

# 101 PARK AVENUE

ONE BLOCK FROM GRAND CENTRAL.  
**EVERY COMMUTE, SIMPLIFIED.**

Class-A Sublease Opportunity | Up to ~15,000 SF Available Immediately

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# 101 PARK AVE OFFERS THE WHOLE PACKAGE



**CLUB 101**

Private club with dining, lounge and patio offering free membership to tenants.



**CAFÉ 101**

Grab-and-go or seated breakfast and lunch.



**FIVE IRON GOLF**

Work on your swing at the Five Iron Golf indoor urban golf experience.



**CONVENE**

Elevated conference space to fit a variety of needs—from meetings to conventions.



**ON-SITE  
AMENITIES**



**Café 101**

**5i  
FIVE IRON GOLF**

**convene**



# UNMATCHED CONNECTIVITY



RAILROAD



Metro-North Railroad



Long Island Railroad



MTA SUBWAY

GRAND CENTRAL



BRYANT PARK



124 car garage with in-building access



CitiBike Station in front of building



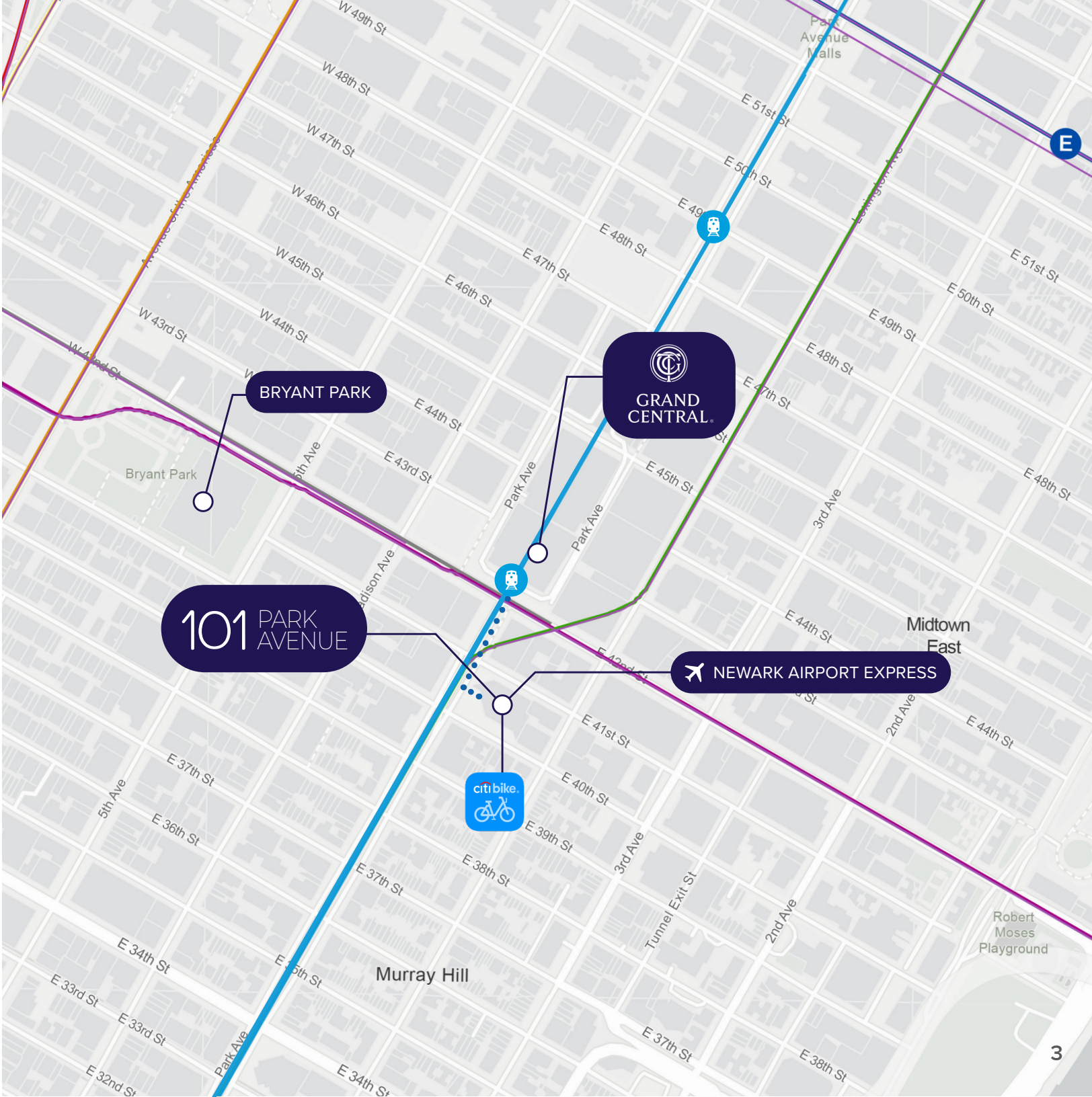
Central bus station hub for all major airports



