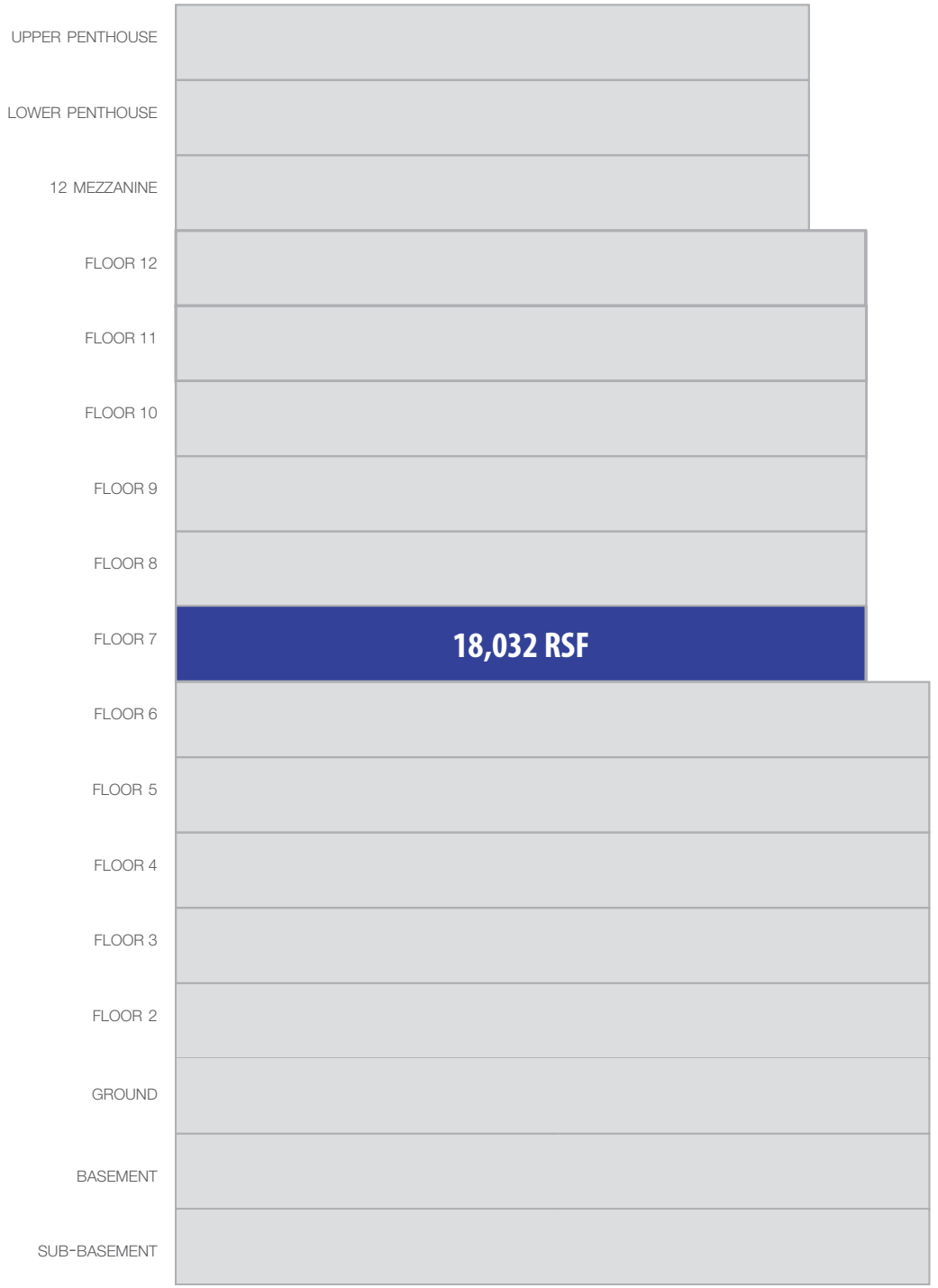
