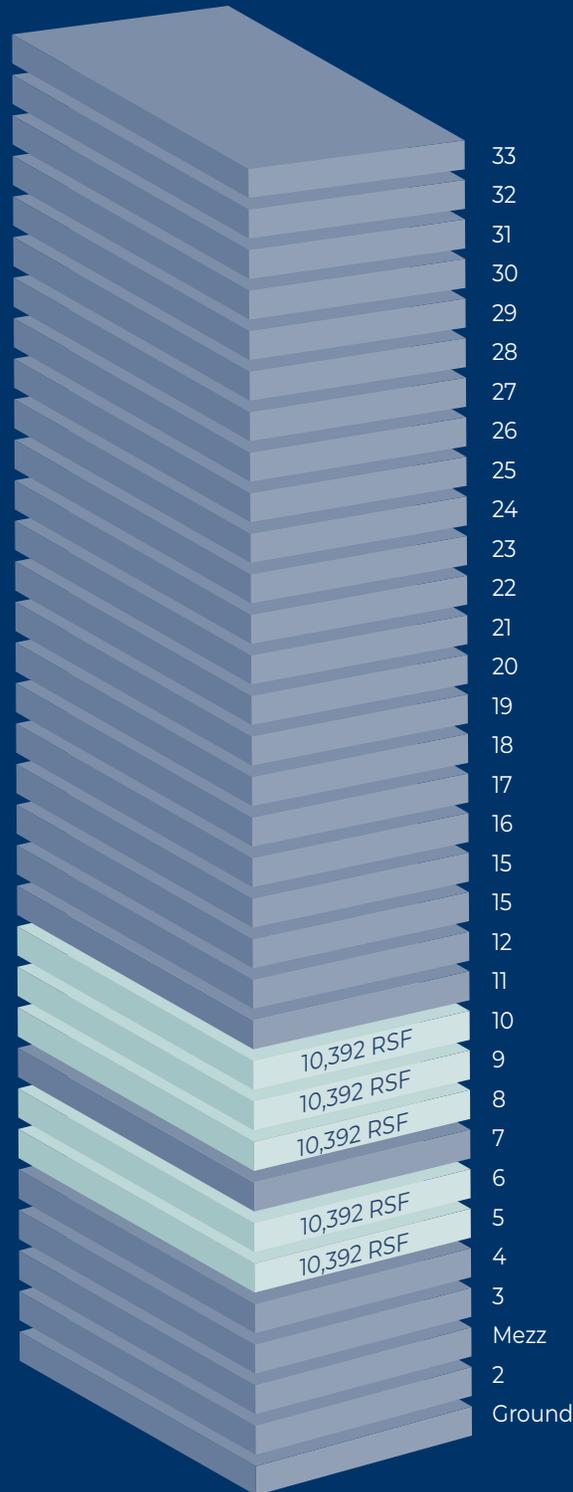


Ideal Location + Prestigious  
Address

Easy Proximity to  
Grand Central Terminal

# AVAILABILITIES

 CURRENT AVAILABILITY



