



215

**PARK
AVENUE
SOUTH**

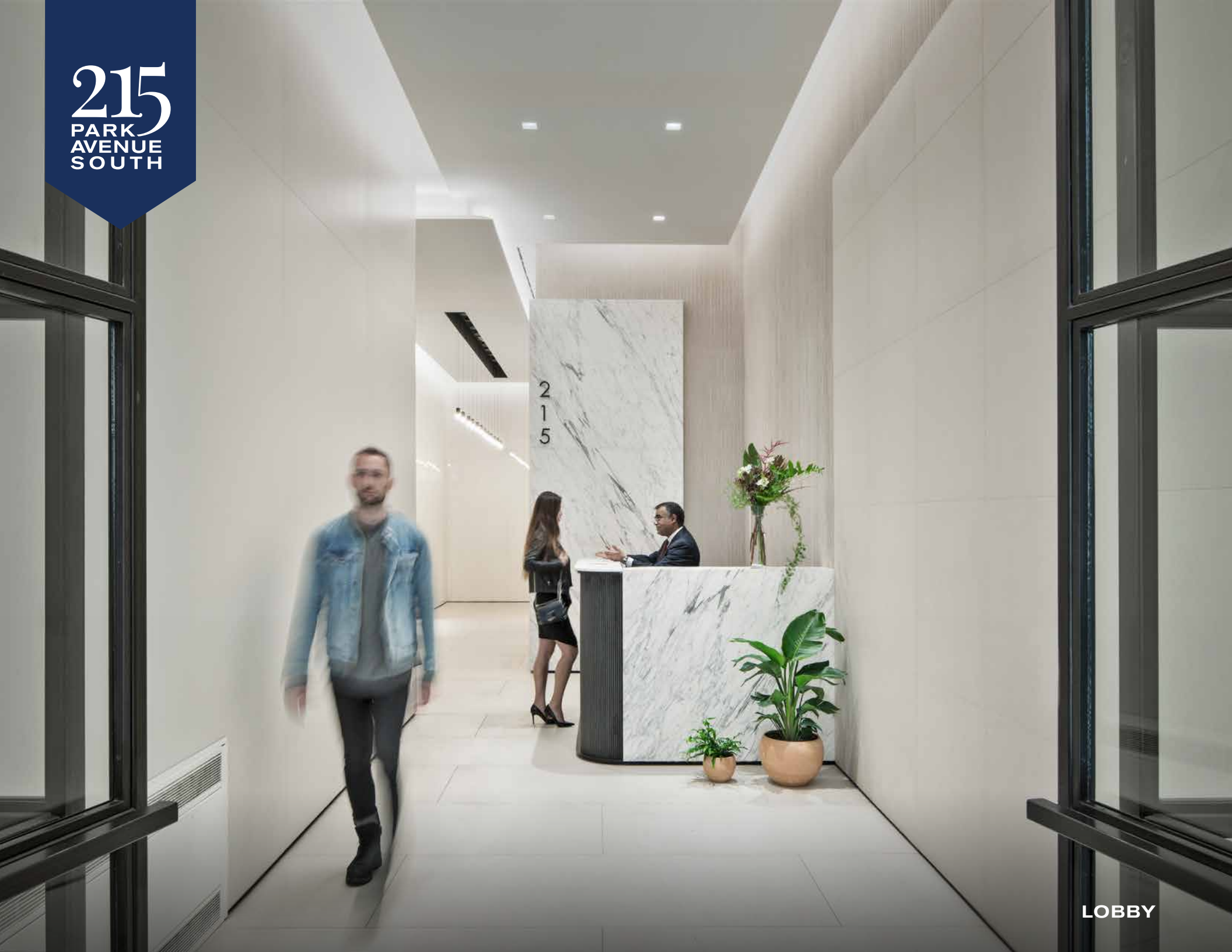
Overlooking
Union Square

