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



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**

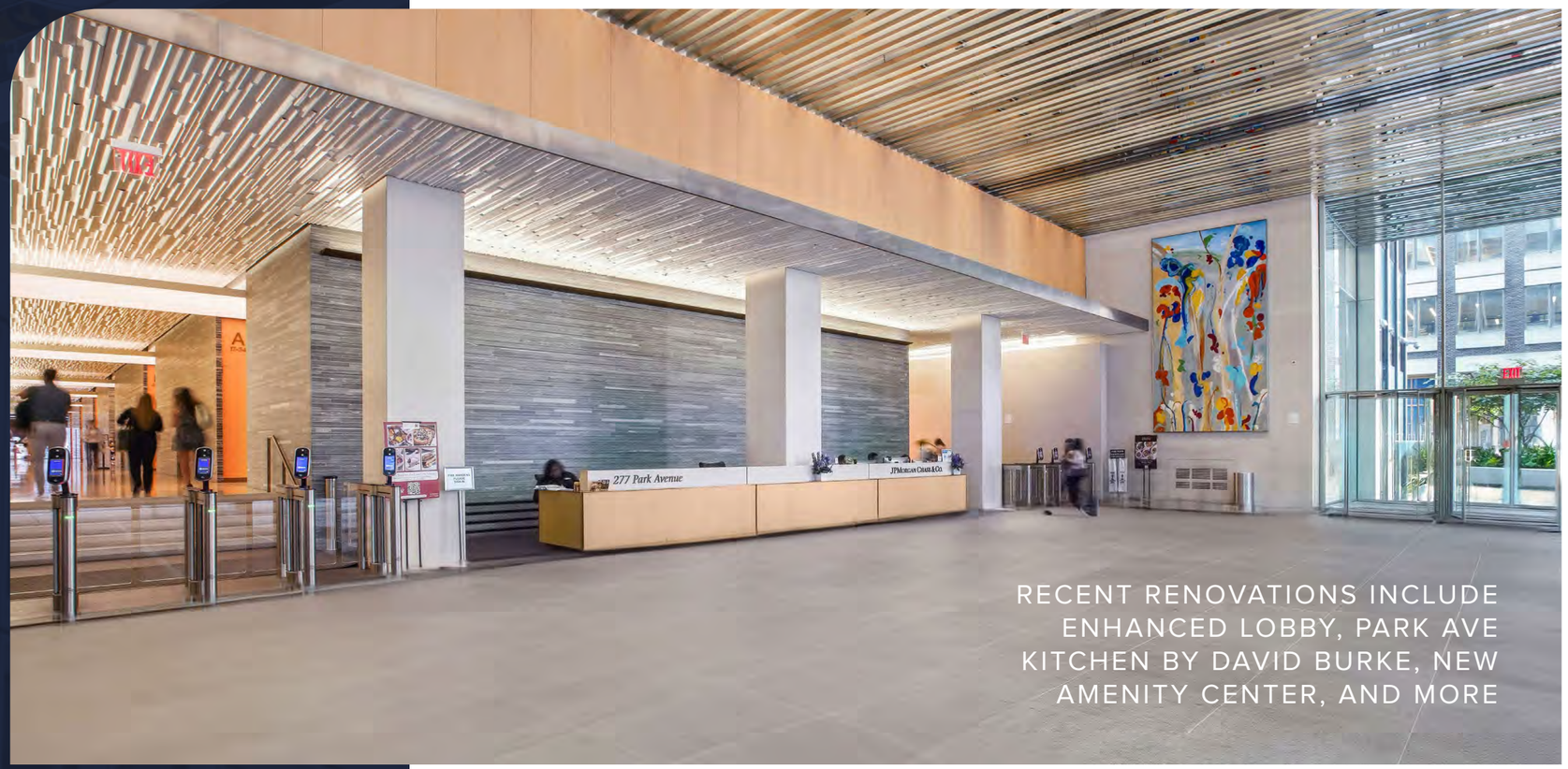
- Exclusive Elevator Bank
- Potential Private Terraces
- Abundant Generator Capacity

