



# 499 PARK AVENUE

DISTINGUISHED.  
TIMELESS.  
EXCLUSIVE.





A sleek prism of polished and gleaming black glass, **499 Park Avenue** is located in the distinguished Plaza District.

Designed by I.M. PEI & Partners, the iconic 499 Park Avenue offers a premier office environment to world-class tenants and a contemporary counterpoint to the classic residential buildings lining Park Avenue.

The luxurious white marble extends from lobby to street, highlighting the main entrance against the tower's black metal-and-glass facade.

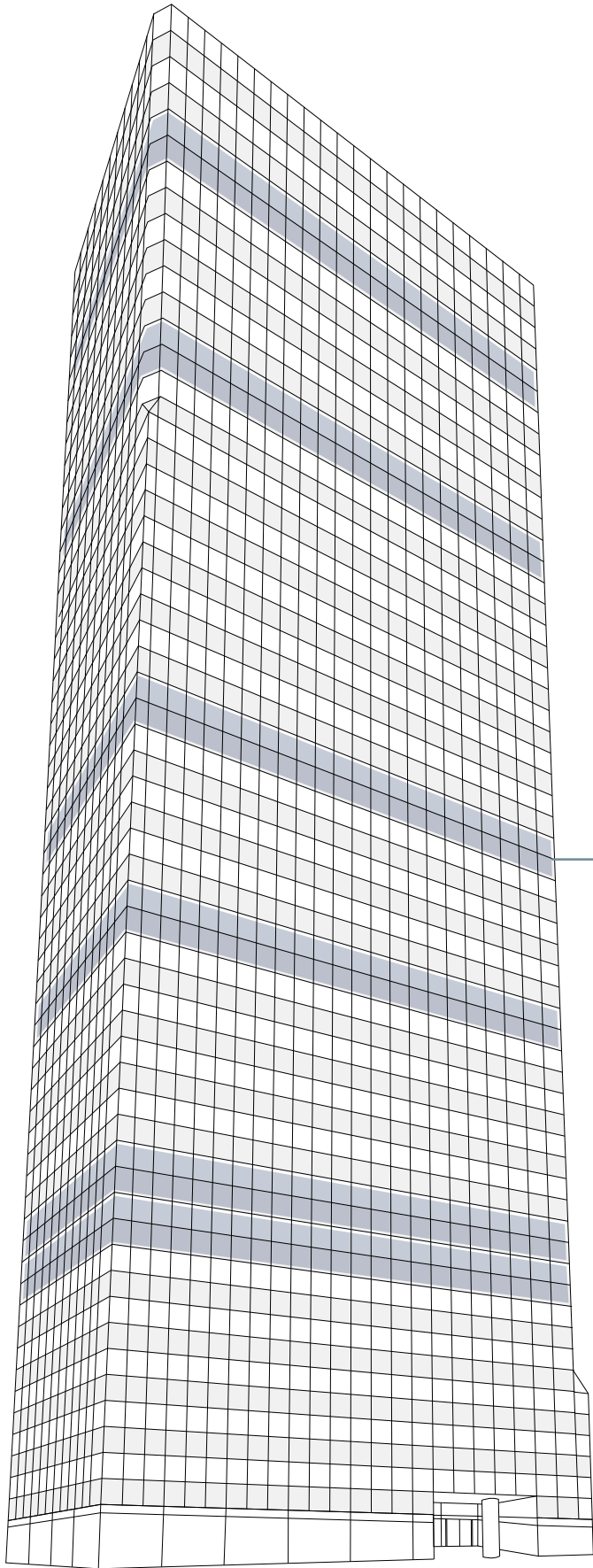




DISTINGUISHED:



# AVAILABILITY BUILDING STACK



## 16<sup>TH</sup> FLOOR

11,294 RSF

- Currently available
- Excellent tower floor with great light and views of Park Avenue
- Landlord will modify/upgrade or demolish and turn-key to the building standard