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

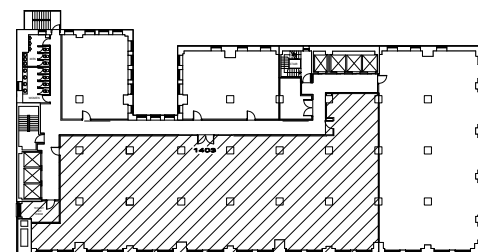
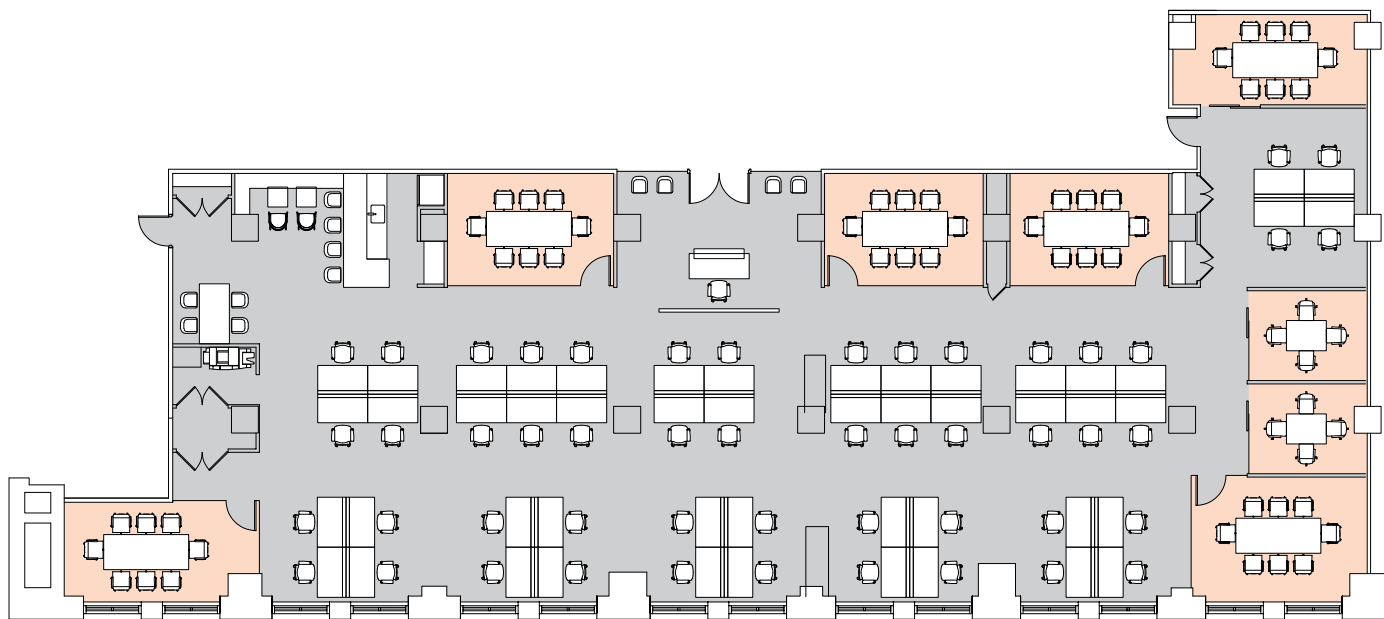


