



470 PARK AVENUE SOUTH

BETWEEN 31ST AND 32ND STREETS

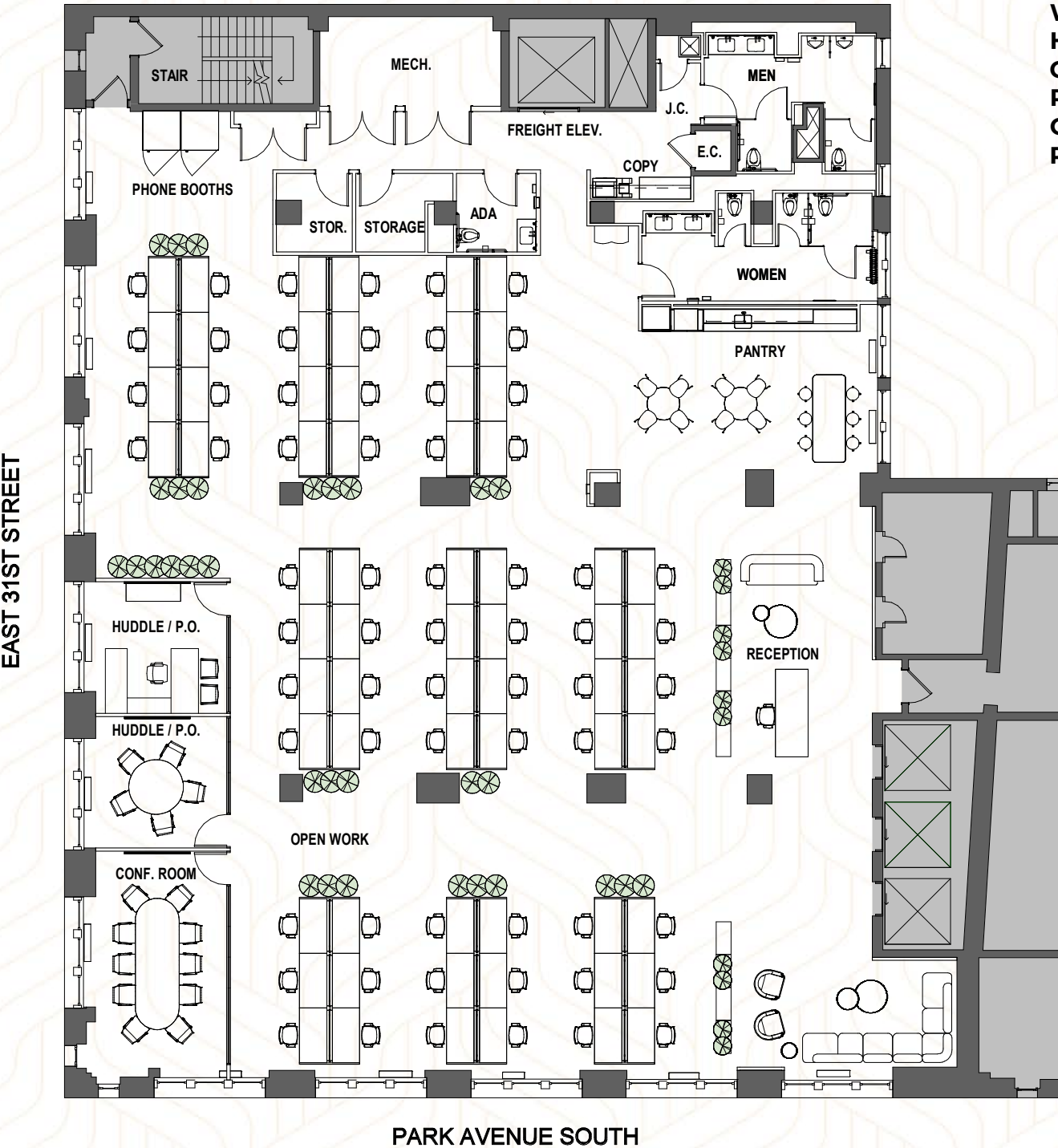
SOUTH BUILDING

FLOOR 8: 9,936 SF (TEST FIT)