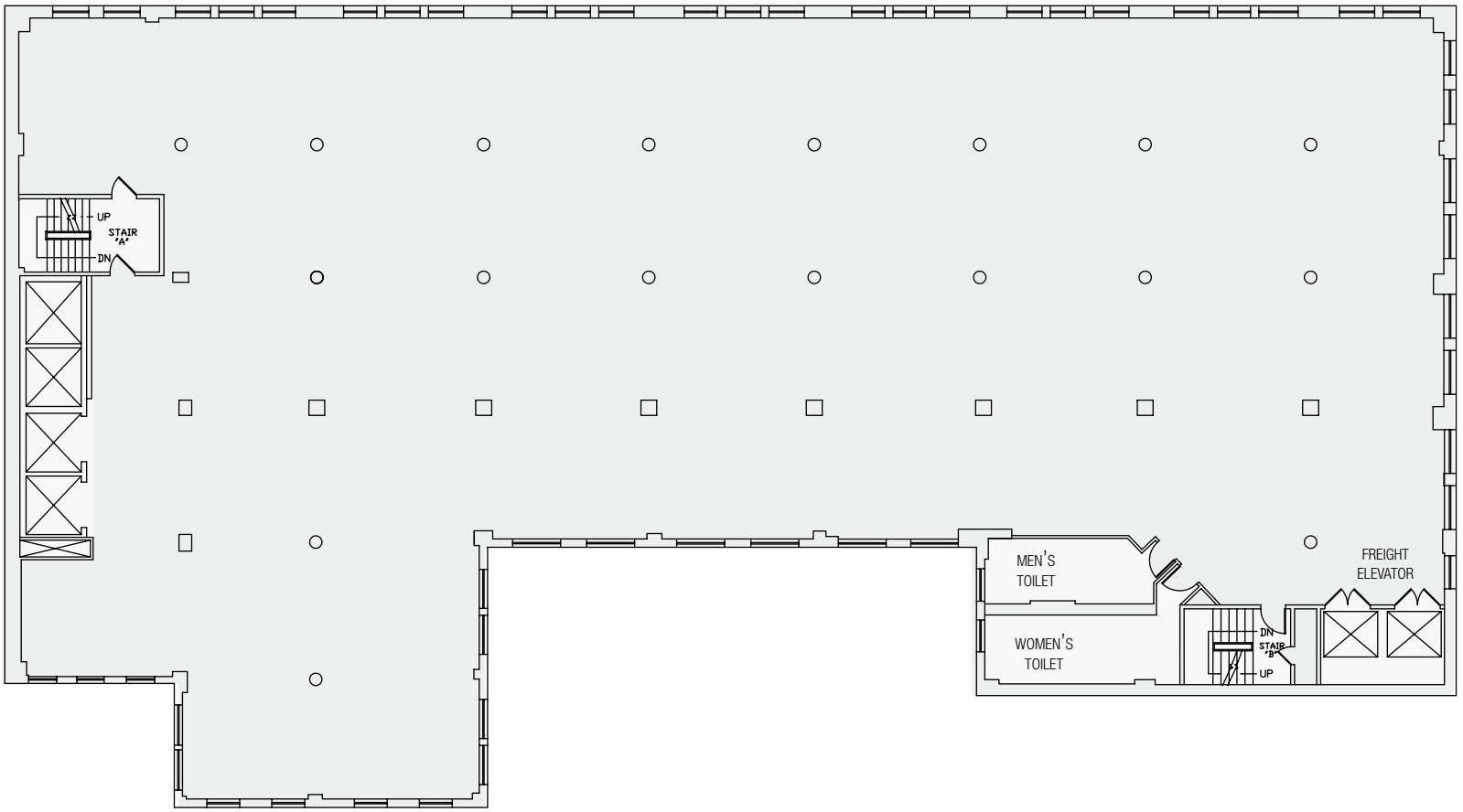
304 *Park Avenue South*

