

450

P A R K

HIGH-END PRE-BUILT
OPPORTUNITIES



26

12

10

9

8

6

5

4

3



450

P A R K



FLOOR	RSF	ASK	AVAILABLE	CONDITION
Entire 10	10,392	\$145	3/2026	Landlord can provide a new turn-key installation. Existing internal staircase connecting E8-E10.
Entire 9	10,392	\$145	3/2026	Landlord can provide a new turn-key installation. Existing internal staircase connecting E8-E10.
Entire 8	10,392	\$145	3/2026	Landlord can provide a new turn-key installation. Existing internal staircase connecting E8-E10.
Entire 6	10,392	\$130	12/2025	Landlord can provide a new turn-key installation.
Entire 5	10,392	\$130	1/2026	Landlord can provide a new turn-key installation.
Entire 4	10,392	\$130	3/2026	Landlord can provide a new turn-key installation.

PRE-BUILT OPPORTUNITIES

PARTIAL 12TH FLOOR 4,214 RSF

ENTIRE 3RD FLOOR 10,677 RSF



HIGH-END PRE-BUILT SPACES WITH
PREMIUM MATERIALS AND FINISHES
DESIGNED BY FOGARTY FINGER ARCHITECTS



NEW AMENITY OFFERING FEATURES A
LUXURY SPA, FITNESS CENTER, WELLNESS
STUDIO, AND GOLF SIMULATOR