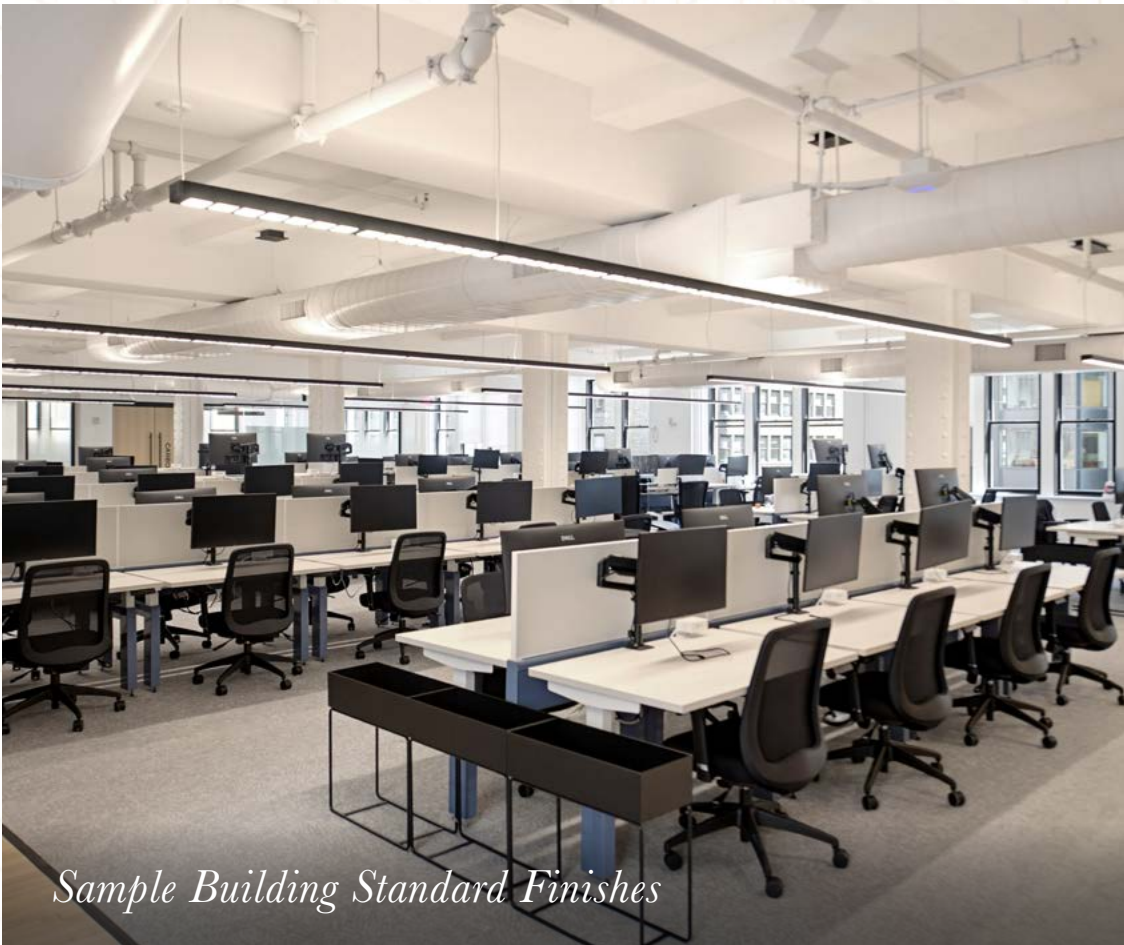
Possession: Arranged

FLOOR 9: 9,936 SF (PRE-BUILT)

