



# 215

**PARK  
AVENUE  
SOUTH**

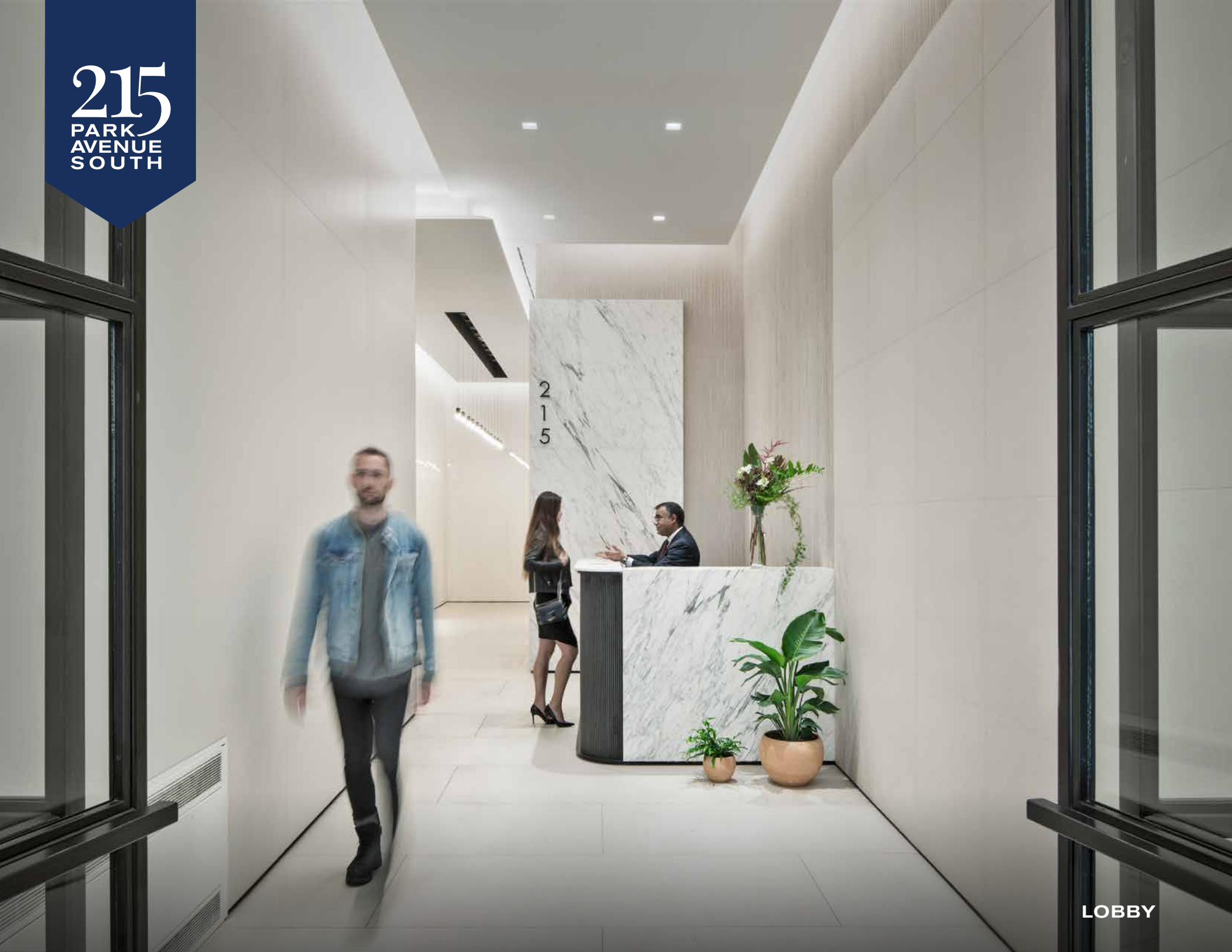
Overlooking  
Union Square

215  
PARK  
AVENUE  
SOUTH



CLOSE PROXIMITY TO UNION SQUARE PARK

215  
PARK  
AVENUE  
SOUTH



LOBBY

215  
PARK  
AVENUE  
SOUTH



ELEVATOR CORRIDOR

215  
PARK  
AVENUE  
SOUTH