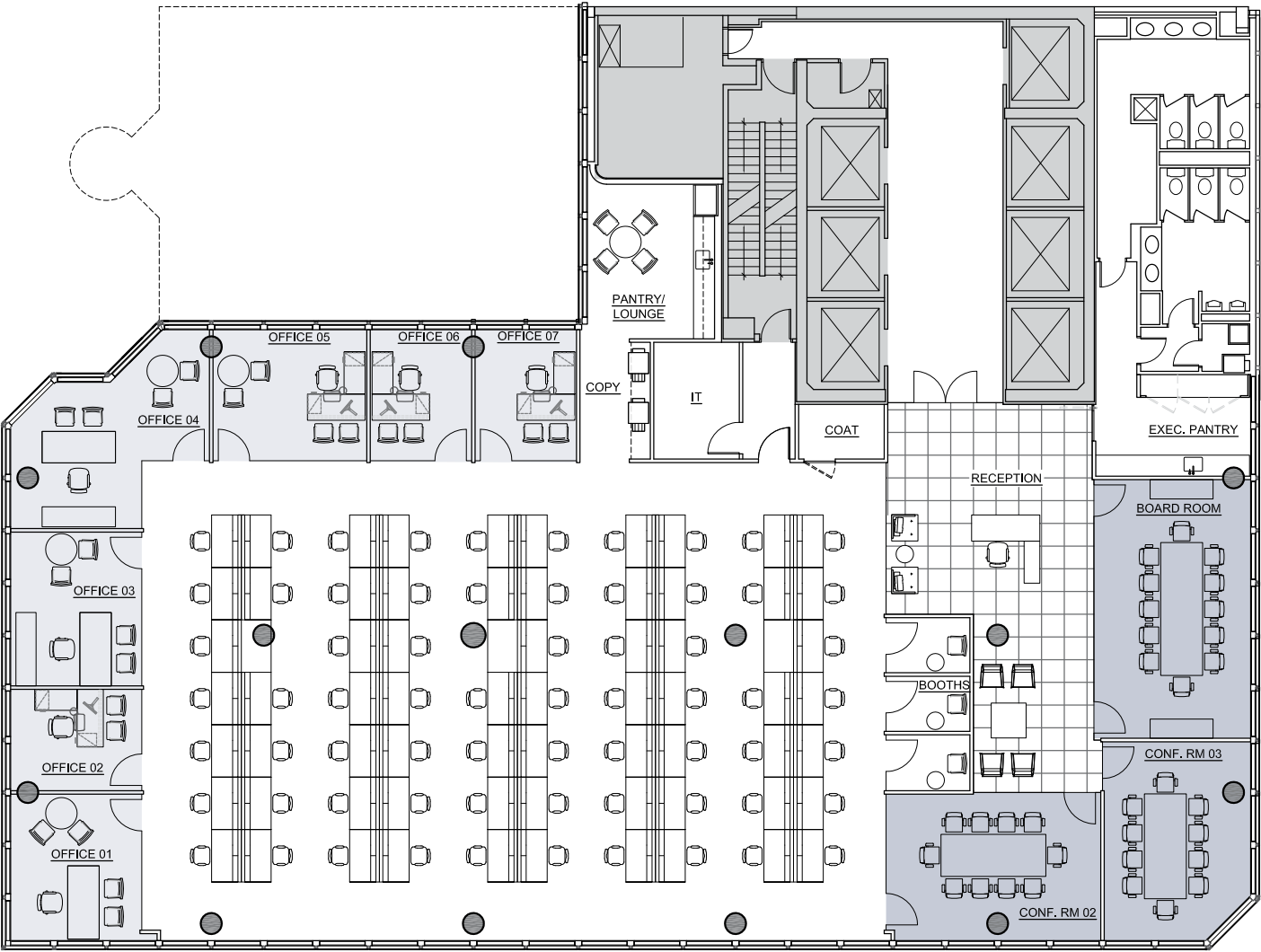


## 6TH FLOOR PREBUILT



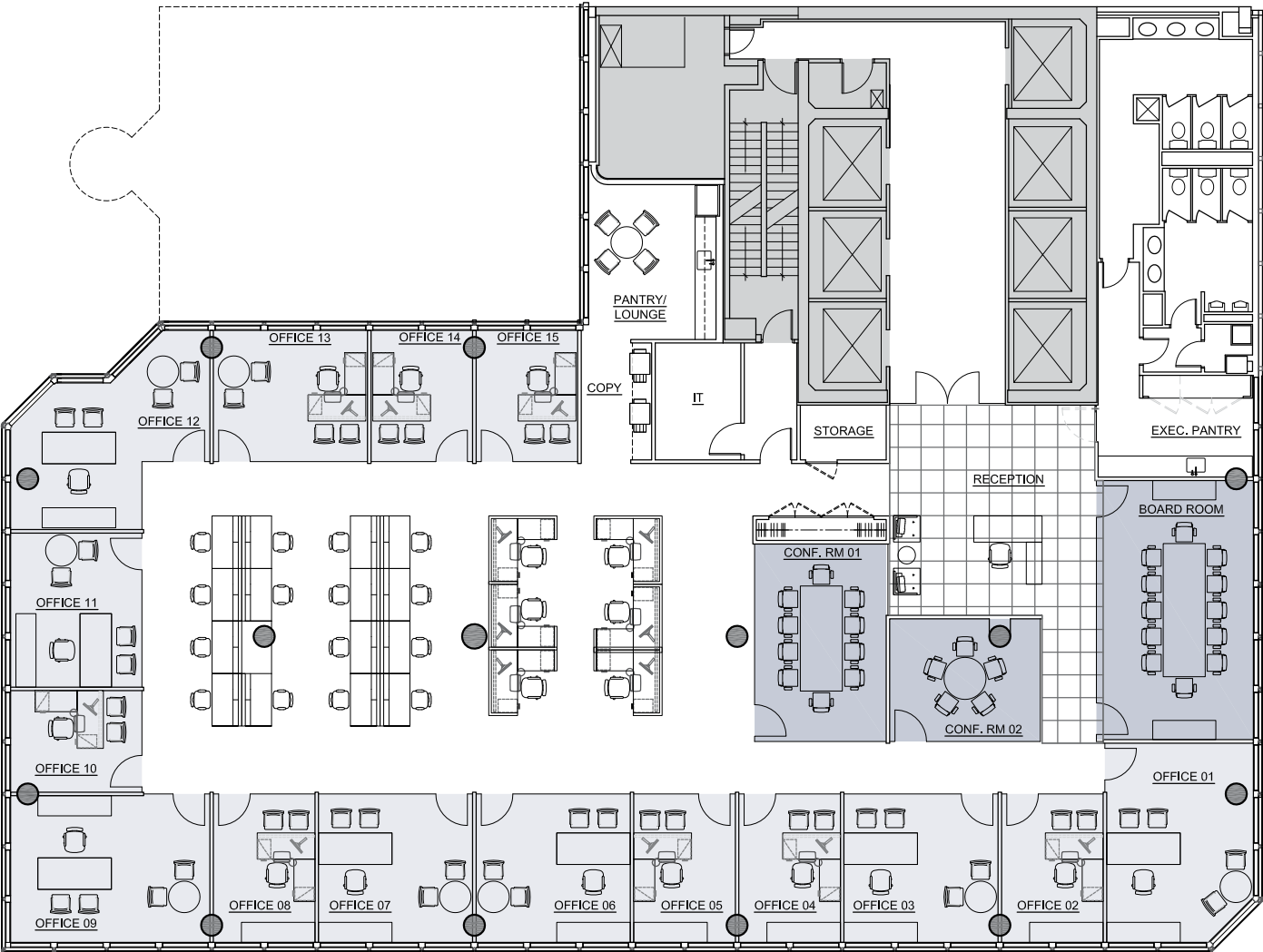
FULL FLOOR TEST FITS





TRADING

Offices	07
Workstations	67
<hr/>	
Total	74
Conf. Room	02
Board Room	01
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OFFICE  
INTENSIVE

