



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



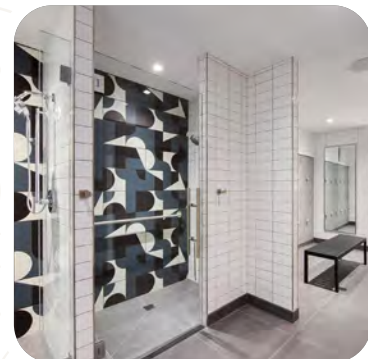
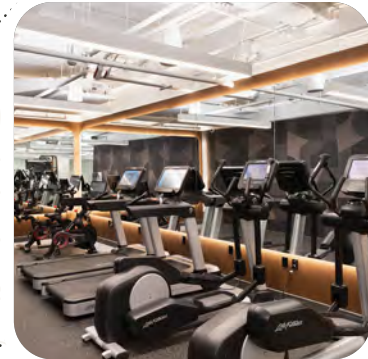
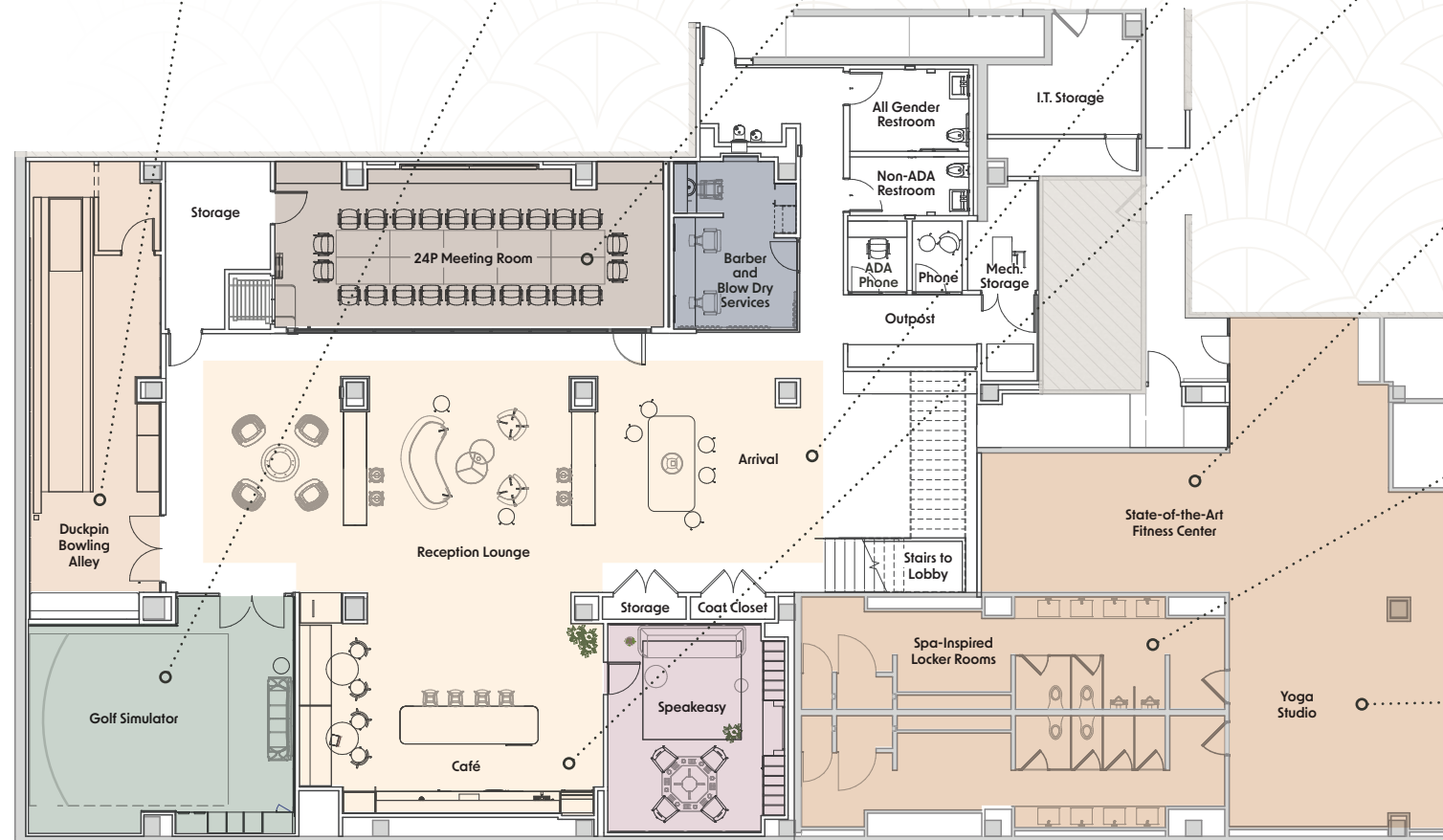
PARK AVENUE ELEGANCE, REDEFINED



