



PARK AVE

# TIMELESS DESIGN, INSPIRED FOR TODAY

99 Park Avenue has reset the workplace with a sophisticated, stylish and functional redesign. The building now features a light-filled lobby that sets a welcoming tone, and the exclusive amenity center offers spaces for tenants to be engaged, energized and entertained.



FULLY RENOVATED LOBBY



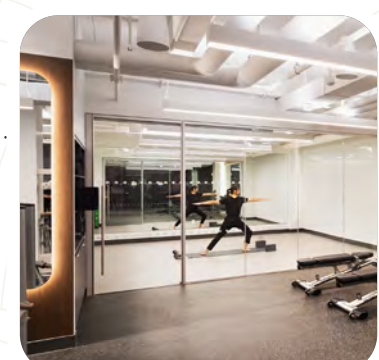
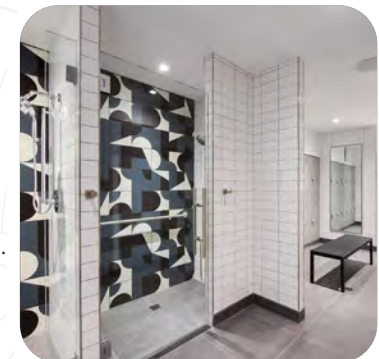
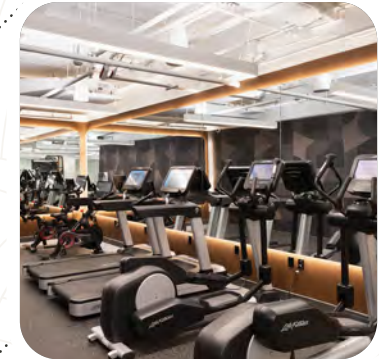
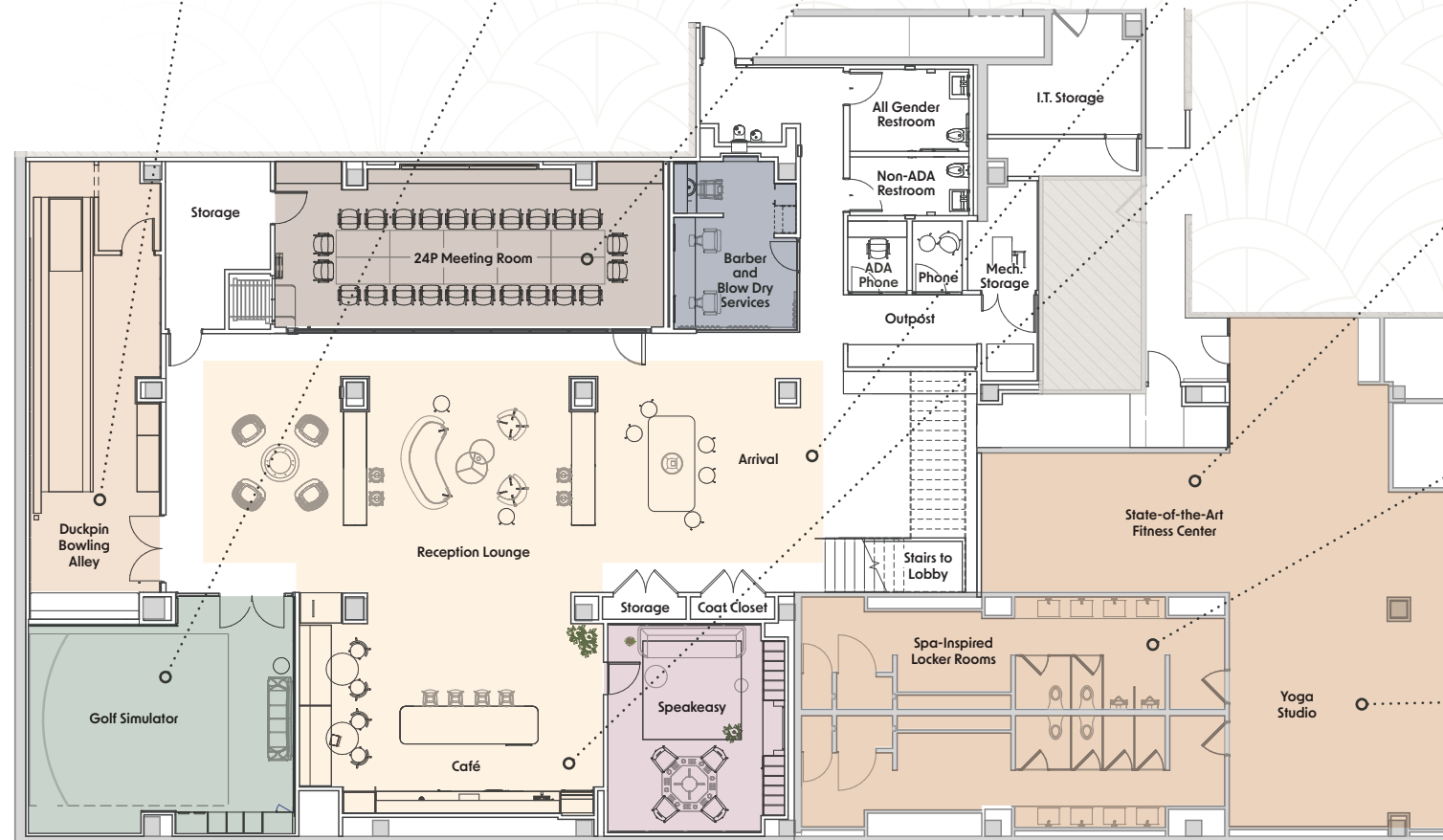
# PARK AVENUE ELEGANCE, REDEFINED