Offices	15
Workstations	21
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Total	36
Conf. Room	02
Board Room	01
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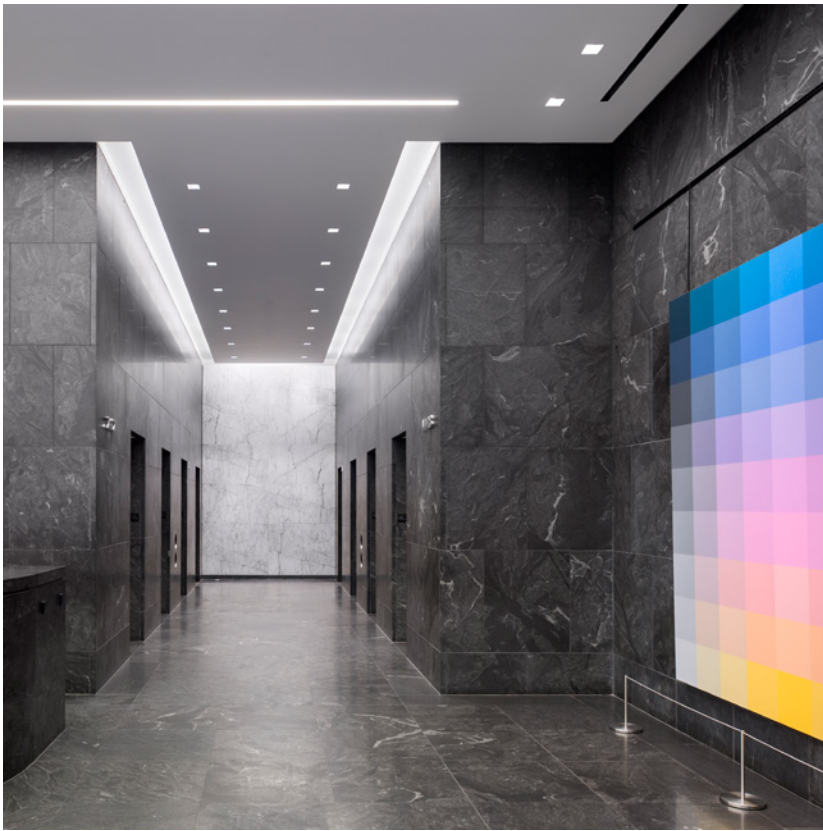
S.E.T.I. S.

# 499 PARK AVENUE EXCLUSIVE ART PROGRAM

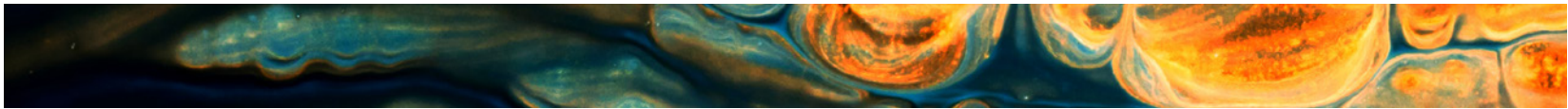


499 Park has underwritten contemporary art exhibitions in the building’s lobby gallery. The marble and granite bring sophistication to the lobby creating a harmonious environment for works of art.

Working with internationally renowned curators, galleries, and artists, the building has sponsored over 25 rotating shows during that time. Representative shows have included painting, prints, photography, small-scale sculpture, and installations.



# WELLNESS & SAFETY AT THE CORE



## Sustainability & Safety



- LEED Gold.
- Energy Star Rated.
- Fitwel Viral Response Module Certification underway



## Best in Class Management



- Security and staff are trained on new procedures and how best to assist tenants and guests.
- Communications to tenants regarding safety measures, community health, and building happenings and events.