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

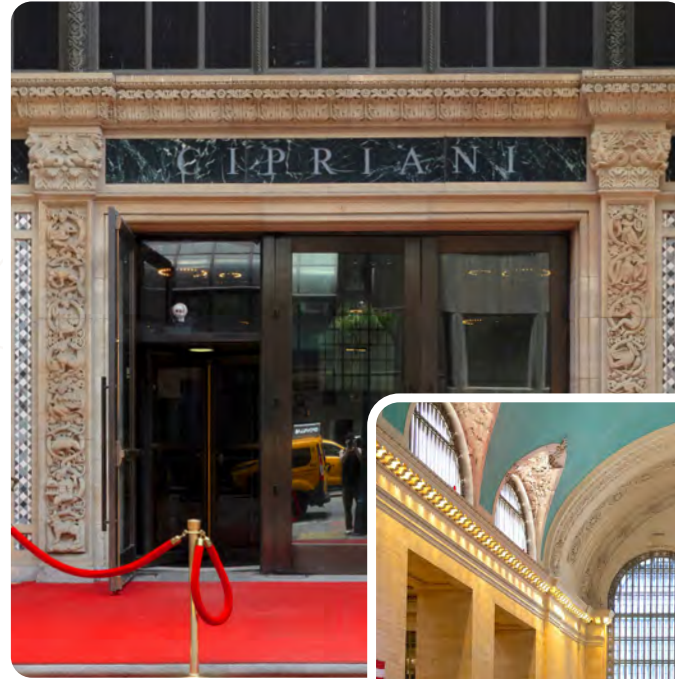
The surrounding area is rich with diverse options for dining, relaxation, and entertainment, making 99 Park an ideal location to enjoy the best of what New York City has to offer.

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 

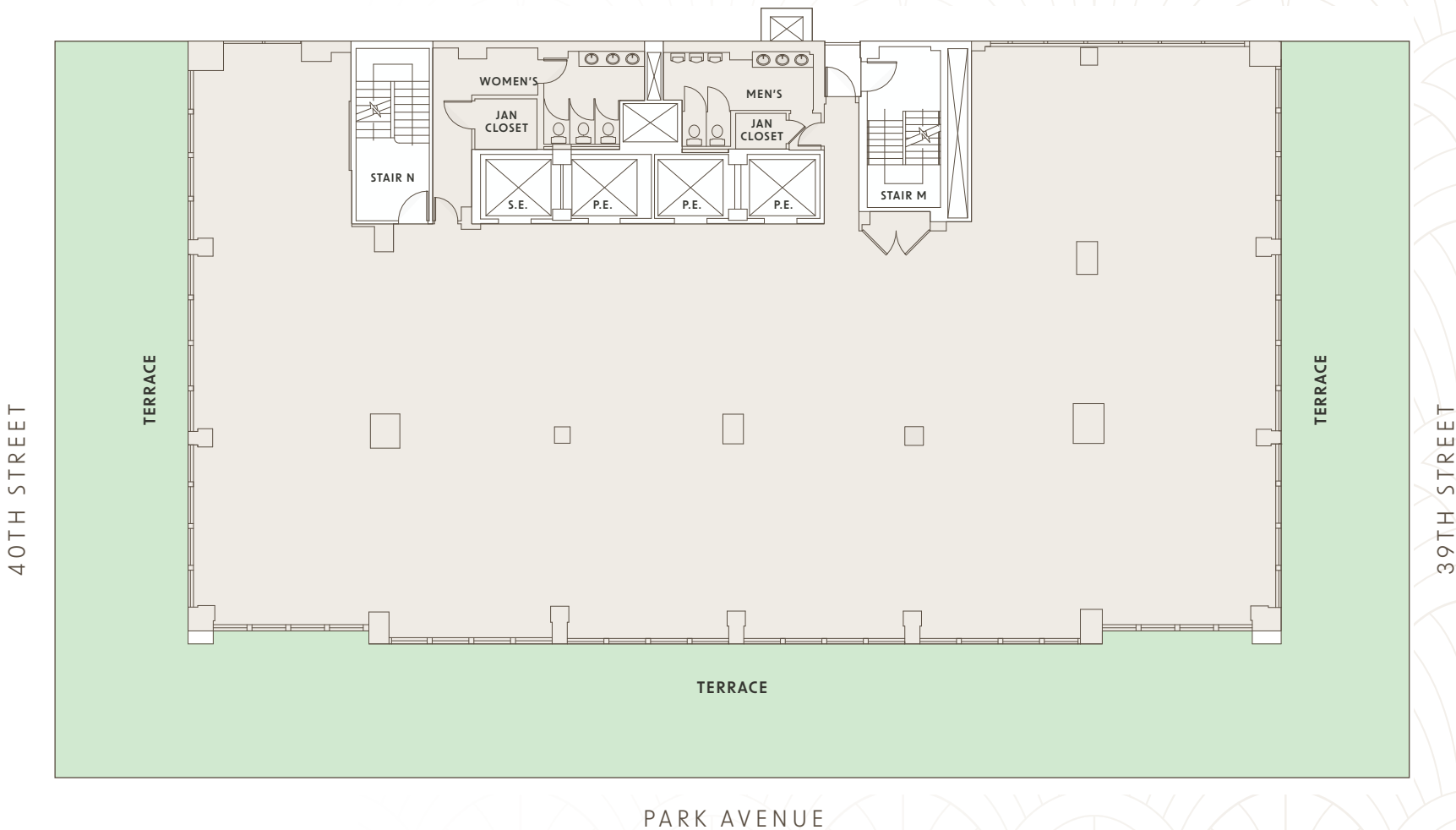
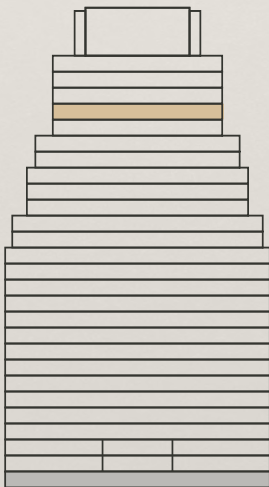
12 MINS Port Authority NY NJ 
Penn Station 
34th Street Ferry 