FLOORS 7-12
357K RSF

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



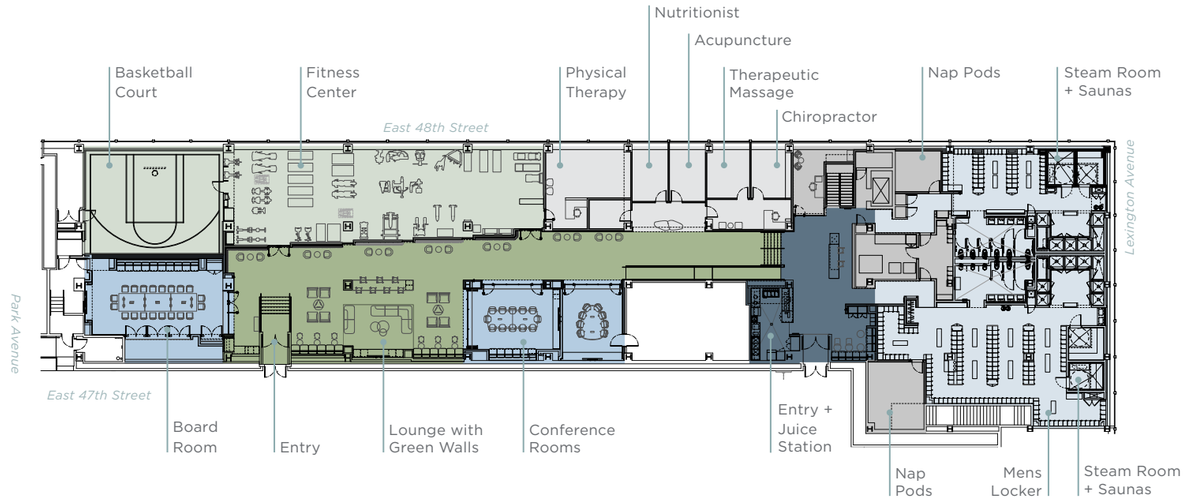
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BUILDING AMENITIES

