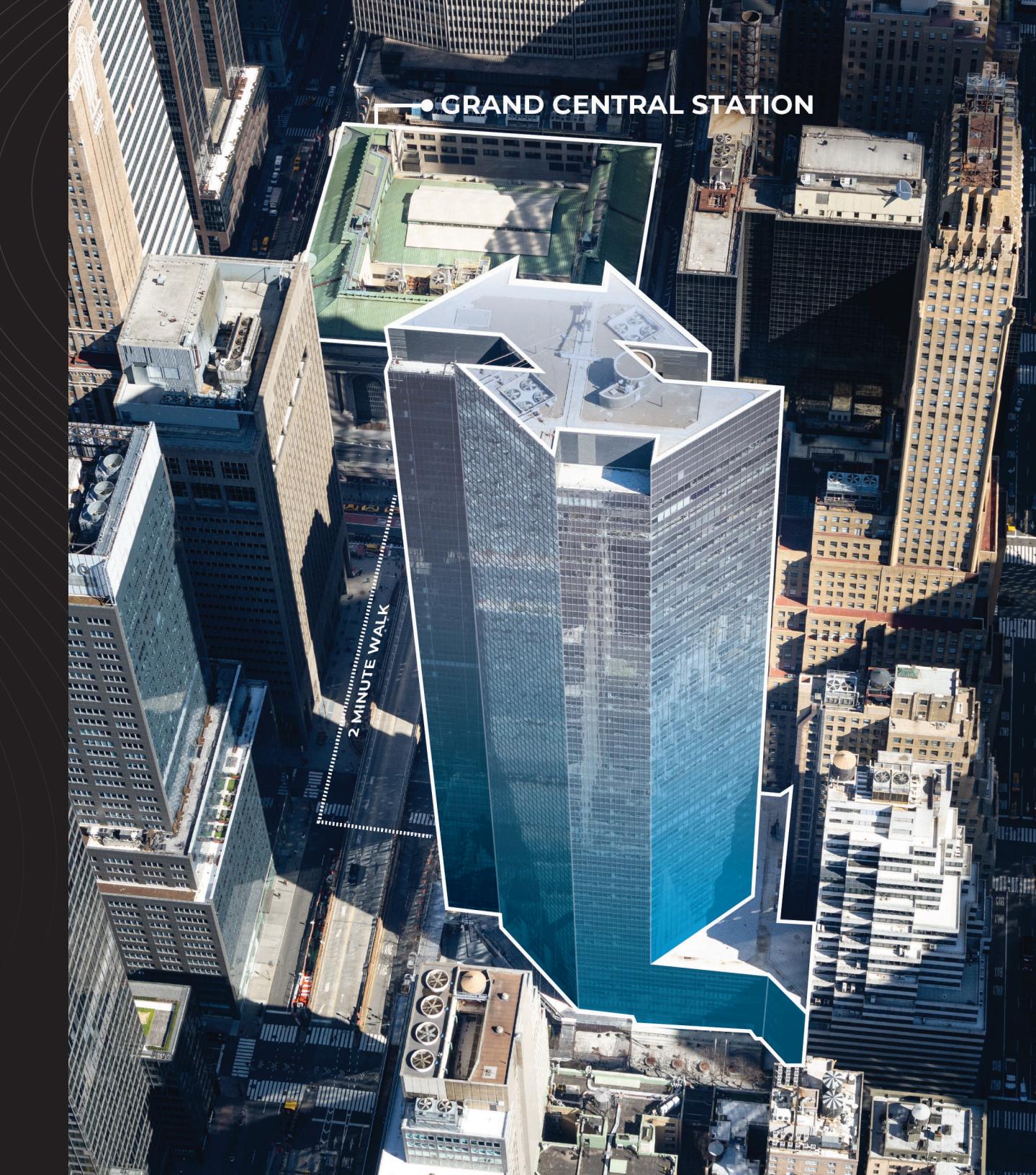


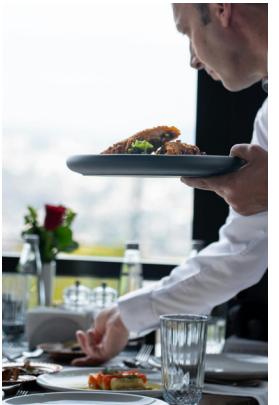
101 PARK AVENUE

ONE BLOCK FROM GRAND CENTRAL.
EVERY COMMUTE, SIMPLIFIED.