## Air Quality & Filtration



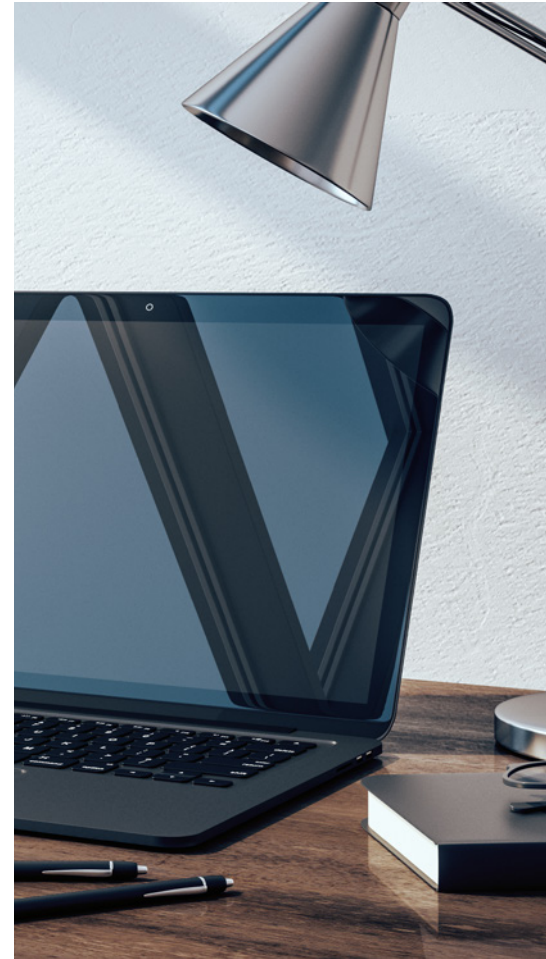
- MERV-13 rated air filtration, per ASHRAE recommendation which filter 90% of airborne particulate.
- Green cleaning products used to minimize VOC's.
- Frequent cleanings of the HVAC units and coils.
- Maximizes fresh air return.

## Touch-Free Features



- Elevator Modernization with touchless destination dispatch in progress- anticipated completion Summer 2022.
- Touchless check in for visitors.

## Enhanced Cleaning & Sanitation



- High touch surfaces are cleaned at increased frequency.
- Antimicrobial strips on elevator buttons.
- Coordinating special cleaning of tenant spaces (at request).



EXCLUSIVE.



