

277 PARK AVENUE



**PARK AVENUE RENAISSANCE:
LARGE BLOCK OPPORTUNITY**

277
PARK AVENUE

REIMAGINED FOR TODAY'S VISIONARIES



8TH FLOOR TERRACE RENDERING



10TH FLOOR TERRACE RENDERING

A stunning Class A office building located between 47th and 48th Streets in New York City, 277 Park Avenue has been elegantly revitalized with a new green plaza, luxury amenity center, and dining by David Burke.

Combined with a tenant roster that includes JPMorgan Chase, Sumitomo Mitsui Banking Corp, M&T and other best in class financial institutions, 277 Park Avenue offers a world-class tenant experience that sets a new standard for luxury office space in the heart of Manhattan.



LEED GOLD DESIGNATION

State-of-the-art infrastructure includes energy efficient systems, new escalators and elevator controls, enhanced building access and more



GRAND CENTRAL ADJACENCY

Excellent walkability to nearby dining, shopping, attractions, subway stations, and Grand Central Station



FIRST CLASS AMENITIES

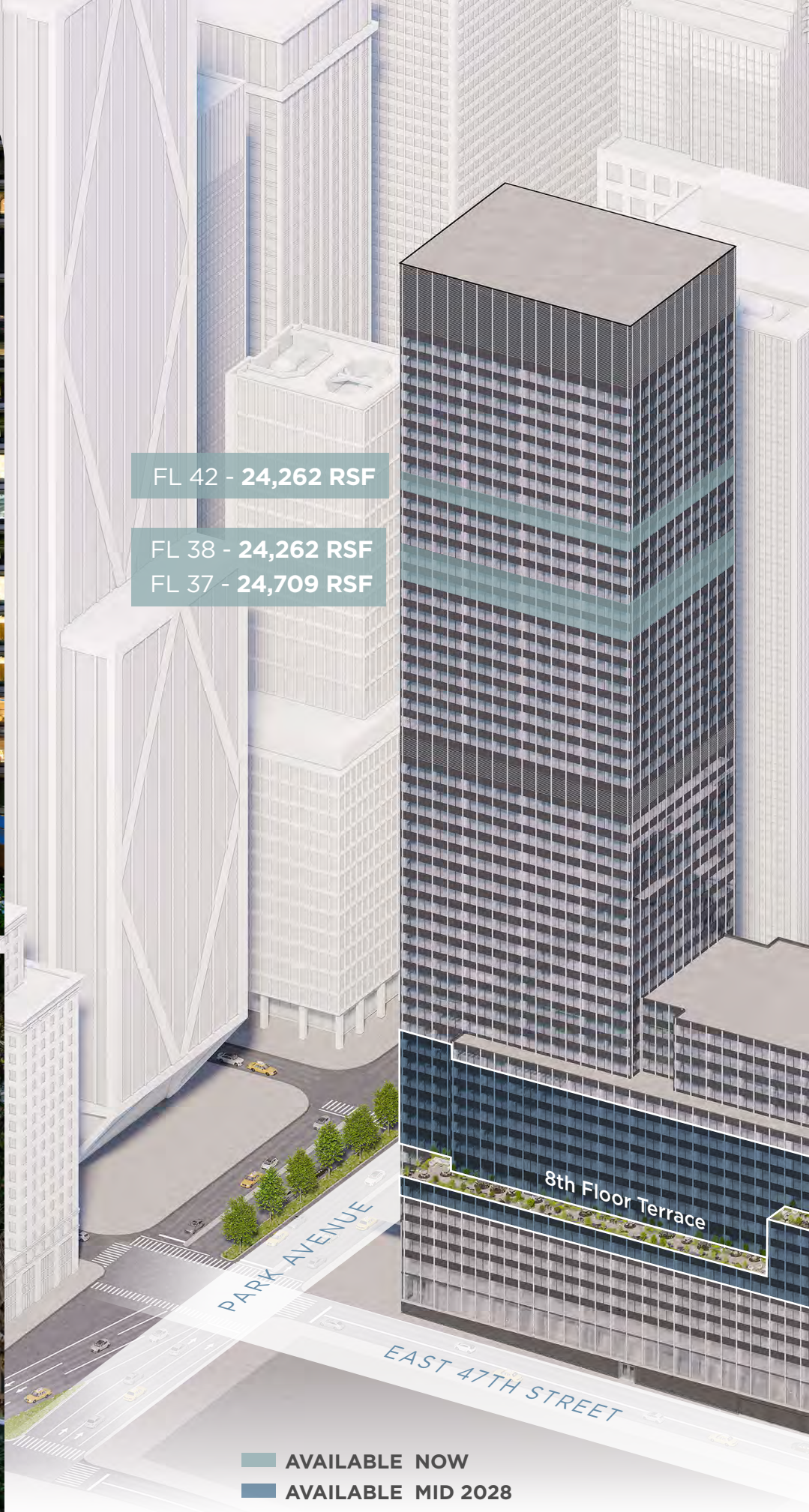
A full suite of convenient business and lifestyle amenities