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

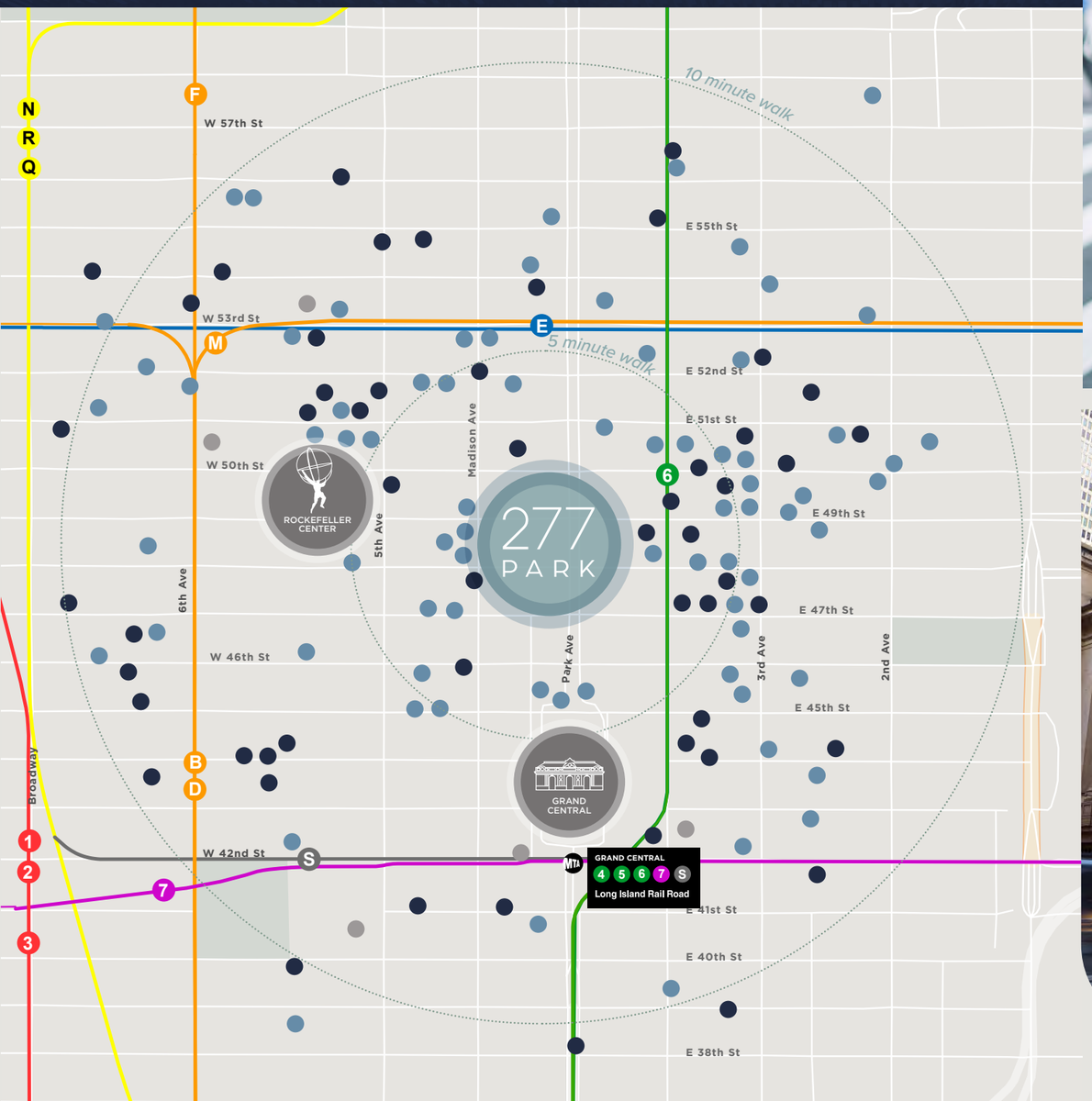
- Comprehensive fire safety/ emergency action plan in place
- Fire alarm system/command center upgraded 2013
- Public address under Class E system
- Two (2) generators for building systems with an additional 500 KW generator available for tenant critical loads
- Private security guards

AMENITIES ALL AROUND

75+ RESTAURANTS

54+ HOTELS

6+ ENTERTAINMENT











OWNER

The Stahl Organization is a New York-based owner and developer founded in 1949 by Stanley Stahl. Its portfolio consists of over 5,000,000 square feet of commercial space, alongside over 3,000 residential units, focused in New York City.

ARCHITECT

Bohlin Cywinski Jackson

Founded in 1965, Bohlin Cywinski Jackson is a nationally renowned architecture firm known for its elegant and innovative designs across corporate, civic, cultural, and residential projects. Best recognized for designing over 70 Apple retail stores worldwide, including the iconic Apple Fifth Avenue, BCJ has earned more than 725 design awards, including twelve AIA National Honor Awards.

CONSTRUCTION

Cauldwell Wingate has provided preconstruction, construction management, and general contracting services for New York's most iconic buildings for over a century. Known for innovation and expertise in the local market, the firm has built a strong reputation and long-term client loyalty. With hands-on executive involvement in every project, clients benefit from personalized, high-level commitment and a deep understanding of New York's unique construction landscape.

LEASING

Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for occupiers and investors with approximately 53,000 employees in over 350 offices and nearly 60 countries. In 2025, the firm reported revenue of $10.3 billion across its core service lines of Services, Leasing, Capital markets, and Valuation and other. Built around the belief that Better never settles, the firm receives numerous industry and business accolades for its award-winning culture.







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