**FLOORS 8-10**  
**31,176 RSF**



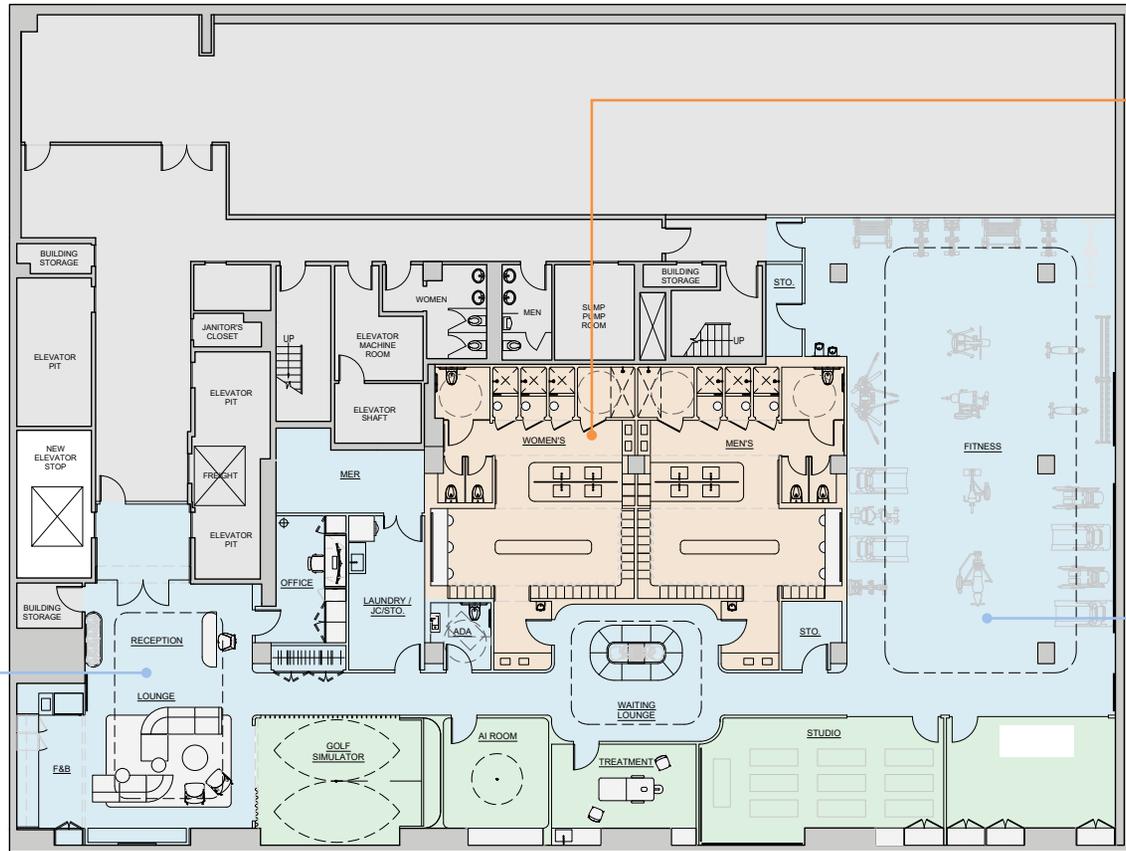
**FLOORS 5-6**  
**20,784 RSF**



New Lobby Interior



EAST 56TH ST



EAST 57TH ST

PARK AVENUE





CLUB 450

Wellness Center Entry