8TH FLOOR TERRACE RENDERING



10TH FLOOR TERRACE RENDERING



FL 42 - 24,262 RSF
 FL 38 - 24,262 RSF
 FL 37 - 24,709 RSF

LARGE BLOCK AVAILABLE

FL 12	63,695 RSF
FL 11	64,359 RSF
FL 10	63,695 RSF
FL 9	71,848 RSF
FL 8	72,040 RSF
FL 7	21,385 RSF

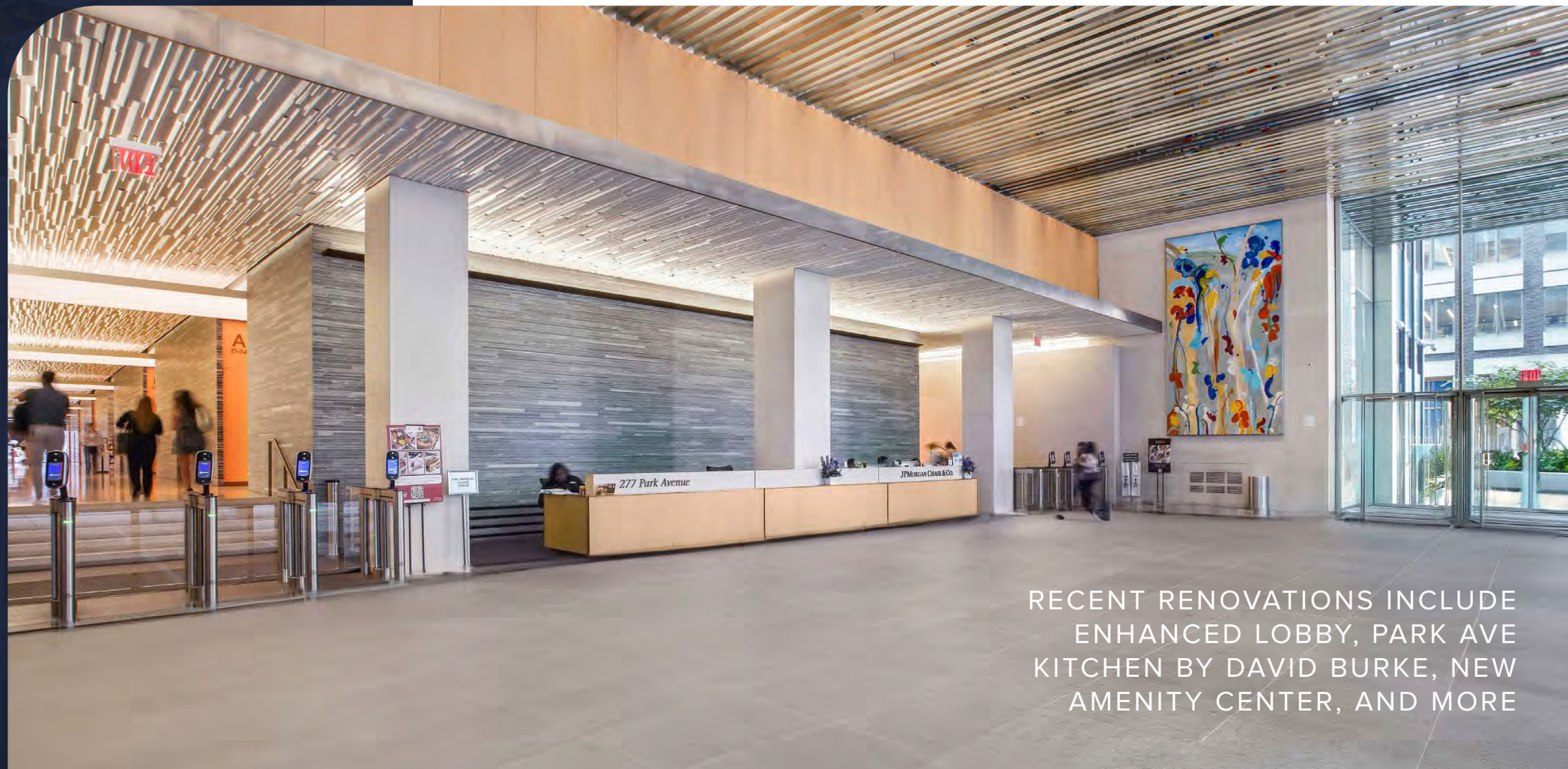
- ✓ Exclusive Elevator Bank
- ✓ Potential Private Terraces
- ✓ Abundant Generator Capacity

