



THE NEW

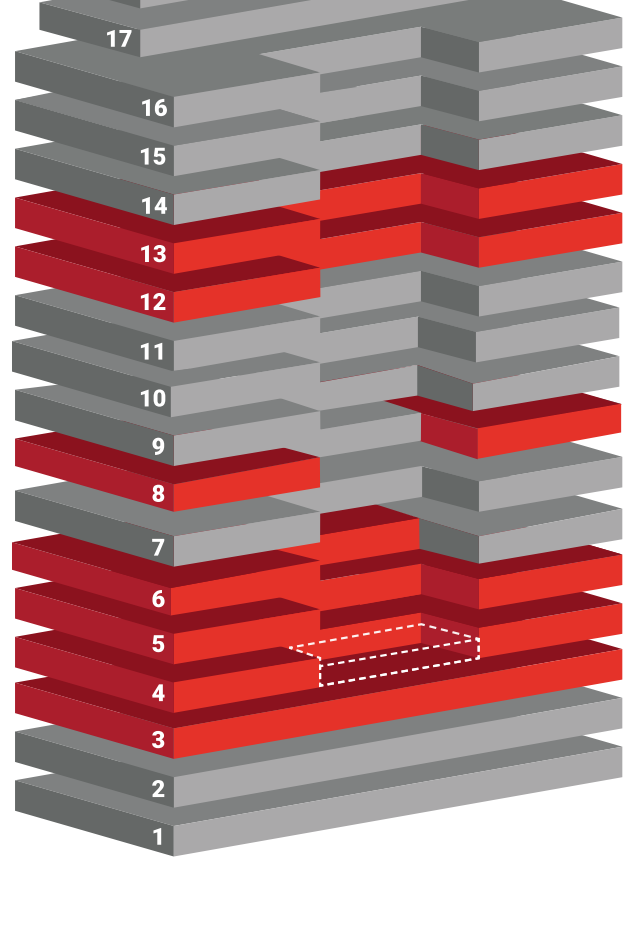
# 250 PARK

AT 46TH & 47TH STREETS

## CURRENT AVAILABILITIES

SPACE	AREA	POSSESSION	CONDITION
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PARTIAL 8 4,703 SF NOW Prebuilt