Wellness Center Reception



Wellness Center Golf Simulator



Wellness Center Locker Room

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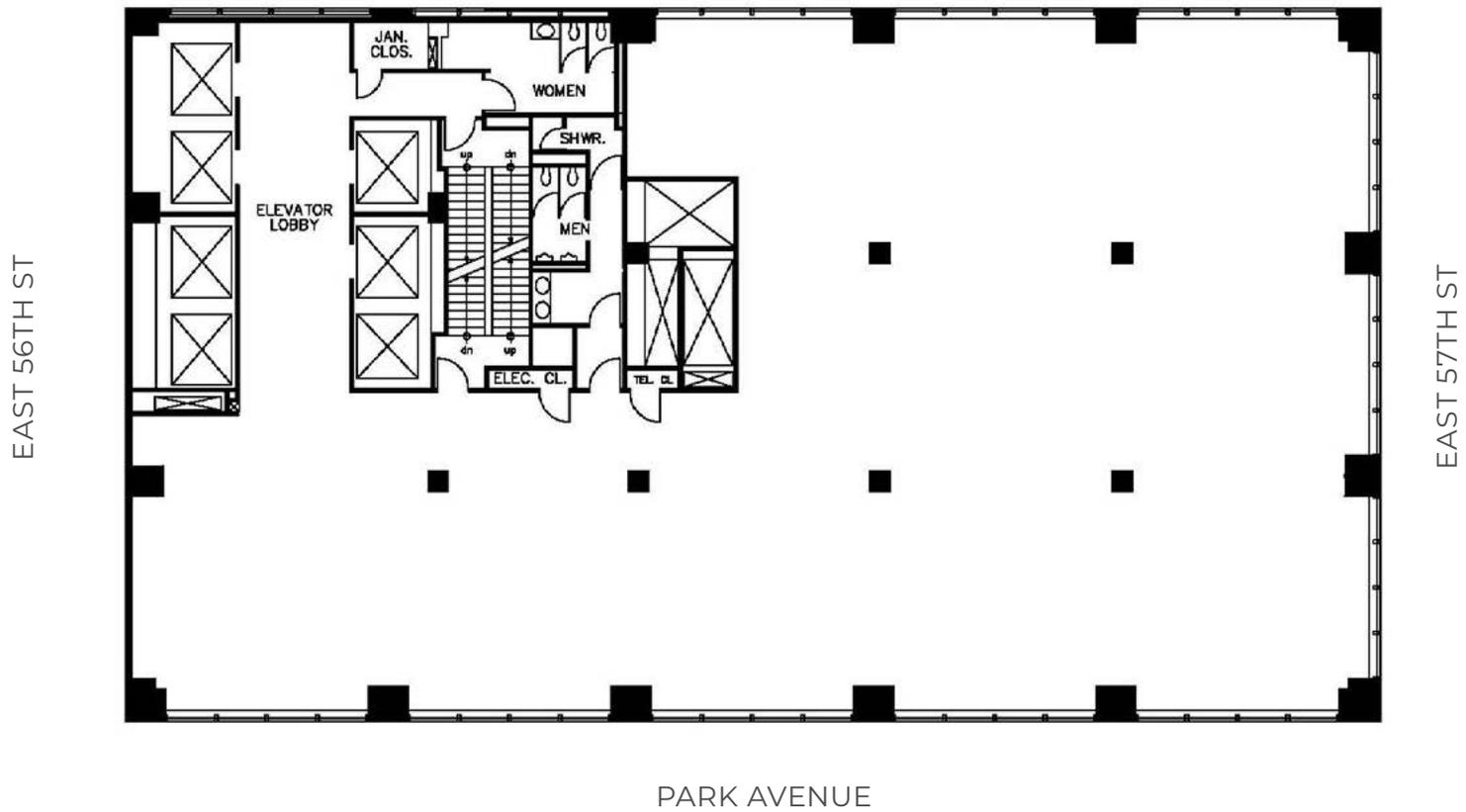