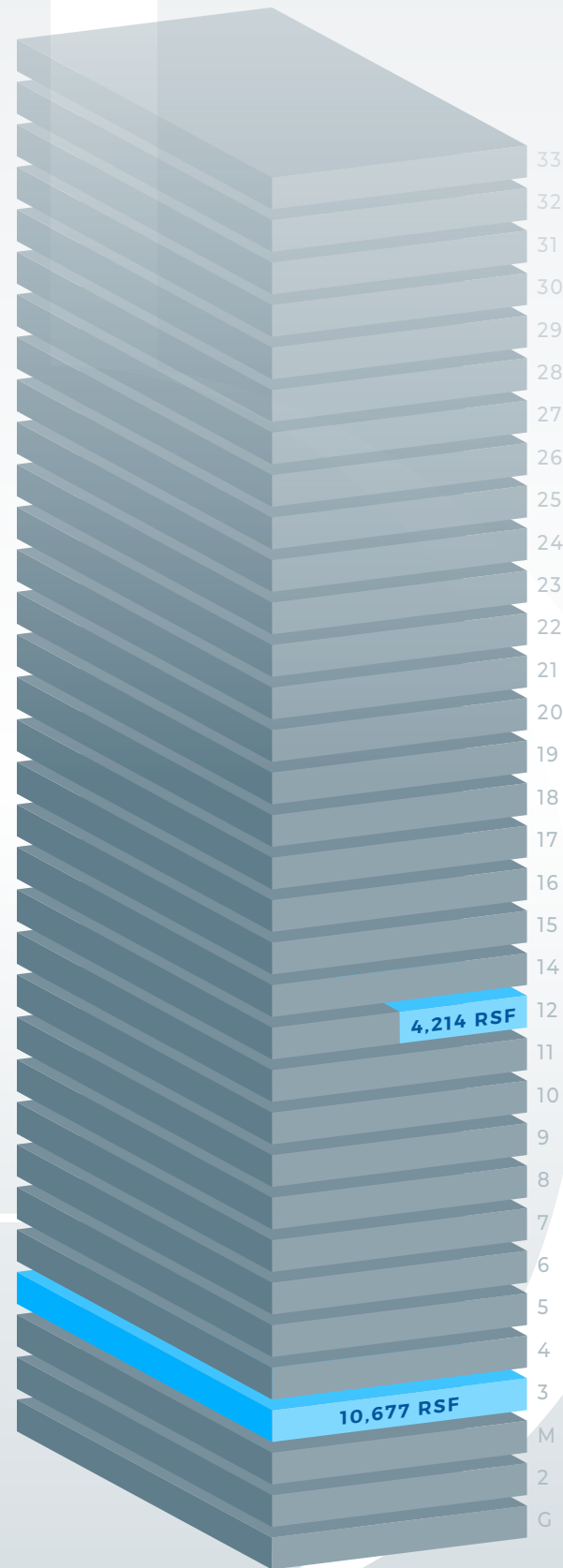
NEWLY RENOVATED BUILDING LOBBY



PREMIER LOCATION WITH
PRESTIGIOUS ADDRESS

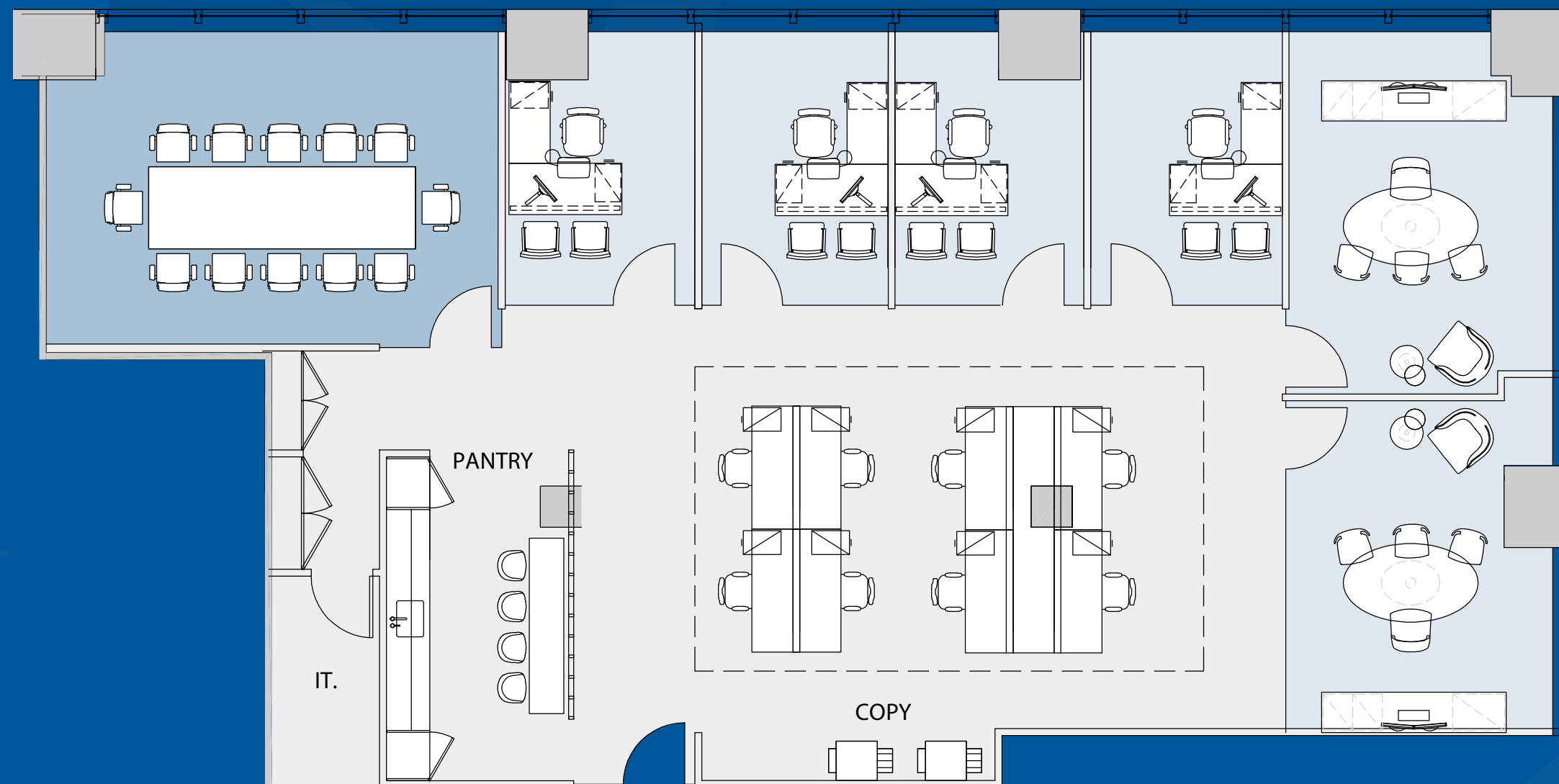


EASY PROXIMITY TO
GRAND CENTRAL TERMINAL



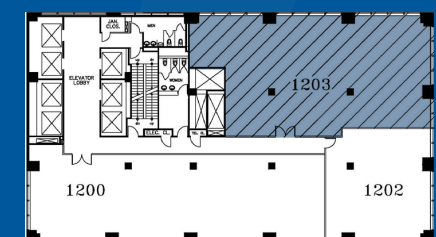
12TH FLOOR 4,214 RSF

PARTIAL



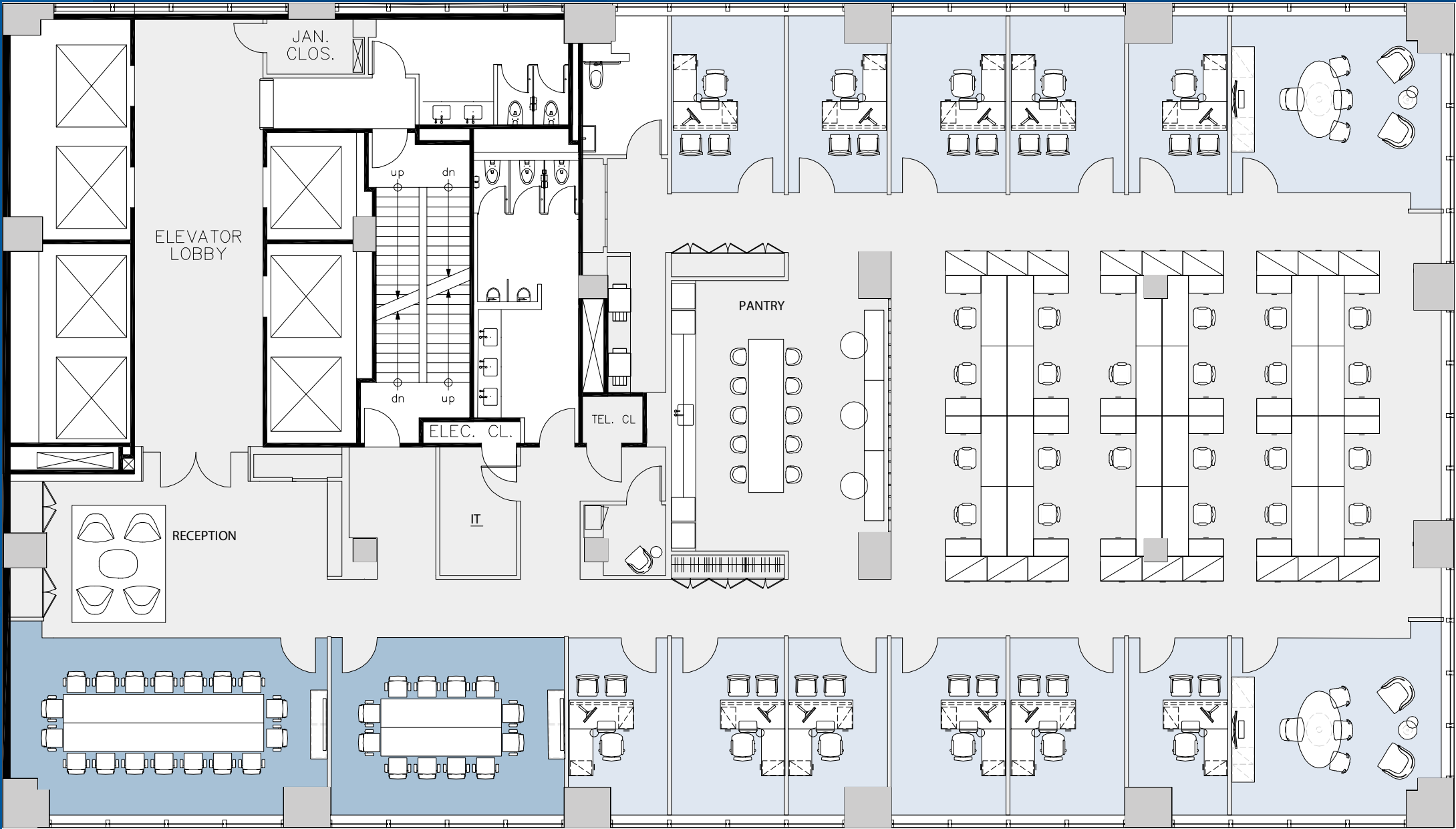
Offices	6
Workstations	8
Conference Rooms	1
Pantry	1
TOTAL HEAD COUNT	14

EAST 57th STREET





3RD FLOOR 10,677 RSF



Offices	13
Workstations	22
Conference Rooms	2
Reception	1
Pantry	1
TOTAL HEAD COUNT	35