Newark Airport Express



3 blocks from Bryant Park





# BUILDING DETAILS

## PROPERTY HIGHLIGHTS



24/7 LOBBY  
CONCIERGE



MESSENGER  
CENTER



FULL-SERVICE  
NEWSSTAND



KEYCARD  
ACCESS

## BUILDING CERTIFICATIONS





# AMENITY-RICH MIDTOWN LOCATION

101 Park Avenue delivers a best-in-class Midtown address surrounded by an unmatched amenity base.

Tenants benefit from immediate access to premier restaurants, grab-and-go dining, fitness clubs, high-end hotels, and everyday conveniences—creating a dynamic, employee-friendly environment that supports recruitment, retention, and productivity.





# FLOOR PLAN

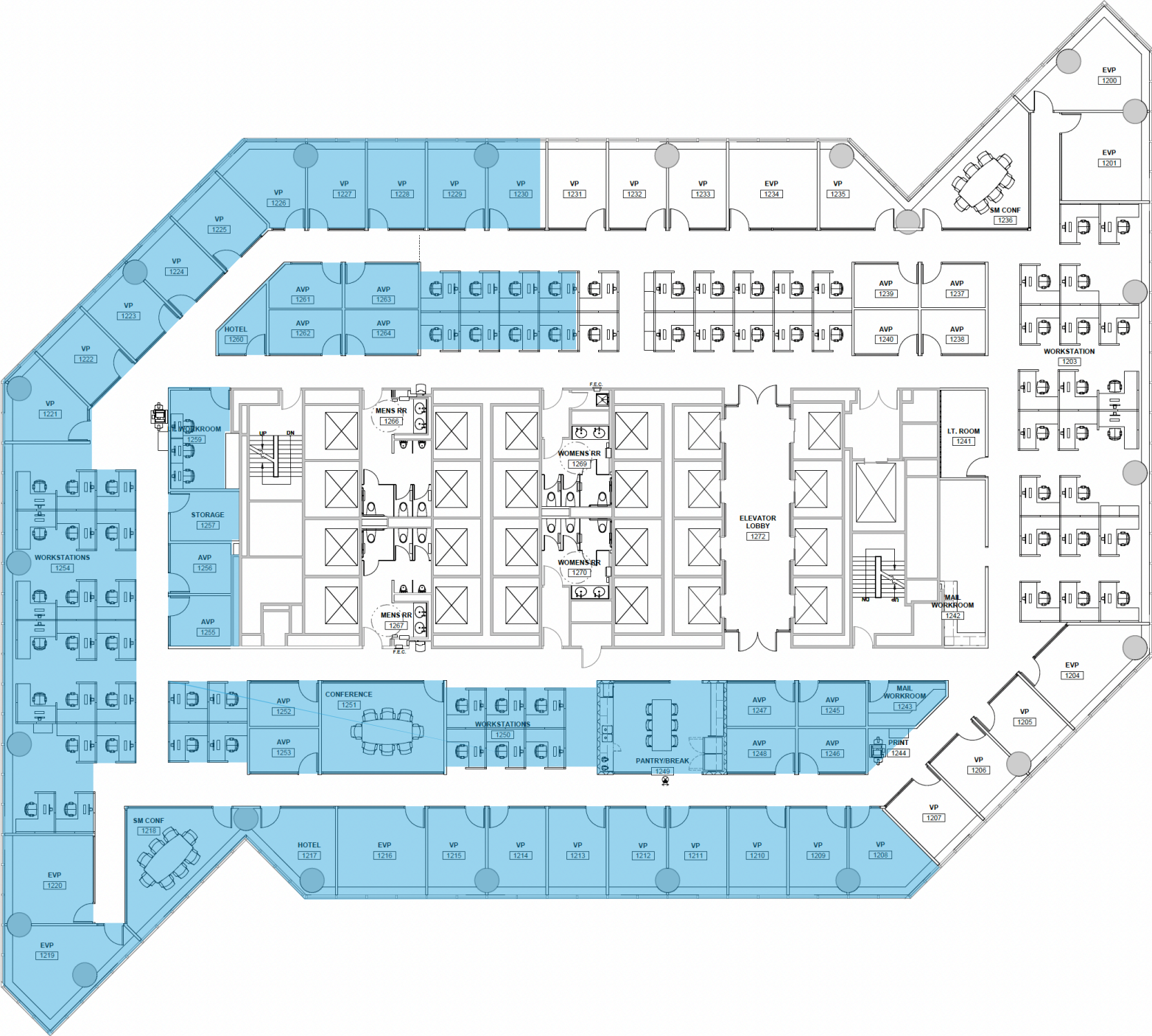
12TH FLOOR

UP TO ~15,000 SF

Sublease through April 2031

Flexible Layout

Furniture Available







# 101 PARK AVENUE