FLOORS 7-12
357K RSF

AVAILABLE NOW
 AVAILABLE MID 2028

LUXURY IN EVERY DETAIL

The \$120M Capital Improvement Program at 277 Park Avenue offers tenants a revitalized, world-class experience. With top-of-the-line renovations, including a new green plaza and upscale amenity center, these enhancements ensure a sophisticated environment in the heart of Manhattan.



RECENT RENOVATIONS INCLUDE
ENHANCED LOBBY, PARK AVE
KITCHEN BY DAVID BURKE, NEW
AMENITY CENTER, AND MORE



8TH FLOOR TERRACE RENDERING

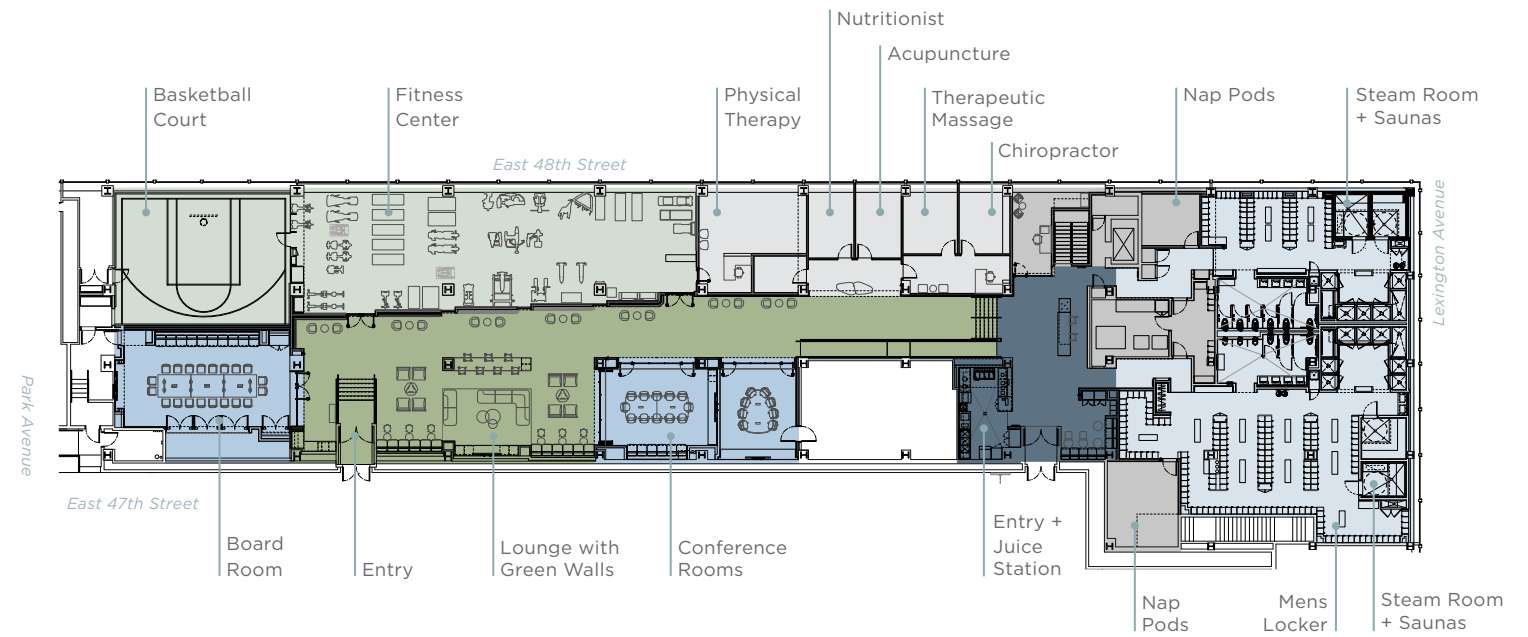
277
PARK AVENUE

BUILDING AMENITIES

277 Park Avenue offers a range of world-class amenities designed to foster a dynamic and collaborative environment for tenants. Start your day with a workout in the modern fitness center, grab a meal with clients at the renowned David Burke restaurant, or explore the rooftop beehives as part of the property's sustainability efforts.