SAMPLE FINISHES-MAIN AREA

215  
PARK  
AVENUE  
SOUTH

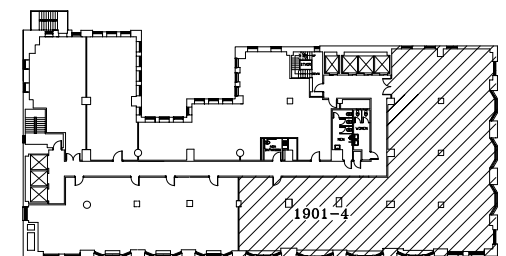
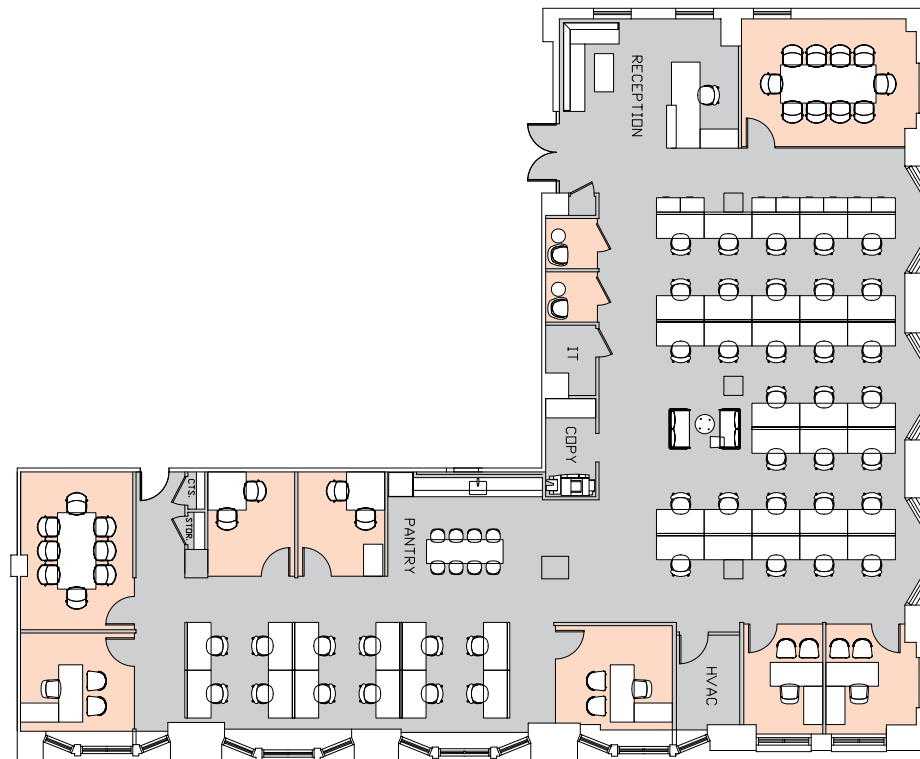


SAMPLE FINISHES-MAIN AREA

215  
PARK  
AVENUE  
SOUTH



SAMPLE FINISHES-KITCHEN



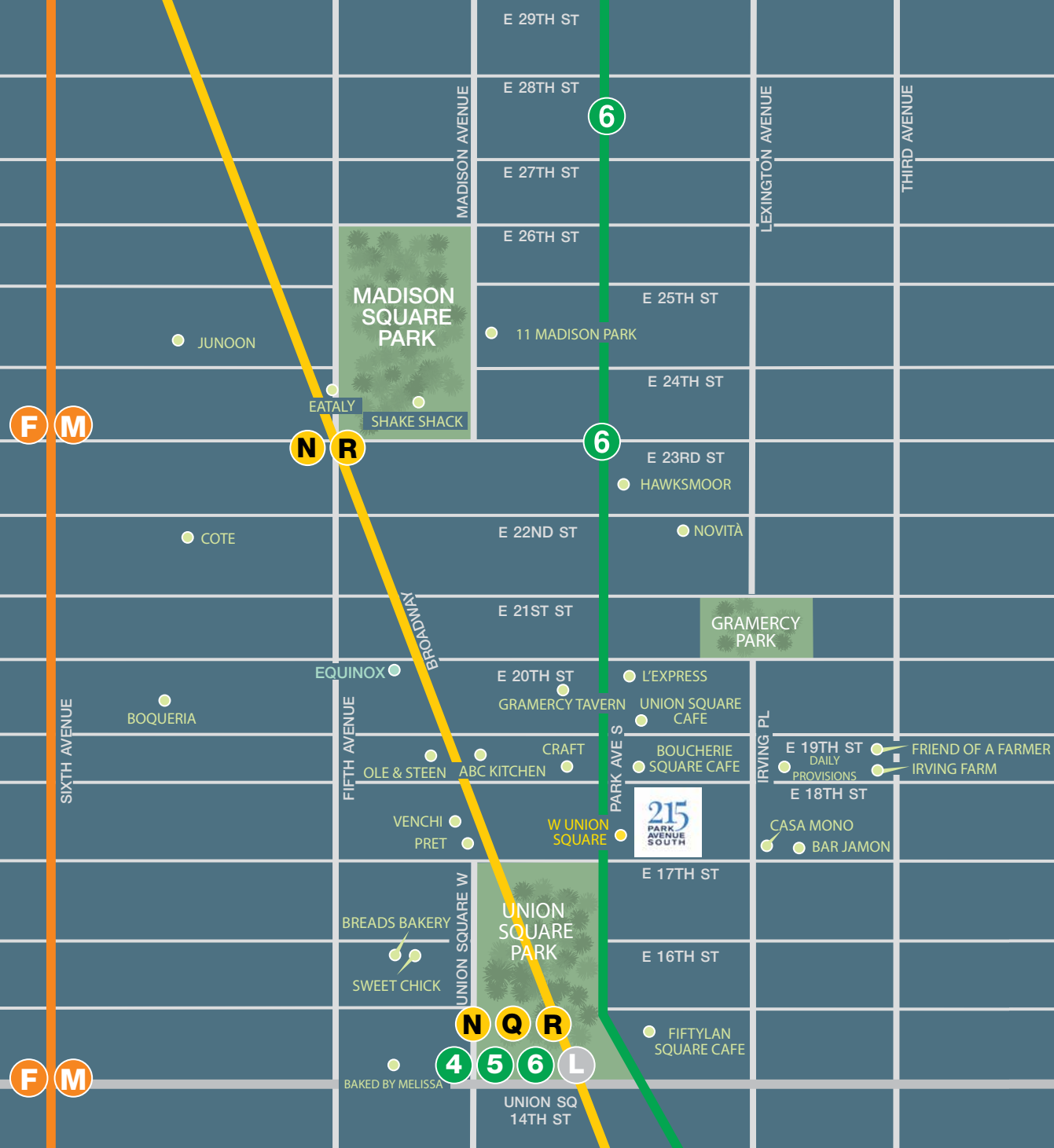
**PROPOSED PREBUILD  
SUITE 1901 – 7,369 RSF**

