280 PARK AVENUE

OPPORTUNITY HIGHLIGHTS

- Prime Park Avenue Location
- Steps to Grand Central Terminal with new LIRR Connection
- In-Building Restaurant with Private Dining, Jazz Club and High-End Coffee Shop
- Double-Height Lobby with Atrium and World-Class Art Installations
- Prestigous Tenant Roster
- Walking Distance to Luxury Retail

280
PARK AVENUE

VIBRANT NEIGHBORHOOD

280
PARK AVENUE

ON-SITE DINING & ENTERTAINMENT

FASANO PRIVATE DINING

BARRETTO JAZZ BAR

FELIX COFFEE

FASANO BAR & LOUNGE

280
PARK AVENUE

280 PARK AVENUE

PARK AVENUE LOBBY EXTERIOR

280 PARK AVENUE

ATRIUM LOBBY EXTERIOR

REFLECTING POOL & ART INSTALLATION

280
PARK AVENUE

REFLECTING POOL & ART INSTALLATION

TOWER FLOOR (WEST)

APPROX. 20,000 RSF
OFFICE INTENSIVE TEST FIT

FLOOR KEY

Private Office	23
Workstation	70
Conference Room	4
IT Room	1
Pantry/Cafe	1
Copy/Mail	1
Reception	1
Total Headcount	94

EAST 49TH STREET

EAST 48TH STREET

280 PARK AVENUE

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TOWER FLOOR (WEST)

APPROX. 20,000 RSF | OPEN PLAN TEST FIT

EAST 49TH STREET

EAST 48TH STREET

FLOOR KEY

Private Office	7
Workstation	122
Admin. Station	4
Reception	1
Conference Room	4
Pantry/Cafe	1
Copy/Mail	1
IT Room	1
Total Headcount	134

280 PARK AVENUE

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FULL TOWER FLOOR (WEST)

APPROX. 20,000 RSF | CORE & SHELL PLAN

280 PARK AVENUE

BUILDING SPECIFICATIONS

LOCATION
Between 48th & 49th Street

YEAR BUILT
1968, Renovated in 2015

ARCHITECT
Emery Roth & Sons

BUILDING SIZE
1,278,807 RSF

BUILDING HEIGHT
East Tower: 29 Floors
West Tower: 43 Floors

BUILDING CONSTRUCTION
Building wide $150M redevelopment includes:
- Lobby spanning Park Avenue block front with 25' ceiling height
- Plaza with abundant green space
- Interior atrium with museum-quality reflection pool
- Restoration of Park Avenue facade
- Glass curtain wall on center area of floors 3-17
- Elevator cabs, escalators and first-class restrooms
- Cooling tower providing additional 400 tons of supplemental water
- Extended HVAC hours: 8:00 am - 8:00 pm Monday - Friday and 8:00 am - 1:00 pm Saturday

FLOOR LOAD
50 lbs. live load, 20 lbs. dead load

TYPICAL SLAB HEIGHTS
East Tower: 12'0"
West Tower: 11'8"
West Tower (Floors 41 & 43): 15'6"

ELEVATORS
34 passenger cars and 3 freight cars
Loading dock located on 49th Street between Park and Madison Avenue
Drive in hours are M-F 8am-6pm

HVAC/ SUPPLEMENTAL COOLING
- Fully upgraded HVAC comprising refurbished cooling towers, chillers, and fan systems; new electric service; and VAV/damper installation
- Operating hours are M-F 8am-8pm and Saturday 8am-1pm

ELECTRIC
- The property receives electrical power via a typical Con Edison 460 volt spot network consisting of 5-2,000 KVA power transformers with secondaries connected to a common bus duct via network protectors
- A central sub-metering system is installed which permits off-site central billing of tenant electrical consumption

LIFE/SAFETY
- The property is equipped with an approved Class E Fire and Life Safety System utilizing smoke detectors, a public address system, and an enunciator panel located in the building lobby
- The sprinkler system risers serve the entire property

SECURITY/ ACCESS
- 24/7 attended lobby uniformed security coverage and visitor's desk
- CCTV surveillance in public areas and all elevators
- Access provided via electronic card access or per-authorization

TELECOM/CABLE

CARRIER	SERVICES	POINT OF ENTRY	POINT OF SERVICE
Verizon	Internet, Voice, Cable	49th Street	Multiple floors both towers
Spectrum	Internet, Voice, Data, Cable TV	49th Street	Multiple floors both towers
Abovenet/Zayo	Internet, Voice, Data	48th & 49th St	Multiple floors both towers
Lightower	Internet, Voice, Data	49th Street	Multiple floors both towers
AT&T	Internet, Voice, Data	49th Street	Only at POE; no service above
Lightpath	Internet, Voice, Data	49th Street	Multiple floors both towers
Cogent	Internet, Voice, Data	49th Street	Multiple floors both towers

AMENITIES
- Fasano Restaurant is located on both the 48th and 49th Street sides of the West Building

BIKE ROOM
Located on mezzanine level of the building

MESSENGER CENTER
Located on the ground floor of the West Building.
Hours are M-F 8am-6pm