



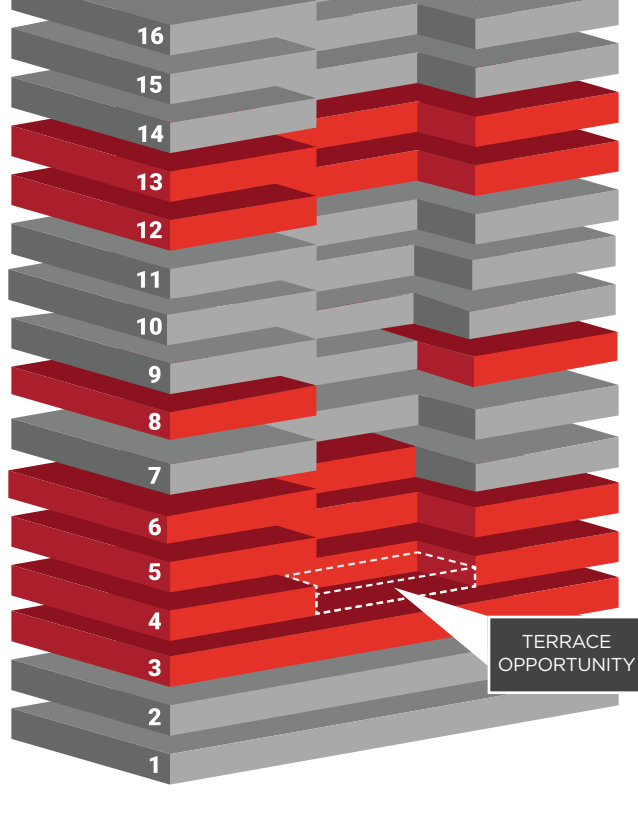
THE NEW

250 PARK

AT 46TH & 47TH STREETS

LOBBY COMPLETE

CURRENT AVAILABILITIES



SPACE	AREA	POSSESSION	CONDITION
PARTIAL 19	3,738 SF	NOW	Prebuilt



FULL FLOOR FEATURES

- High density occupancy (12th and 13th floors)
- New HVAC units (12th and 13th floors)
- New restrooms
- Large operable windows
- Great natural light (light on all four sides)
- 1,765 SF Terrace opportunity (4th floor only)

FULL FLOOR PROPOSED LAYOUTS

TRADITIONAL LAYOUT



CREATIVE LAYOUT



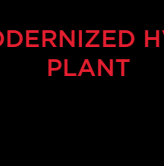
ALL THE RIGHT CONNECTIONS



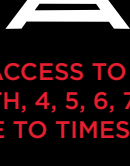
NEW LOBBY & ELEVATOR MODERNIZATION



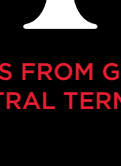
INSTITUTIONAL OWNERSHIP



MODERNIZED HVAC PLANT



EASY ACCESS TO METRO NORTH, 4, 5, 6, 7, AND SHUTTLE TO TIMES SQUARE



STEPS FROM GRAND CENTRAL TERMINAL



LEED-EB GOLD