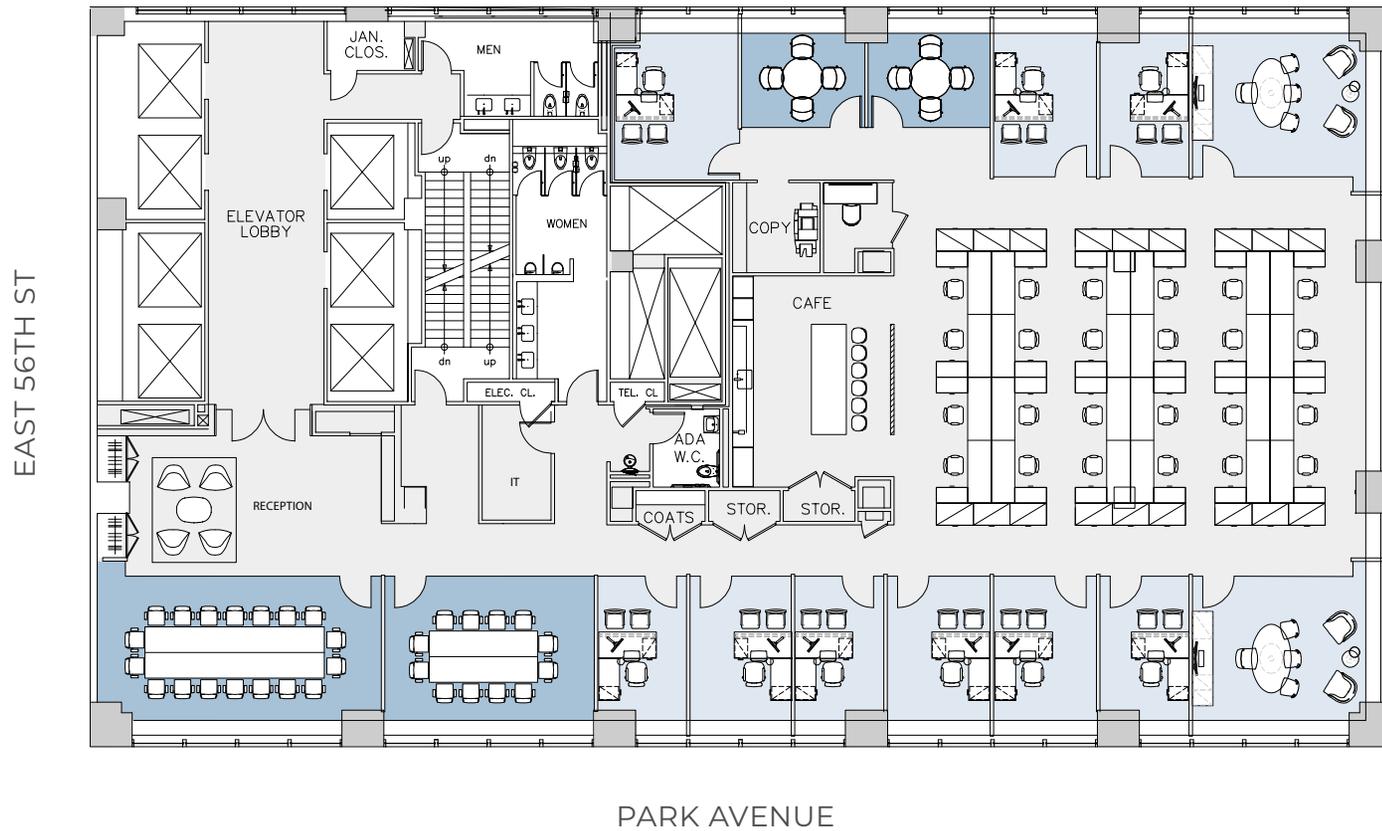
Wellness Center Fitness Room