23RD FLOOR

Core + Shell

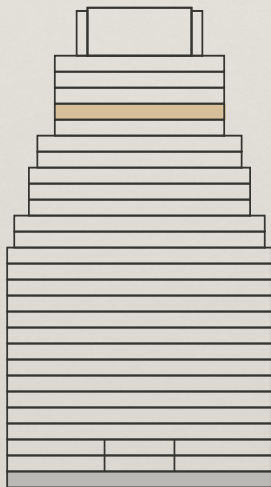
9,600 RSF



23RD FLOOR

Test Fit -
Office Intensive
Plan

9,600 RSF



WORKSPACE

SPACE TYPE	QTY
EXECUTIVE OFFICE	7
PRIVATE OFFICE	6
BENCHING	13
RECEPTION	1

COLLABORATION

SPACE TYPE	SEATS	QTY.
BOARD ROOM	16	1
MED. CONF. ROOM	10	1
HUDDLE	3	1

SUPPORT

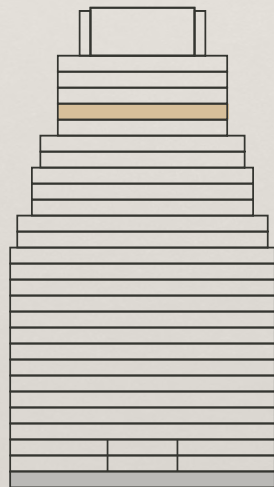
SPACE TYPE	QTY.
PANTRY	1
WELLNESS ROOM	1
COPY AREA	1
I.T. ROOM	1
ADA RESTROOM	1



23RD FLOOR

Test Fit -
Open Plan

9,600 RSF



PARK AVENUE

WORKSPACE

SPACE TYPE	QTY
EXECUTIVE OFFICE	2
PRIVATE OFFICE	3
BENCHING	40
RECEPTION	1

COLLABORATION

SPACE TYPE	SEATS	QTY.
BOARD ROOM	16	1
MED. CONF. ROOM	10	1
HUDDLE	3	1

SUPPORT

SPACE TYPE	QTY.
PANTRY	1
WELLNESS ROOM	1
COPY AREA	1
I.T. ROOM	1
ADA RESTROOM	1