SAMPLE FINISHES-MAIN AREA

215
PARK
AVENUE
SOUTH



SAMPLE FINISHES-KITCHEN



**EXISTING CONDITIONS WITH
SAMPLE FURNITURE
SUITE 1403 – 9,168 RSF**

FLOOR KEY

		Total Employees	51
Conference Room	8	Reception	1
Workstation	50	Cafe	1

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SUITE 1403

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SUITE 1403

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SUITE 1403

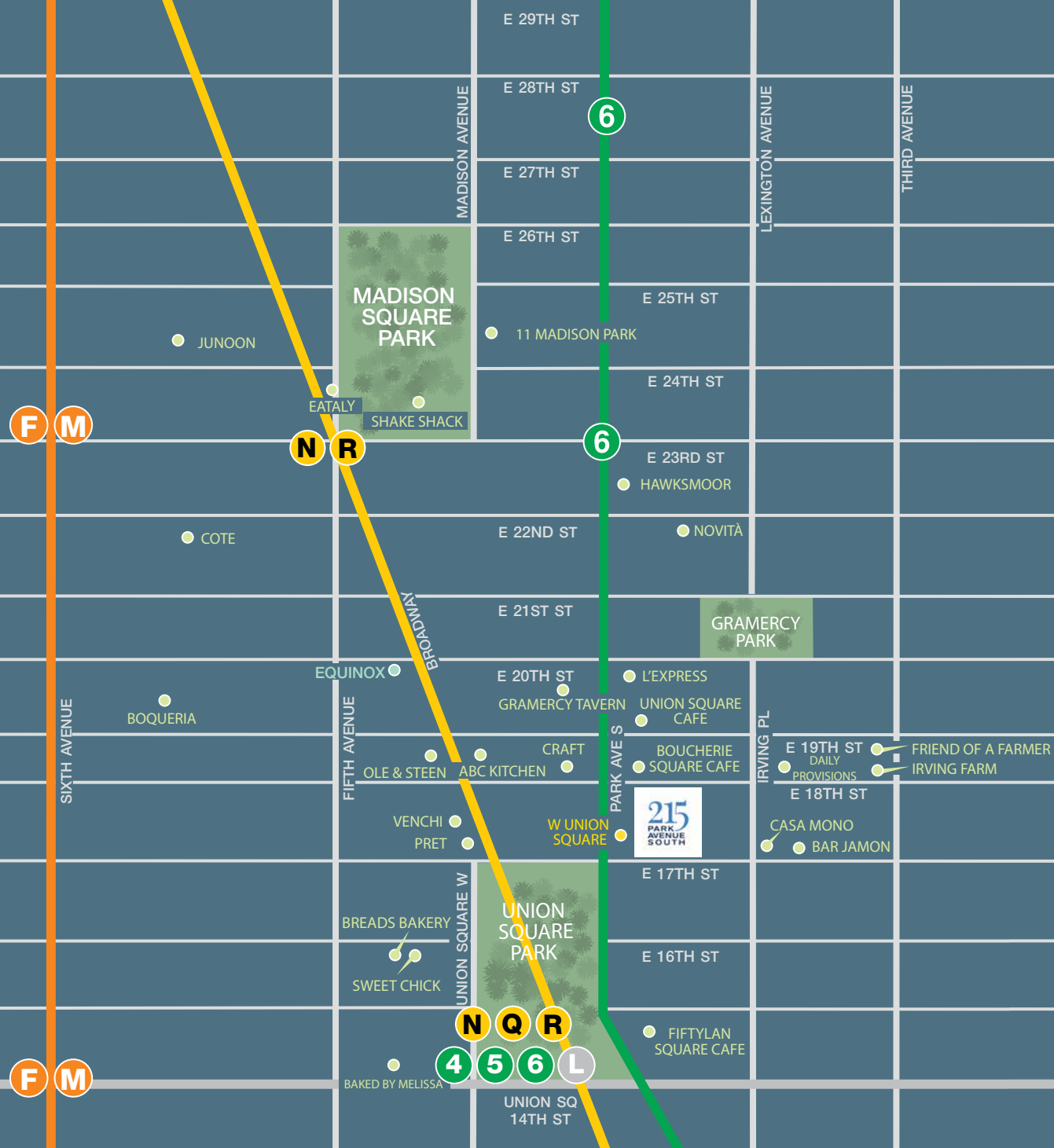
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PARK
AVENUE
SOUTH



SUITE 1403

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"> • The building security desk is manned 24 hours a day, 7 days a week • Turnstiles with access cards for tenants in the lobby • CCTV surveillance in public areas and all elevators
BUILDING HEIGHT	Twenty (20) Floors		TELECOM/CABLE	Crown Castle Fiber, Skywire Networks, Spectrum, Verizon, Wired Certified Gold
BUILDING CONSTRUCTION	Steel and Brick Double-hung insulated operable windows Facade: Brick and Masonry Lobby under renovation		TRANSPORTATION	Close proximity to subway lines: 4, 5, 6, L, N, Q, R
FLOOR SIZES	Floors 2-15 17,255 RSF Floors 16-17 16,612 RSF Floor 18 16,686 RSF Floors 19-20 16,679 RSF		AMENITIES	Near Union Square, The W Hotel and fine dining restaurants
TYPICAL SLAB HEIGHTS	Retail 19' 6" 2-3 13' 3" 4-20 11' 6"		ENERGY PERFORMANCE	Energy Star rated
COLUMN SPACING	18'6"			
ELEVATORS	<ul style="list-style-type: none"> • Four (4) passenger elevators, three (3) freight • Full modernization of the passenger and freight cabs with new motors, hoists, controls and interiors • Loading dock located on 18th Street 			

215 PARK AVENUE SOUTH



NEIGHBORHOOD MAP