LEED GOLD
Certified Building



MODERN BOARDROOMS



PARK AVE KITCHEN
BY DAVID BURKE



MODERN FITNESS CENTER

ADJACENT
HOTEL ACCESS

PLAZA WITH LUSH
GREEN SPACE

ENERGY-EFFICIENT
LED LIGHTING

PARKING
GARAGE

SMALL & LARGE
CONFERENCE ROOMS

NEW BUILDING
ESCALATORS

MORE THAN A WORKSPACE

BUILDING MODERNIZATION

- » New expanded Park Avenue lobby with 30' ceiling heights
- » New recessed, low-profile perimeter heating and cooling fan coil units at entrance lobbies
- » New floor-to-ceiling lobby façades and reconfigured building entrances at Park Avenue and Lexington Avenue
- » New plaza-level tenant façades at Park Avenue
- » New Lexington Avenue lobby and entrance porch
- » Streamlined visitor access
- » All new elevators and elevator cabs

INFRASTRUCTURE MODERNIZATION

- » New state-of-the-art turnstile security
- » Extended HVAC hours
- » 24-hour lobby heating in winter
- » Upgraded lobby-area fire alarm system
- » Modernization of main chiller plant, energy-efficient compressors, and latest technology control system
- » 2 new plate and frame heat exchangers for energy-efficient cooling operation
- » BMS system upgrade
- » Energy-efficient perimeter fan air distribution upgrade
- » Ample emergency generator capacity
- » Extraordinary supplemental chilled and condenser water availability

BEE PART OF THE CHANGE

The rooftop beehives at 277 Park Avenue connect tenants to nature and support sustainability efforts by re-purposing unused space, promoting environmental awareness, and positively impacting the surrounding ecosystem with an ultra-local honey harvest.



SPECIFICATIONS

HVAC INFORMATION

- » Newly modernized main chiller plant, energy-efficient compressors and latest technology control system
- » Two (2) pipe or Four (4) pipe HVAC fan coil system on perimeter with individually fed mammoth units supplying VAV interior or from supply fan system
- » Hours of HVAC operation are Monday-Friday 7AM to 7PM, Saturday from 8AM to 1PM
- » Overtime HVAC is available and can be reserved through management office
- » Condenser and/or chilled water can be made available for supplemental cooling

ELECTRICITY

- » Sub-meter electric billing and existing (sub)meters within the premises
- » Electricity fed via six (6) individual services with network protectors
- » Electrical capacity available = 6 watts (demand load) per rentable square foot (exclusive of base building HVAC)

ELEVATORS

- » Thirty-five (35) passenger elevators in building
- » Passenger elevators manufactured by Otis Elevator
- » Destination dispatch
- » Eight (8) high-rise cars service lobby and floors 35-50
- » Eight (8) mid-rise cars service floors 18-35
- » Two (2) freight elevators, car clear inside dimension is 108" H x 105" W x 70" D; door opening at entrance is 84" H x 54" W
- » Freight car has capacity of 5,000 lbs.
- » Two (2) full-time on-site mechanics and full service maintenance agreement

FLOOR CONDITIONS

- » Slab-to-slab height: 12'6"
- » Column spacing 22' on center
- » Structural reinforcement for UPS systems and lateral files

TECHNOLOGY

- » Telecom carriers to building include Verizon, Verizon Business, Cogent, Time Warner
- » Dual points of entry to accommodate public telecom carrier facilities
- » MUX for each carrier located in basement at various points of entry
- » One (1) main riser closet in building with a minimum of three (3) other smaller satellite closets on each floor; ability to add secondary riser if needed
- » POE Secure
- » Four (4) stacked common closets per floor (for riser usage)

SECURITY AND LIFE SAFETY

- » Comprehensive fire safety/emergency action plan in place
- » Fire alarm system/command center upgraded 2013
- » Public address under Class E system
- » Two (2) generators for building systems with an additional 500 KW generator available for tenant critical loads
- » Private security guards

AMENITIES ALL AROUND

75+
RESTAURANTS ●

54+
HOTELS ○

6+
ENTERTAINMENT ●