Possession: September 2026



WORKSTATIONS	66
HUDDLE OR OFFICE	2
CONFERENCE ROOM (10 PPL)	1
RECEPTION	1
COPY	1
PANTRY	1



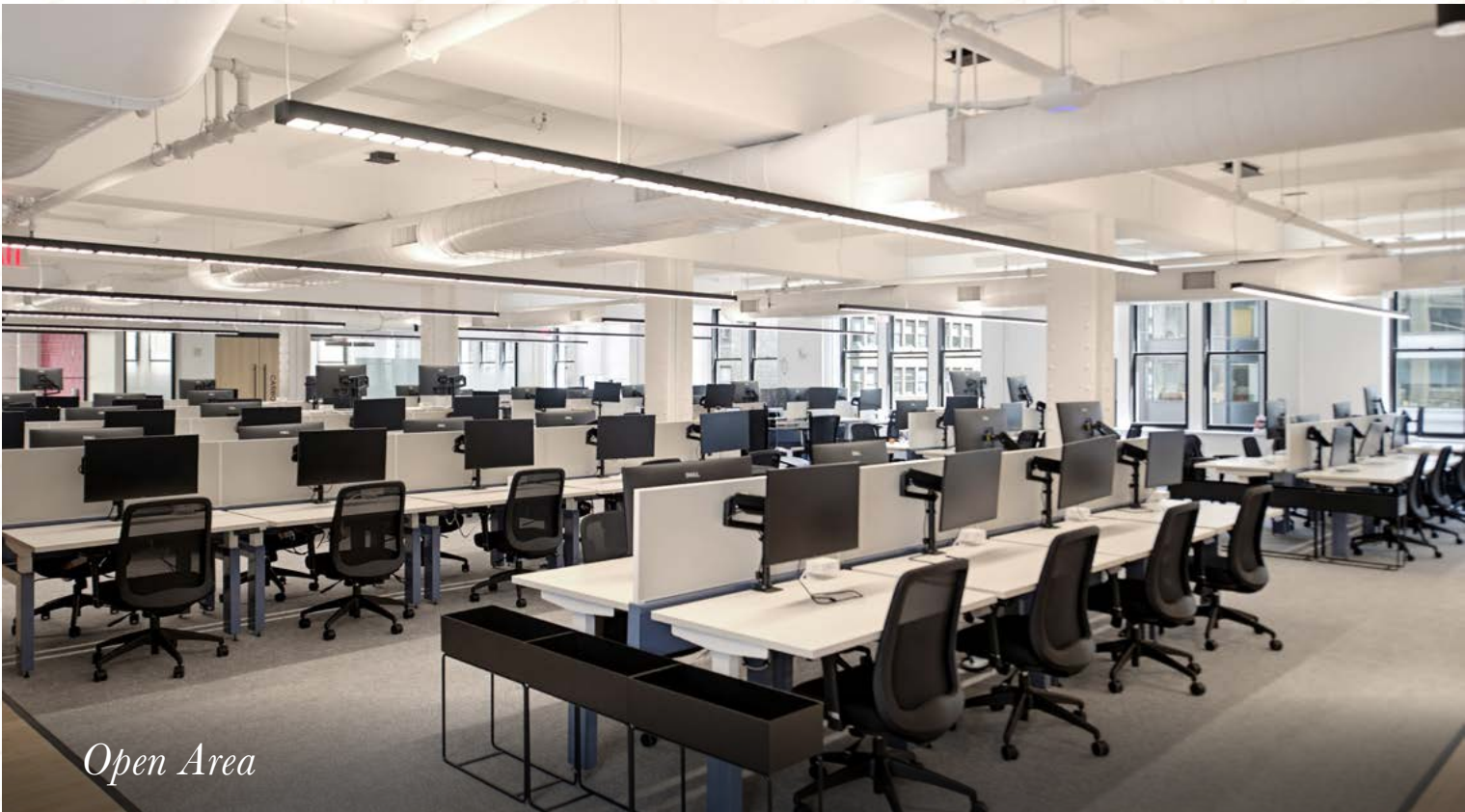
SAMPLE BUILDING STANDARD FINISHES



Boardroom



Conference Room



Open Area



Open Area

BUILDING OVERVIEW AND AMENITIES

470 PARK AVENUE SOUTH

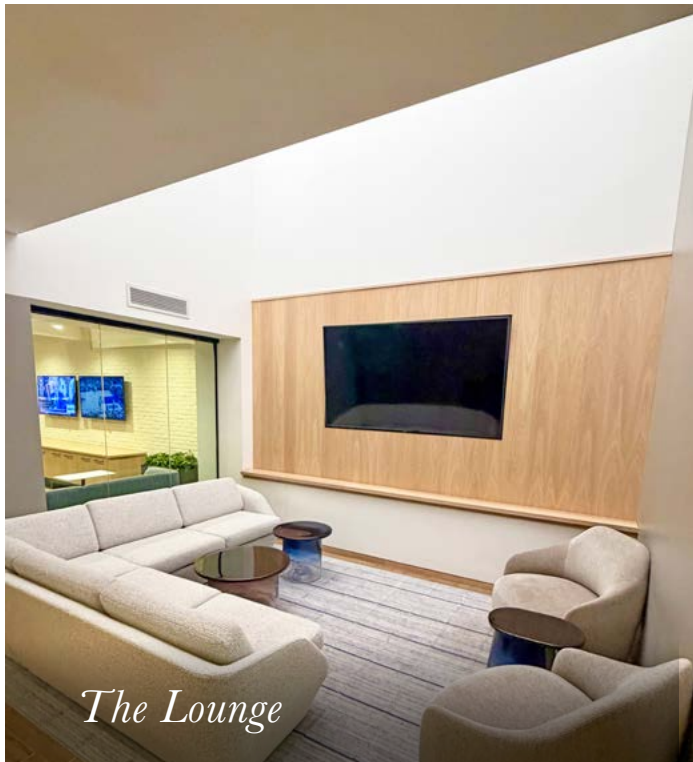
470 Park Avenue South combines modern aesthetics with pre-war architecture, offering over 300,000 square feet of office and retail space across two buildings. The north building, built in 1912 and the south building, built in 1925, span an entire block with 200 feet of frontage on Park Avenue South. The building has an amenity space on the ground floor which features a lounge, cafe, coffee bar with snacks and beverages, and an outdoor patio and fire pit.



Fire Pit



The Lounge



The Lounge



The Lounge



The Lounge



Moss Wall



Outdoor Patio

LOCATION