View of East 59th Street & Park Avenue



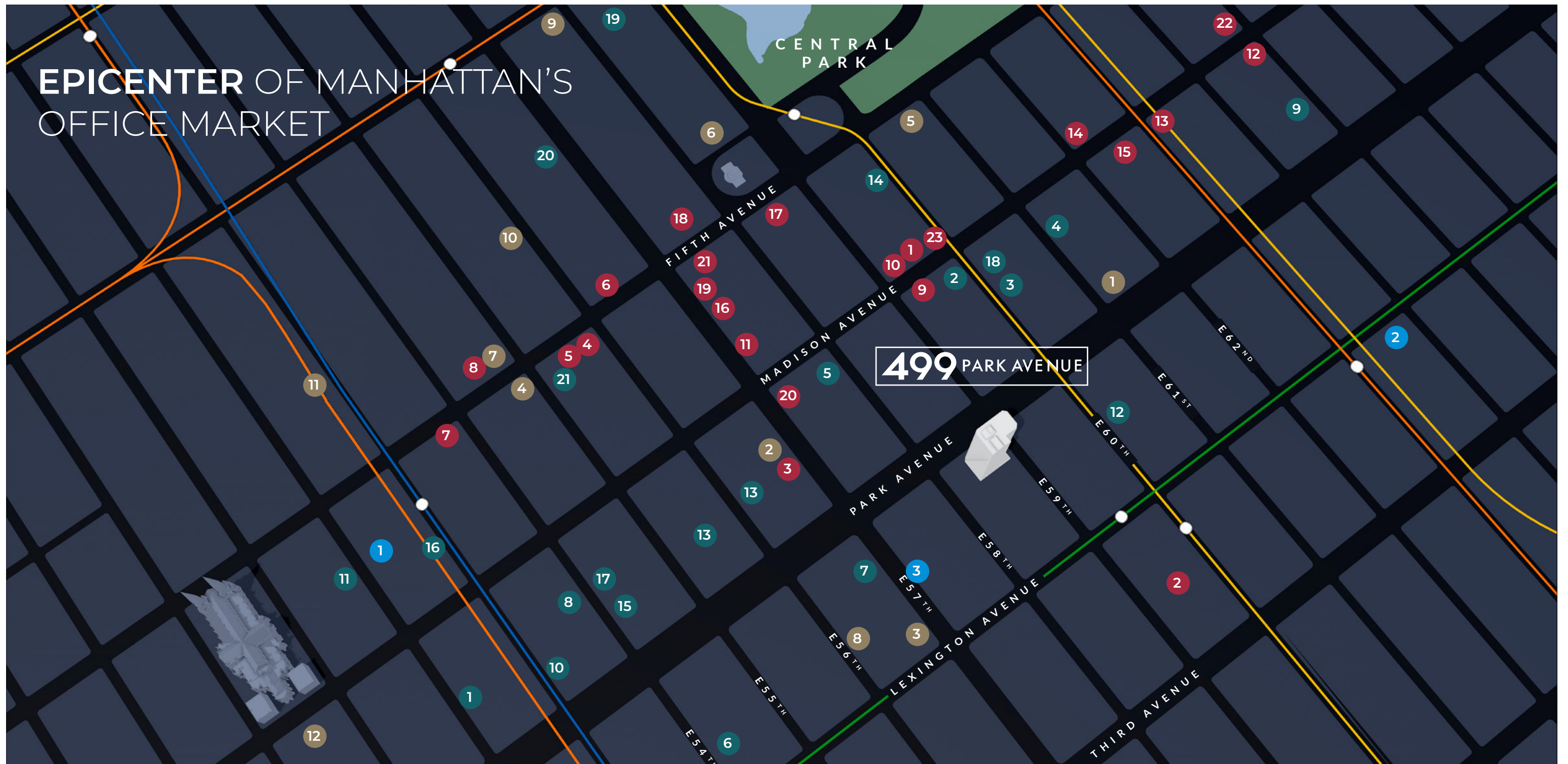
## IN THE **HEART** OF **PARK AVENUE**

Located on one of New York's most desirable corners and at the center of prestigious commercial and retail districts — offering stunning views of Central Park and Park Avenue.

Park Avenue not only connects you to New York City, but to the rest of the world.



# EPICENTER OF MANHATTAN'S OFFICE MARKET



499 Park Avenue offers easy access to Grand Central, Penn Station, and the Port Authority Bus Terminal. The prime location area provides a perfect mix of corporate neighbors and amenities creating an ideal place to meet, eat, play, and stay.

## Restaurants.

1. 21 Club
2. Le Bilboquet
3. Il Mulino
4. Serafina
5. Tao
6. Bobby Van's
7. BLT Steak
8. The Monkey
9. Daniel
10. Casa Lever
11. Fig & Olive
12. The Bar Room
13. Aquavit
14. Avra Madison Estiatorio
15. Cellini
16. Empellon
17. Nerai
18. Phillippe Chow
19. Quality Meats
20. Nobu
21. The Polo Bar

## Hotels.

1. Loews Regency
2. Four Seasons Hotel New York
3. Hotel 57
4. The St. Regis
5. The Pierre
6. The Plaza
7. The Peninsula
8. The Lombardy
9. 1 Hotel Central Park
10. The Whitby Hotel
11. Baccarat Hotel
12. Lotte New York Palace

## Gyms.

1. Equinox
2. Equinox
3. Premier57

## Retail.

1. Moncler
2. Bloomingdale's

3. Phillips Auction House
4. Armani
5. Dolce & Gabbana
6. Prada
7. Stuart Weitzman
8. Swarovski
9. Baccarat
10. CELINE
11. Chanel
12. Alexander McQueen
13. Longchamp

14. Hermès
15. Jimmy Choo
16. David Yurman
17. Apple
18. Bergdorf Goodman
19. Burberry
20. Fendi
21. Louis Vuitton
22. Roger Vivier
23. Tod's