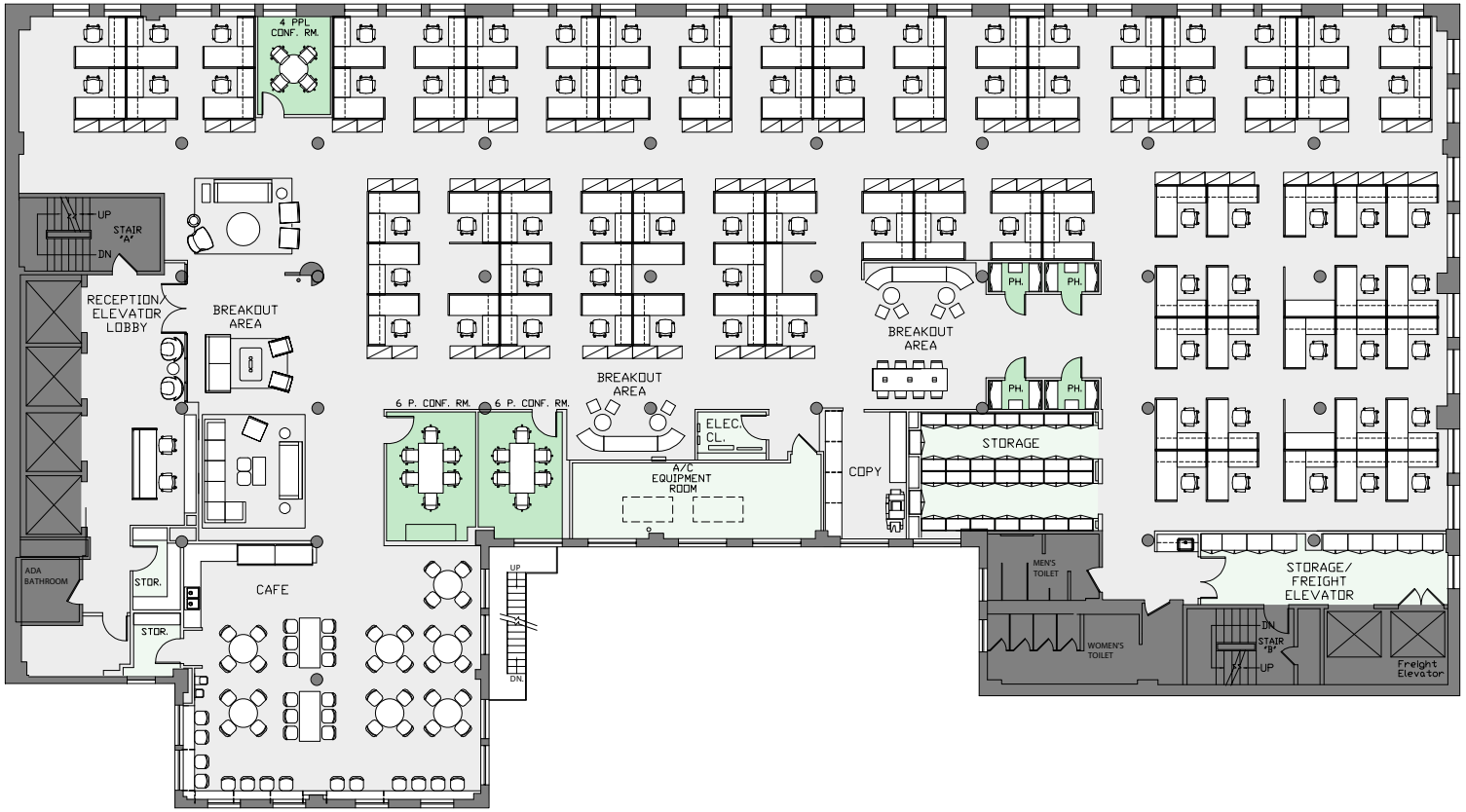


304 Park Avenue South

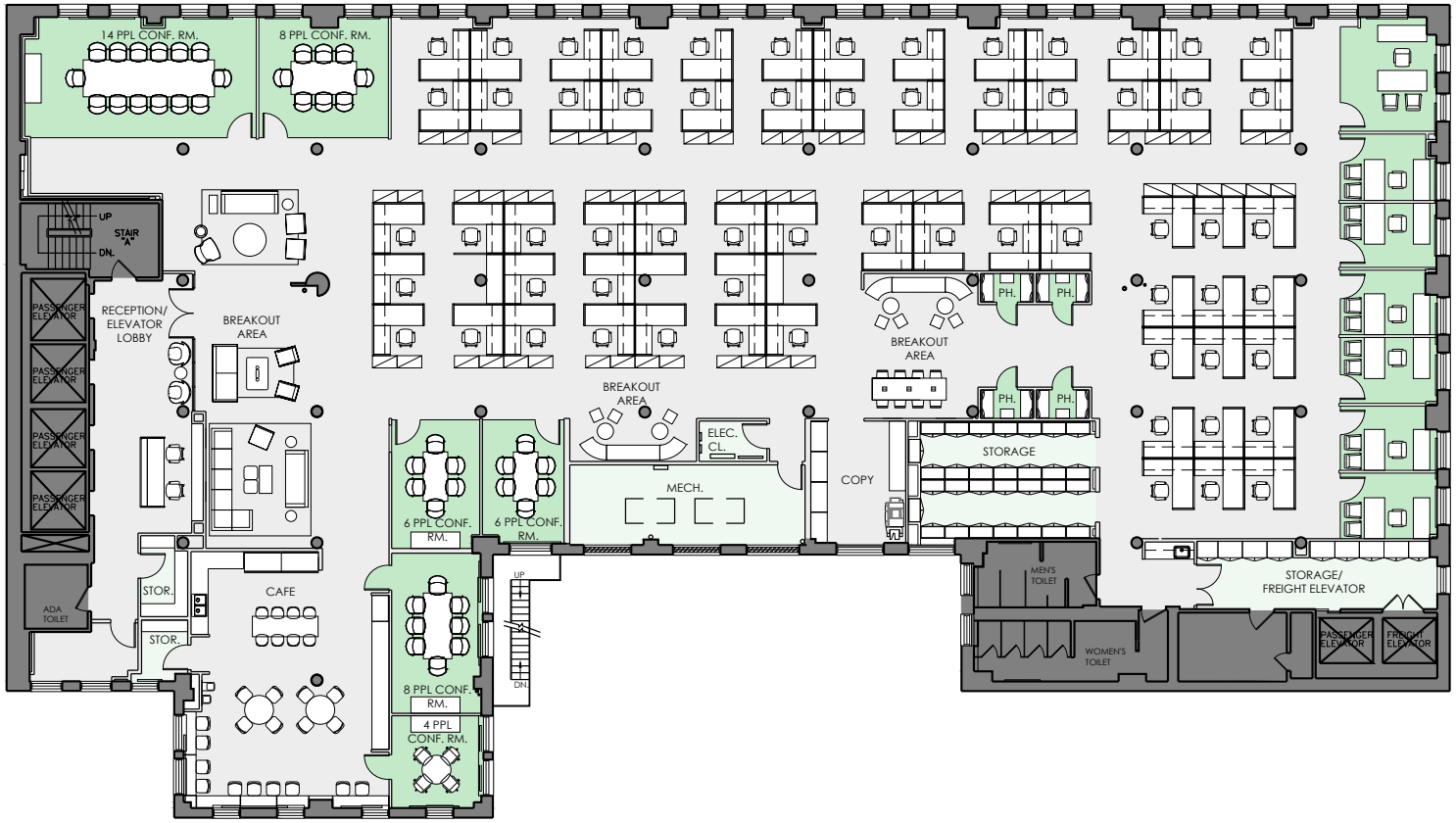
STACKING PLAN




UP
STAIR 'A'
DN
MEN'S TOILET
WOMEN'S TOILET
FREIGHT ELEVATOR
DN
STAIR 'B'
UP



FLOOR KEY	
Workstation	83
Conference Room	5
Reception	1
Breakout Area	3
Pantry	1
Phone Room	4
Copy	2
Storage	4
Total Personnel	**84**



FLOOR KEY	
Office	7
Workstation	63
Conference Room	5
Reception	1
Breakout Area	3
Cafe	1
Phone Room	4
Copy	1
Storage	4
Total Personnel	**71**

304 Park Avenue South

LOCATION
Southwest corner of 23rd Street and Park Ave South

YEAR BUILT
1908
Renovated: 2007

BUILDING SIZE
220,769 rsf

BUILDING HEIGHT
Twelve floors plus Penthouse

BUILDING CONSTRUCTION
Steel and Brick
Double-hung insulated operable windows
Facade: Brick and Masonry

FLOOR SIZES

Floors 2-11	18,045 rsf
Floor 12	8,737 rsf
Penthouse	5,500 rsf

TYPICAL SLAB HEIGHTS

Retail	16' 9"
2nd	12'9"
3-12	12

COLUMN SPACING

E-W	18'3"
N-S	13'9"

ELEVATORS
Five ❺ passenger elevators
One ❶ freight loading dock located on Park Ave South

HVAC/SUPPLEMENTAL COOLING
Air cooled tenant controlled A/C units- Steam heat supplied by Con Edison

ELECTRIC
Up to six ❻ Watts per square foot exclusive of A/C available for tenant use

LIFE/SAFETY
Fully sprinkled; addressable Class E System

SECURITY/ACCESS
The building security desk is manned 24 hours a day, 7 days a week
CCTV surveillance in public areas and all elevators

TELECOM/CABLE
Verizon, Lumen, Spectrum, and Pilot Fiber

Wired Certified Gold

TRANSPORTATION
Close proximity to Subway Lines: 4, 5, 6, N, R, W, F, V

AMENITIES
Near Madison Square Park, Gramercy Park, and Union Square

ENERGY PERFORMANCE
Energy Star rated

304 Park Avenue South

NEIGHBORHOOD MAP