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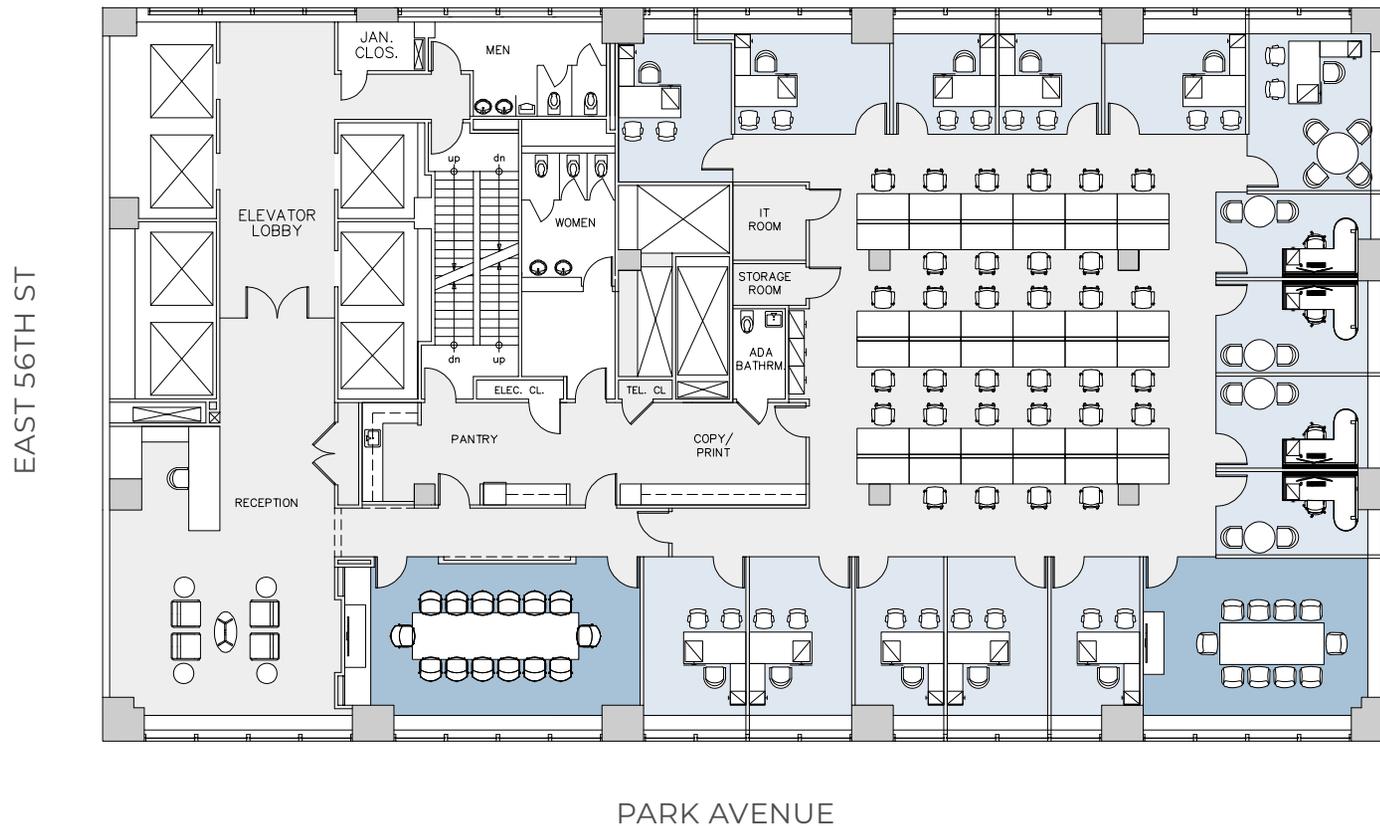