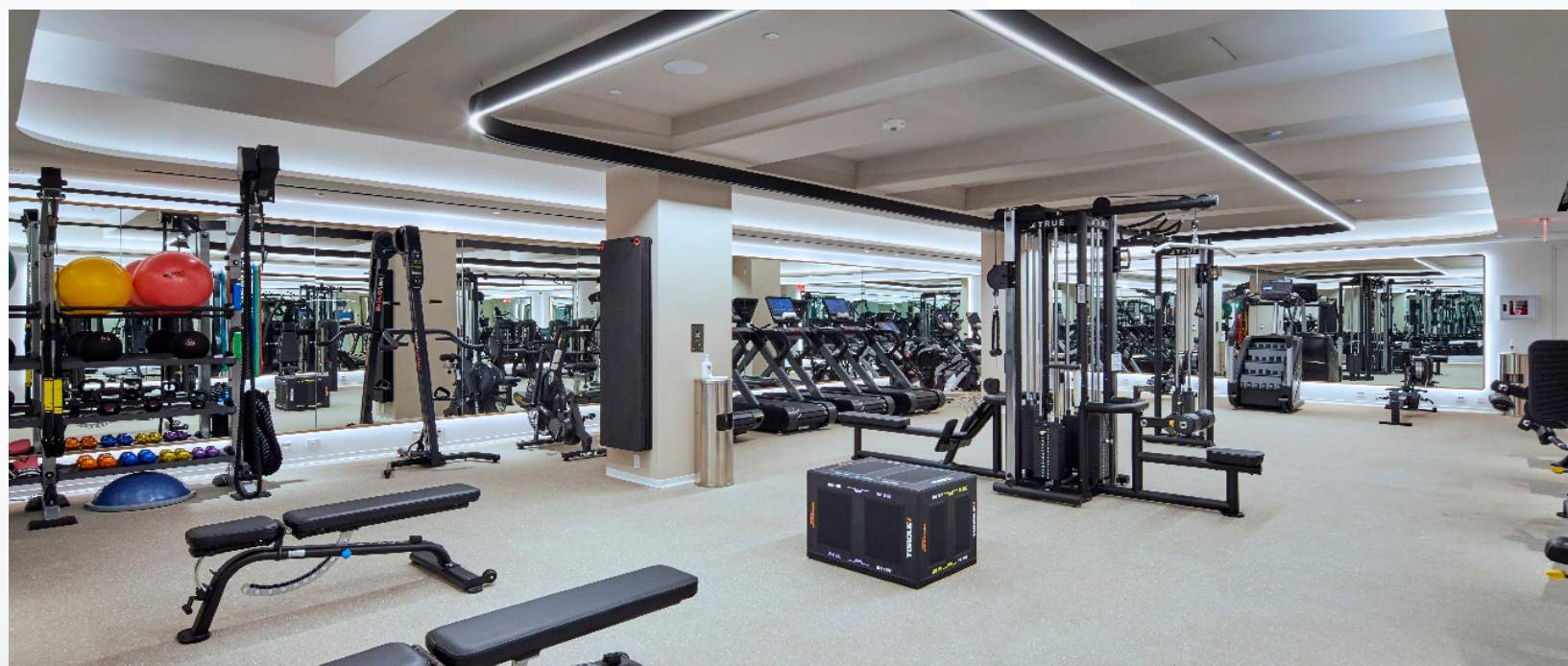


NEWLY RENOVATED BUILDING LOBBY

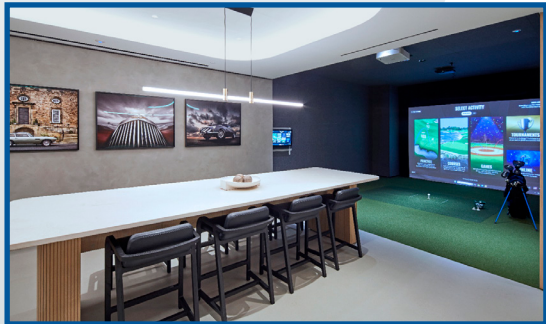
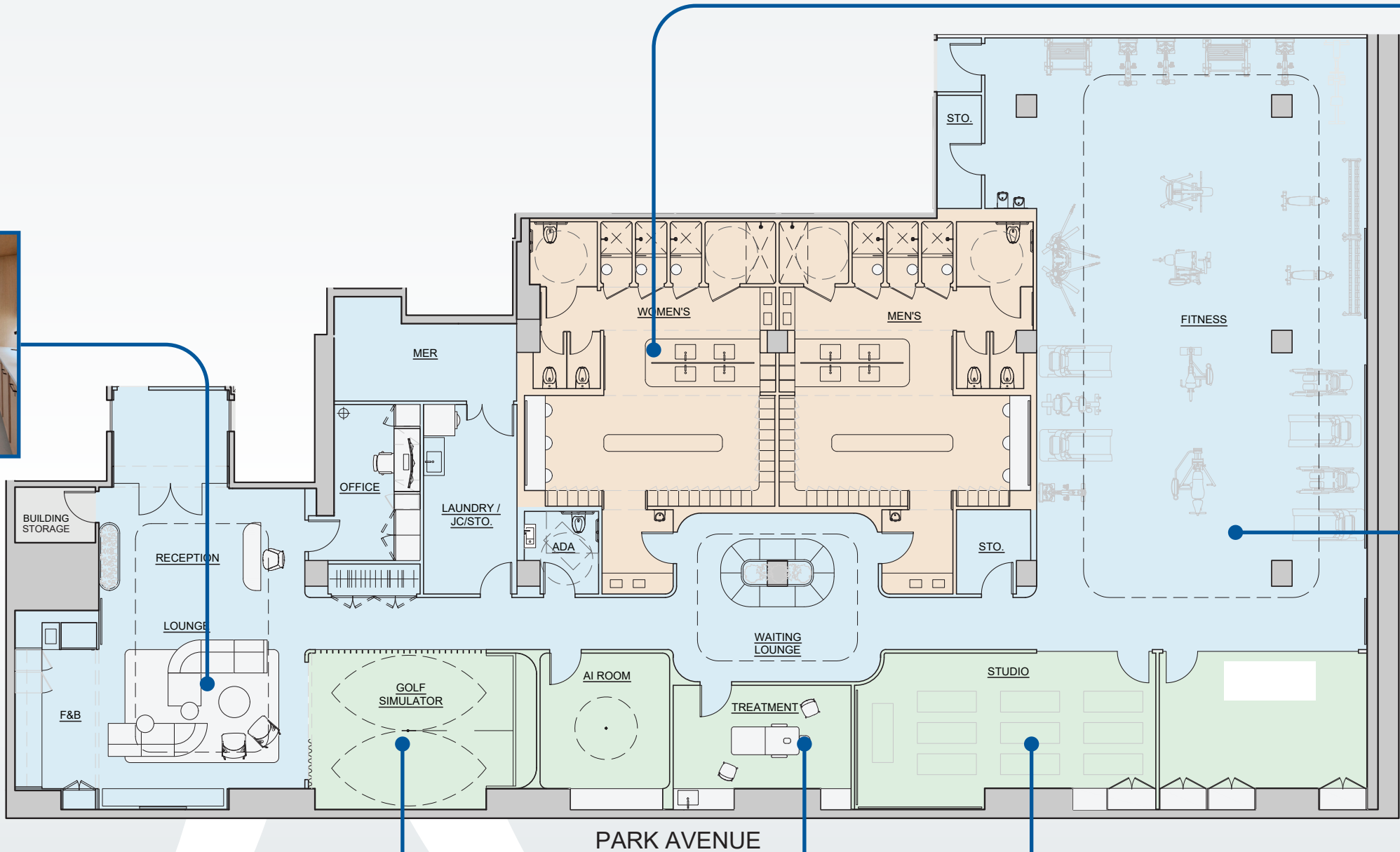


AMENITIES

WELLNESS CENTER



AMENITY CENTER FLOOR PLAN



EAST 57TH STREET

PARK AVENUE

ASTON MARTIN

FLAGSHIP STORE ON GROUND FLOOR



CENTRAL PARK



- 1 Grand Central Terminal
- 2 Rockefeller Center
- 3 MoMA
- 4 Radio City Music Hall
- 5 Carnegie Hall
- 6 The Plaza Hotel
- 7 New York Hilton Midtown
- 8 Smith & Wollensky
- 9 The Lexington Hotel
- 10 Saks OFF 5TH
- 11 The St. Regis New York
- 12 Warwick New York
- 13 TAO Uptown
- 14 Nobu Fifty Seven
- 15 sweetgreen
- 16 Concorde Hotel
- 17 Hillstone
- 18 Mr Chow
- 19 Casa Lever
- 20 Blue Bottle Coffee
- 21 Naya
- 22 Joe & The Juice
- 23 Monkey Bar
- 24 The Lobster Club



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