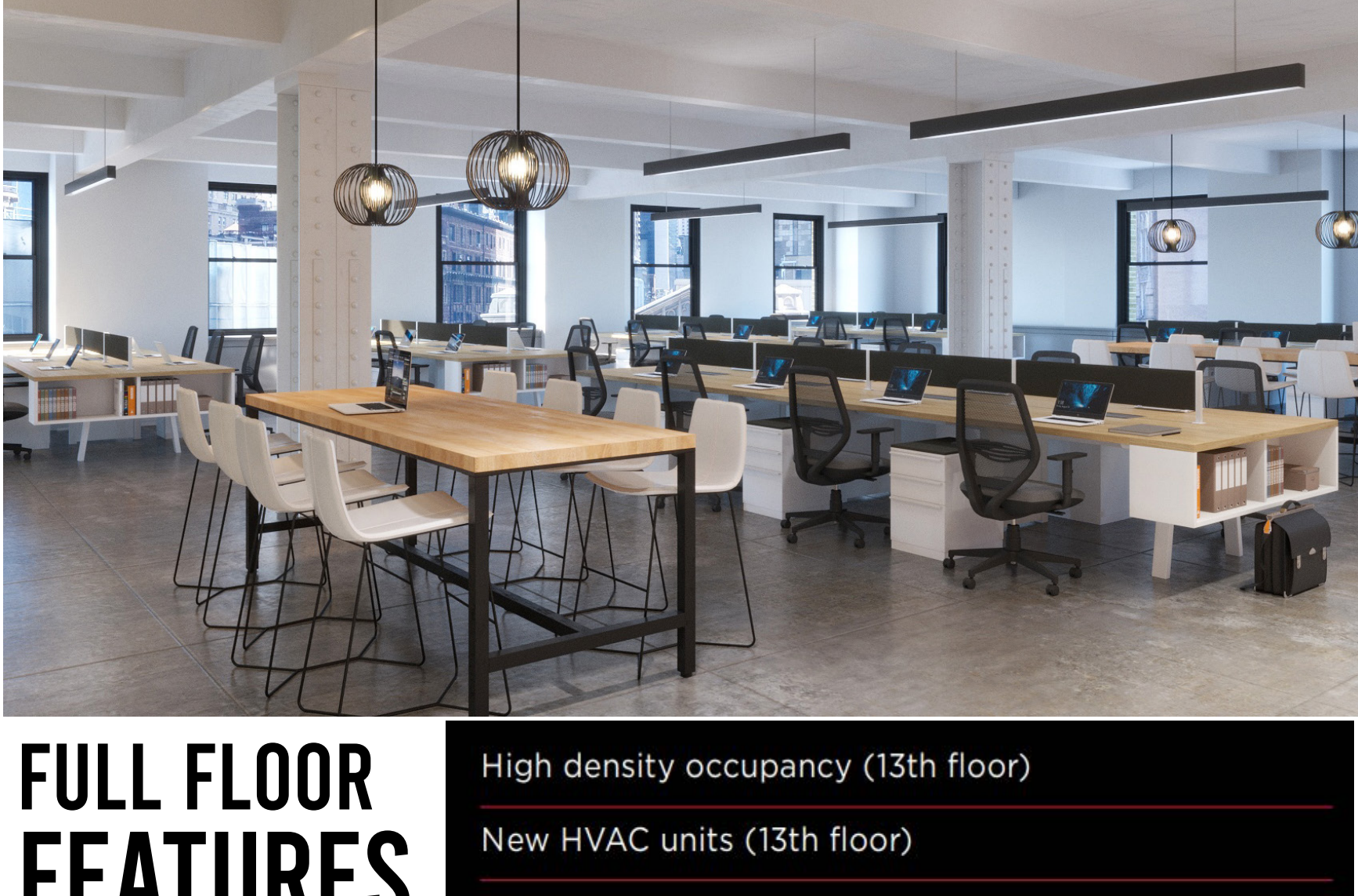
110,000 SF

CONTIGUOUS BLOCK

..... Terrace opportunity



Rendering of 12<sup>th</sup> Floor Prebuilds



Full Floor Rendering

## FULL FLOOR FEATURES

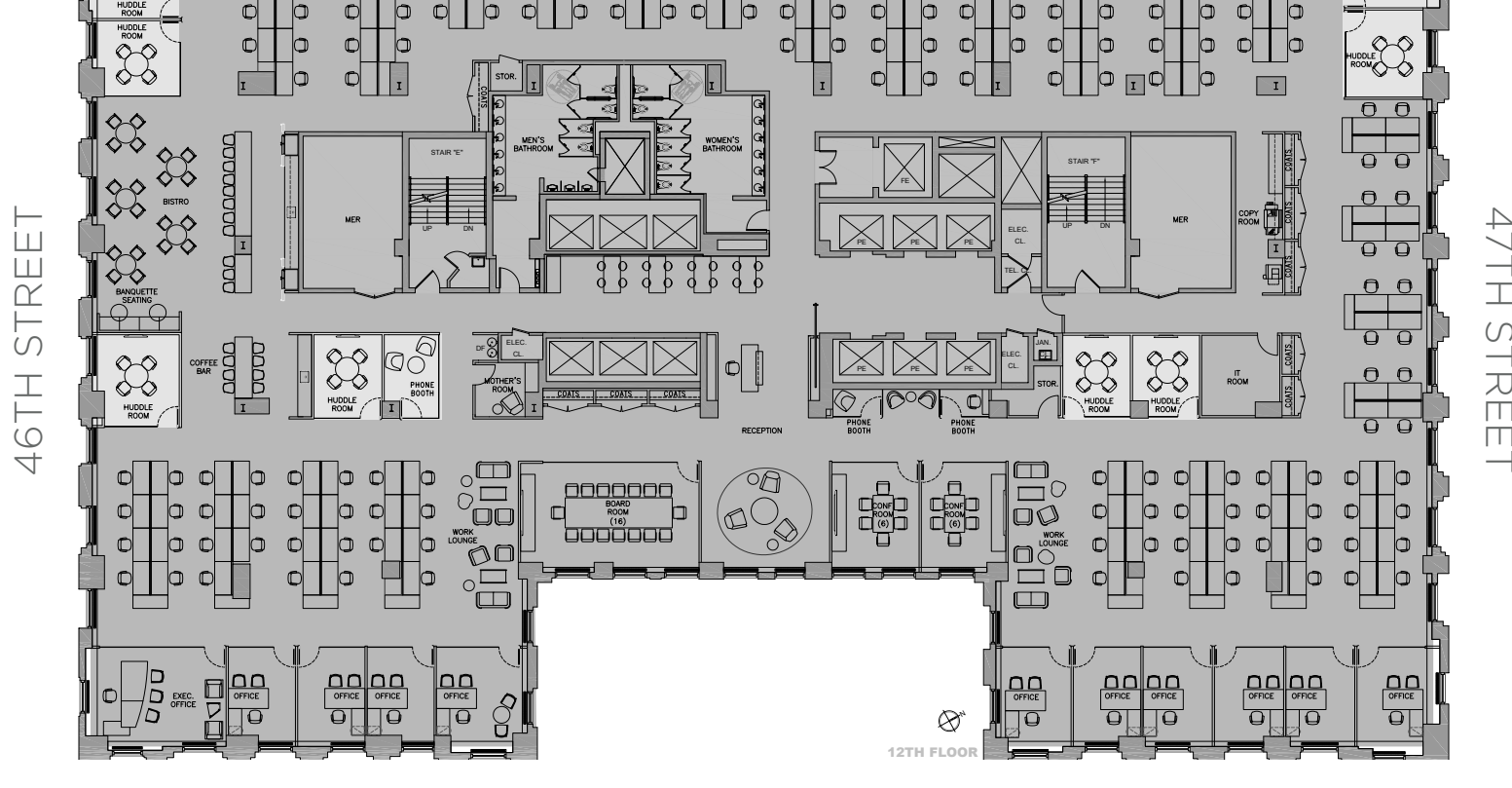
- High density occupancy (13th floor)
- New HVAC units (13th floor)
- New restrooms
- Large operable windows
- Great natural light (light on all four sides)
- 1,765 SF Terrace opportunity (4th floor only)

## 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, SHUTTLE TO TIMES SQUARE AND LIRR EAST SIDE ACCESS (2023)



STEPS TO GRAND CENTRAL TERMINAL



LEED-EB GOLD