# AMENITIES THAT ARE THE BALANCE BETWEEN BUSINESS AND LEISURE



- Reception Lounge / Café
- 24 Person Meeting Room
- Speakeasy
- Barber & Blow Dry Services
- Duckpin Bowling
- Golf Simulator
- State-of-the-Art Fitness Center, Yoga Studio & Spa-Inspired Locker Rooms



AMENITY LOUNGE



A PLACE TO RECENTER,  
TO ENERGIZE, TO RELAX,  
TO SOCIALIZE—THE  
AMENITIES AT 99 PARK  
ARE A STEP ABOVE





MULTI-PURPOSE MEETING ROOM



# A NEW WORKDAY ROUTINE

State-of-the-Art Fitness Center  
with Monthly Programming

Yoga Studio

Spa-Inspired Locker Rooms



# CENTRALLY LOCATED, CENTRALLY GRAND

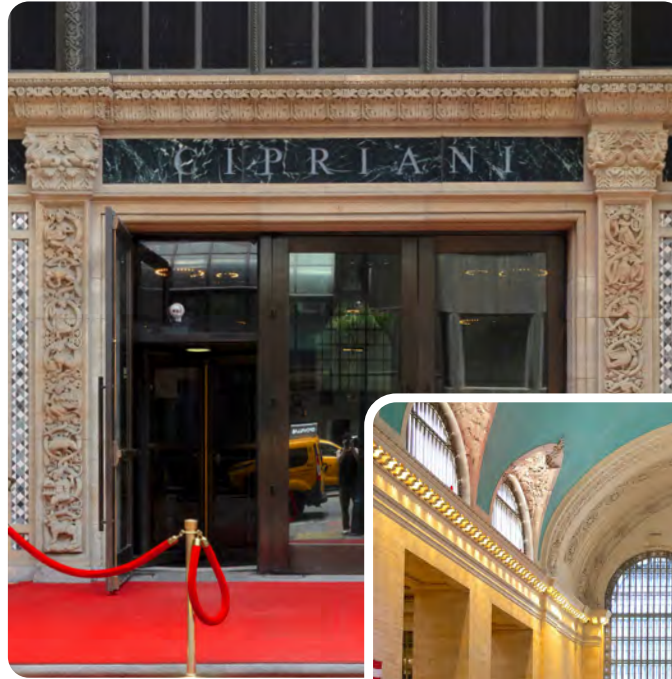
The surrounding area is rich with diverse options for dining, relaxation, and entertainment, making 99 Park an ideal location to enjoy the best of what New York City has to offer.

Grand Central Terminal

Bryant Park

Pershing Square

NY Public Library



# ACCESSIBILITY MEETS CONVENIENCE

## NEIGHBORHOOD

**01 MIN** 12 Coffee Shops  
20 Fast-Casual Lunch Spots  
17 Sit-Down Restaurants  
6 Hotels

**03 MINS** 3 Additional Fitness Centers

**05 MINS** Bryant Park

## TRANSIT

**15 SECS** Citi Bike 

**01 MIN** Grand Central  Long Island Rail Road  
 Metro-North Railroad

**05 MINS** 

**12 MINS** Port Authority NY NJ   
Penn Station   
34th Street Ferry 



# 17TH FLOOR

As-Built Plan

3,619 RSF  
Suite 1705