**FLOOR KEY**

|                 |    | Total Employees | 47 |
|-----------------|----|-----------------|----|
| Office          | 4  | Huddle Room     | 2  |
| Workstation     | 42 | Reception       | 1  |
| Conference Room | 2  | Pantry          | 1  |
| Phone Room      | 2  |                 |    |

|                       |                                                                                                                                                                                                                                                                    |                                                      |                           |                                                                                                                                                                                                                                                        |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LOCATION              | Northeast corner of 18th Street and Park Avenue South                                                                                                                                                                                                              |                                                      | HVAC/SUPPLEMENTAL COOLING | Air cooled tenant controlled A/C units; Steam heating supplied by Con Edison                                                                                                                                                                           |
| YEAR BUILT            | 1914 (Renovated 2018)                                                                                                                                                                                                                                              |                                                      | ELECTRIC                  | Up to six (6) Watts per square foot exclusive of A/C available for tenant use                                                                                                                                                                          |
| ARCHITECT             | Maynicke & Franke                                                                                                                                                                                                                                                  |                                                      | LIFE/SAFETY               | Fully sprinkled; addressable Class E System                                                                                                                                                                                                            |
| BUILDING SIZE         | 338,636 RSF                                                                                                                                                                                                                                                        |                                                      | SECURITY/ACCESS           | <ul style="list-style-type: none"> <li>• The building security desk is manned 24 hours a day, 7 days a week</li> <li>• Turnstiles with access cards for tenants in the lobby</li> <li>• CCTV surveillance in public areas and all elevators</li> </ul> |
| BUILDING HEIGHT       | Twenty (20) Floors                                                                                                                                                                                                                                                 |                                                      | TELECOM/CABLE             | Crown Castle Fiber, Skywire Networks, Spectrum, Verizon, Wired Certified Gold                                                                                                                                                                          |
| BUILDING CONSTRUCTION | Steel and Brick<br>Double-hung insulated operable windows<br>Facade: Brick and Masonry<br>Lobby under renovation                                                                                                                                                   |                                                      | TRANSPORTATION            | Close proximity to subway lines: 4, 5, 6, L, N, Q, R                                                                                                                                                                                                   |
| FLOOR SIZES           | <b>Floors 2-15</b><br><b>Floors 16-17</b><br><b>Floor 18</b><br><b>Floors 19-20</b>                                                                                                                                                                                | 17,255 RSF<br>16,612 RSF<br>16,686 RSF<br>16,679 RSF | AMENITIES                 | Near Union Square, The W Hotel and fine dining restaurants                                                                                                                                                                                             |
| TYPICAL SLAB HEIGHTS  | <b>Retail</b><br><b>2-3</b><br><b>4-20</b>                                                                                                                                                                                                                         | 19' 6"<br>13' 3"<br>11' 6"                           | ENERGY PERFORMANCE        | Energy Star rated                                                                                                                                                                                                                                      |
| COLUMN SPACING        | 18'6"                                                                                                                                                                                                                                                              |                                                      |                           |                                                                                                                                                                                                                                                        |
| ELEVATORS             | <ul style="list-style-type: none"> <li>• Four (4) passenger elevators, three (3) freight</li> <li>• Full modernization of the passenger and freight cabs with new motors, hoists, controls and interiors</li> <li>• Loading dock located on 18th Street</li> </ul> |                                                      |                           |                                                                                                                                                                                                                                                        |

# 215 PARK AVENUE SOUTH



NEIGHBORHOOD MAP