Wellness Center Fitness Studio

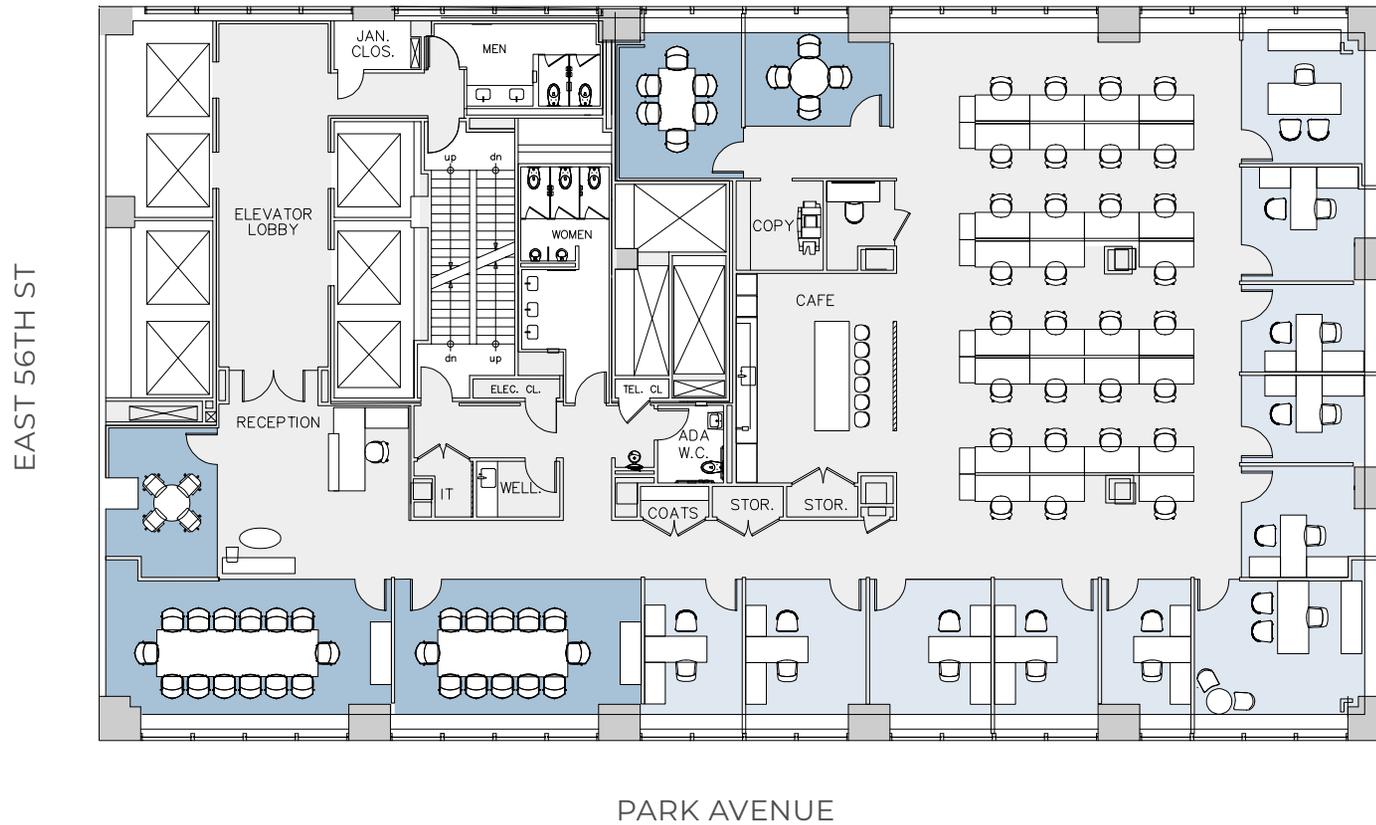




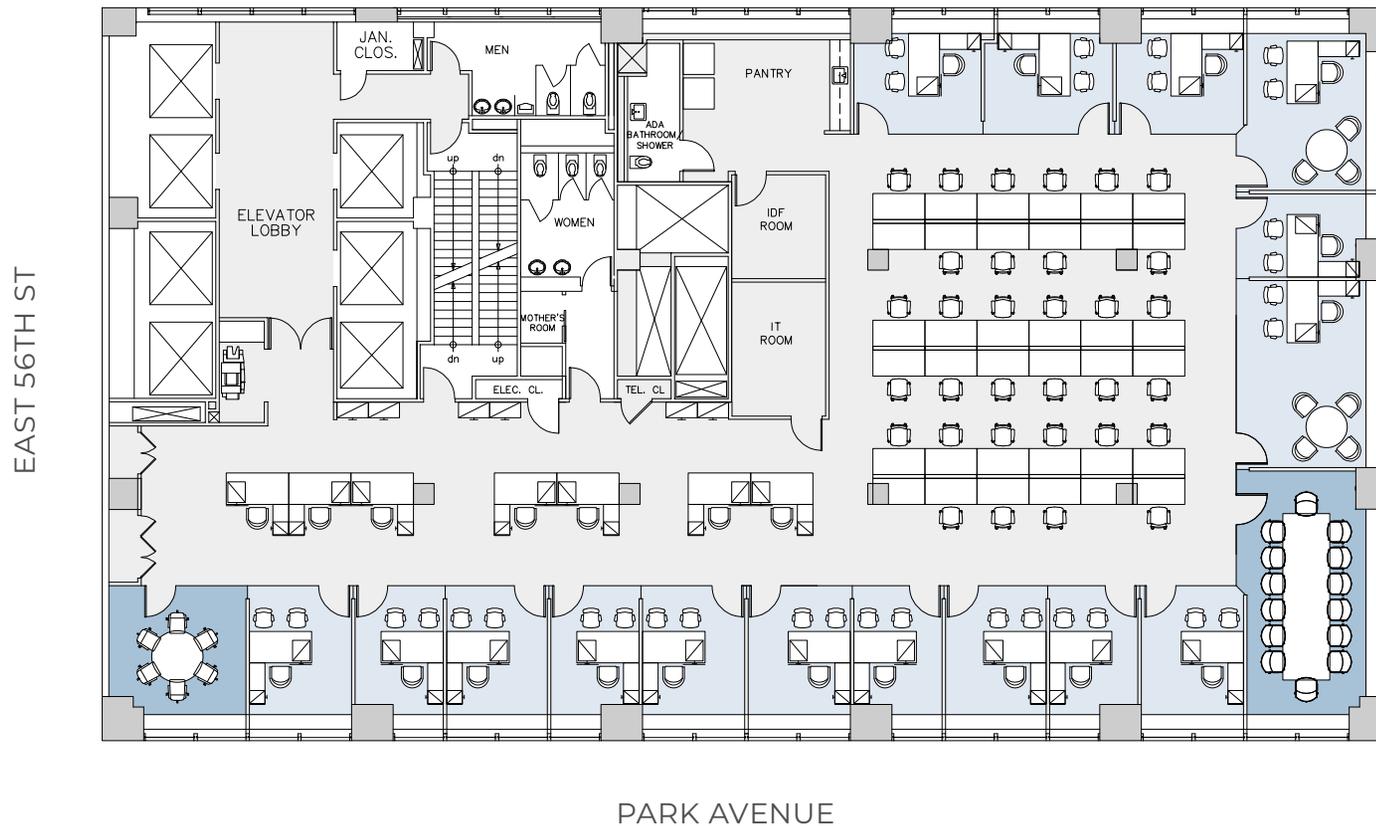
FLOOR KEY	
Office	11
Workstation	24
Conference Room	2
Reception	1
Cafe	1
Phone Room	1
Huddle Room	2
<b>Total Headcount</b>	<b>36</b>



FLOOR KEY	
Office	15
Workstation	32
Conference Room	2
Reception	1
Pantry	1
ADA Bathroom	1
Copy/Print Area	1
IT Room	1
<b>Total Headcount</b>	<b>48</b>



FLOOR KEY	
Office	11
Workstation	30
Conference Room	3
Cafe	1
Huddle Room	2
Phone Room	1
Wellness Room	1
<b>Total Headcount</b>	<b>42</b>



FLOOR KEY	
Office	16
Workstation	32
Conference Room	2
Pantry	1
Copy Area	1
IT/IDF Room	1
Mothers Room	1
ADA Bathroom with Shower	1
<b>Total Headcount</b>	<b>48</b>

# AREA MAP



- 1** Grand Central Terminal
- 2** Rockefeller Center
- 3** The Museum of Modern Art
- 4** Radio City Music Hall
- 5** Chrysler Building
- 6** Carnegie Hall
- 7** The Plaza
- 8** New York Hilton Midtown
- 9** Smith & Wollensky
- 10** The Lexington Hotel, Autograph Collection
- 11** Saks OFF 5TH
- 12** Whole Foods Market
- 13** The Smith
- 14** The St. Regis New York
- 15** Warwick New York
- 16** TAO Uptown
- 17** Nobu Fifty Seven
- 18** sweetgreen
- 19** Concorde Hotel New York
- 20** Izakaya Toribar
- 21** Mr Chow
- 22** Casa Lever
- 23** Blue Bottle Coffee
- 24** Draught 55