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



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.

ON-SITE AMENITIES



Café 101



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.



convene

UNMATCHED CONNECTIVITY



RAILROAD

MTA Metro-North Railroad

MTA Long Island Railroad



MTA SUBWAY

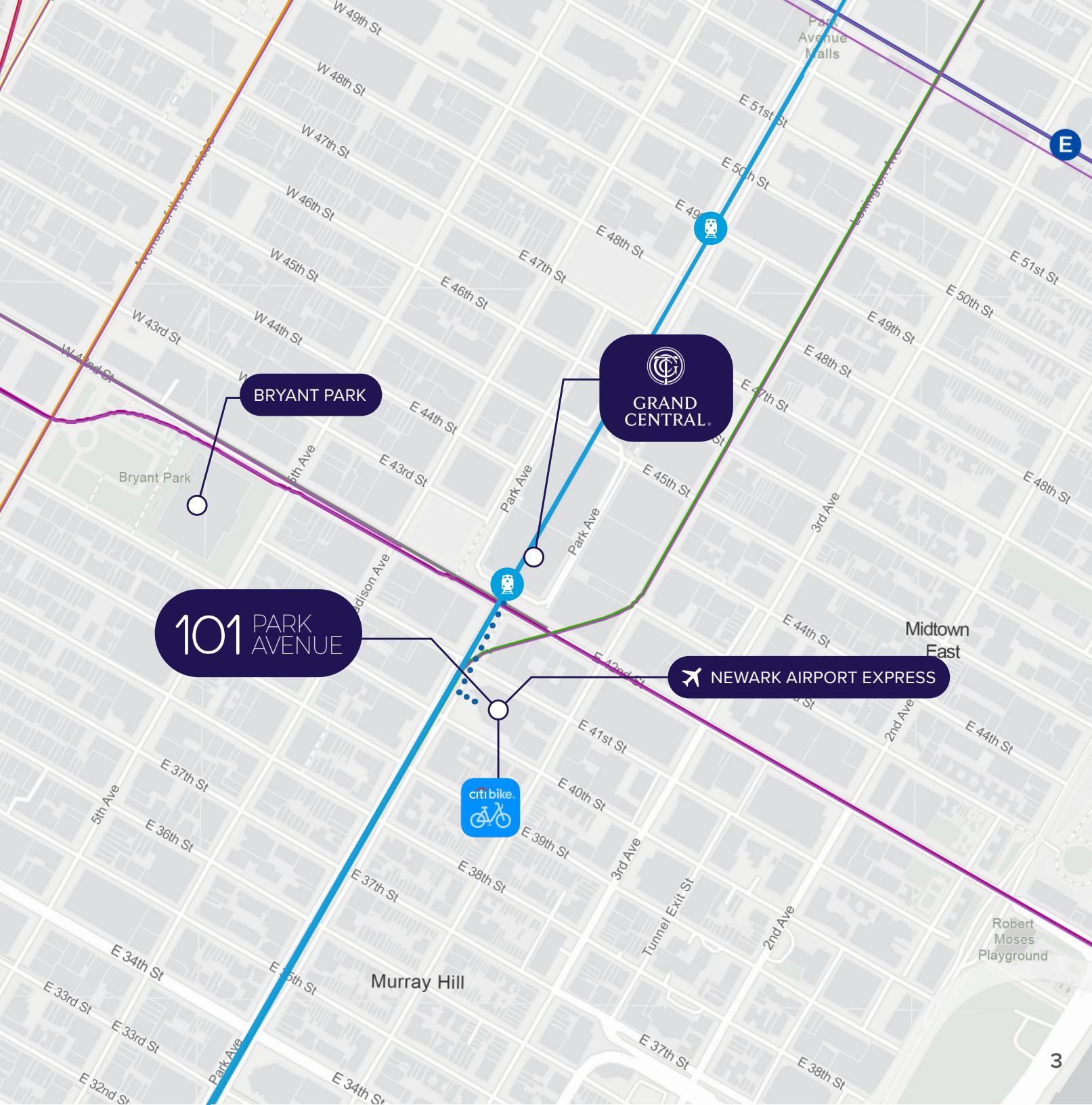
GRAND CENTRAL

4 5 6 6 7 7

BRYANT PARK

B D F F M

- 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

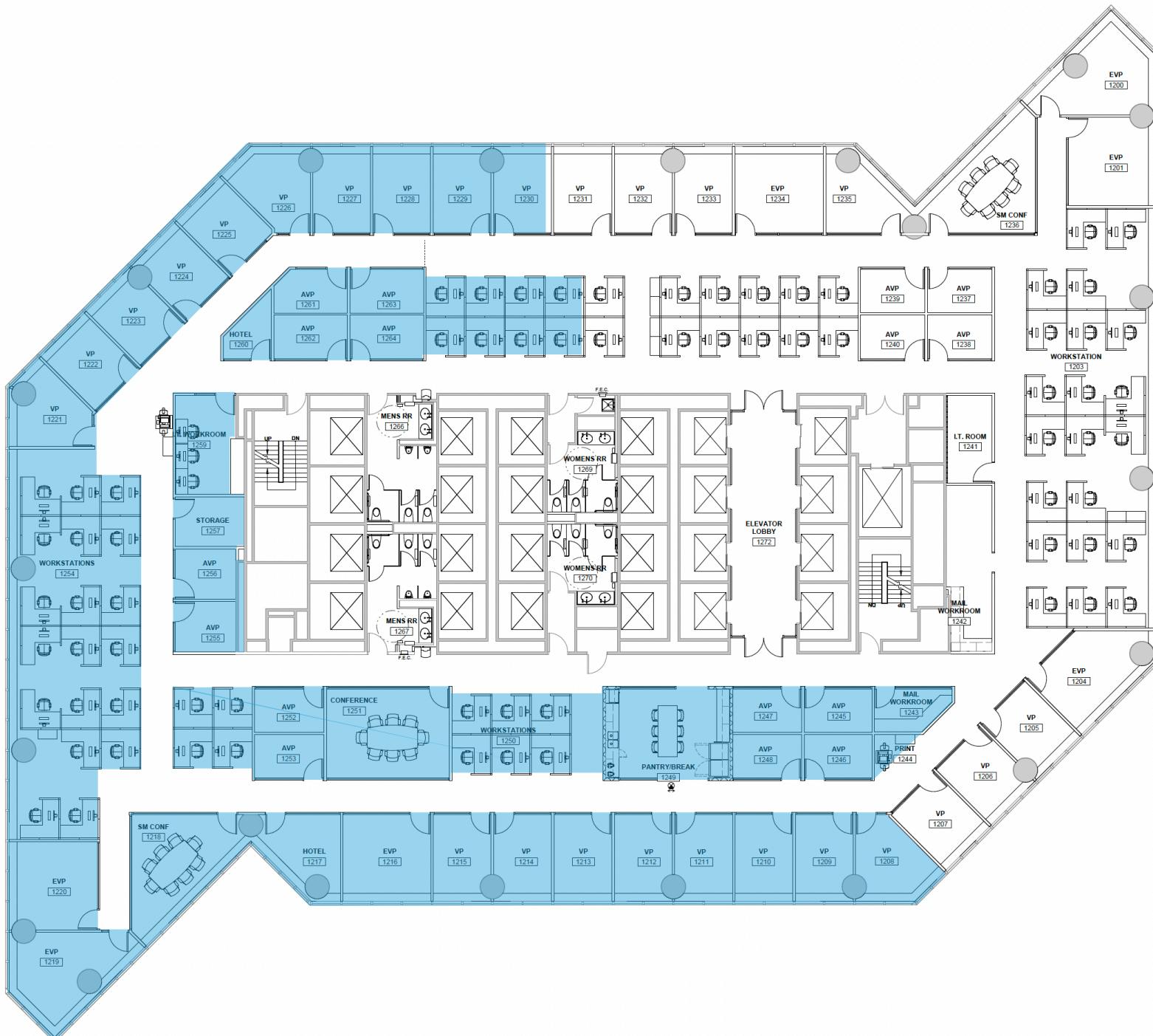
12TH FLOOR

UP TO ~15,000 SF

Sublease through April 2031

Flexible Layout

Furniture Available



101 PARK AVENUE



101 PARK
AVENUE