



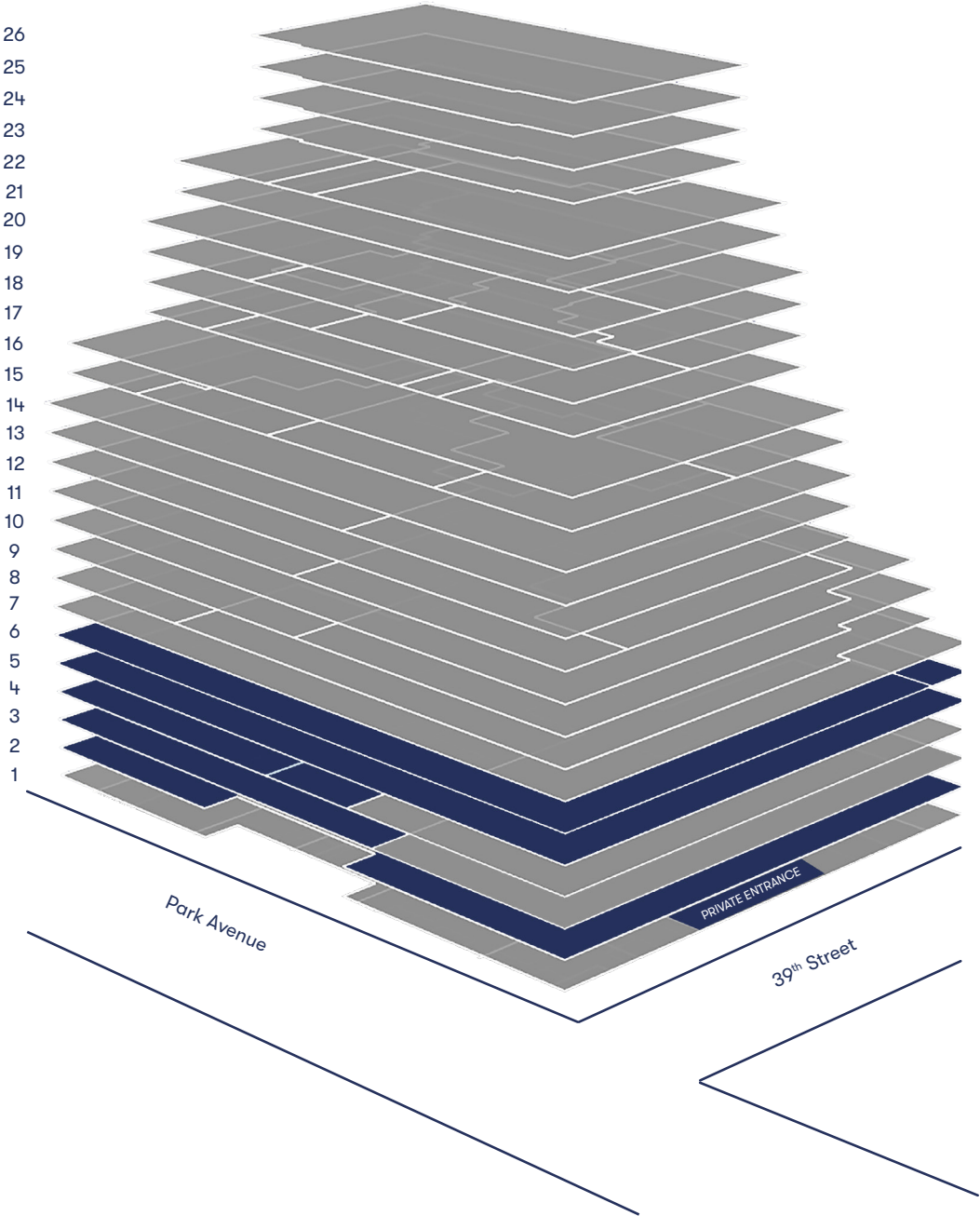
99 ■ PARK

BUILDING WITHIN A BUILDING

47,854 RSF with up to 123,659 RSF

# 99 ■ PARK

## Unique Building-within-a-Building Opportunity



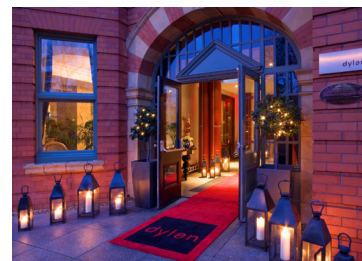
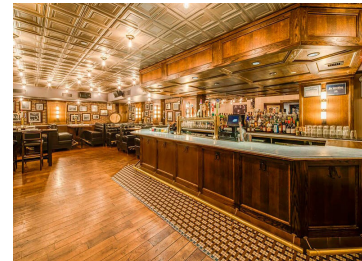
- 47,854 RSF up to 123,659 RSF
- Private entrance on 39th Street with prominent signage & branding opportunities
- Dedicated elevators
- Flexibility and opportunity for staged growth

### Upcoming Availabilities

FLOOR	AREA	TIMING
*Partial 4 <sup>th</sup> FL	12,511 RSF	Q2 2023

# 99 PARK

## Building & Neighborhood Amenities

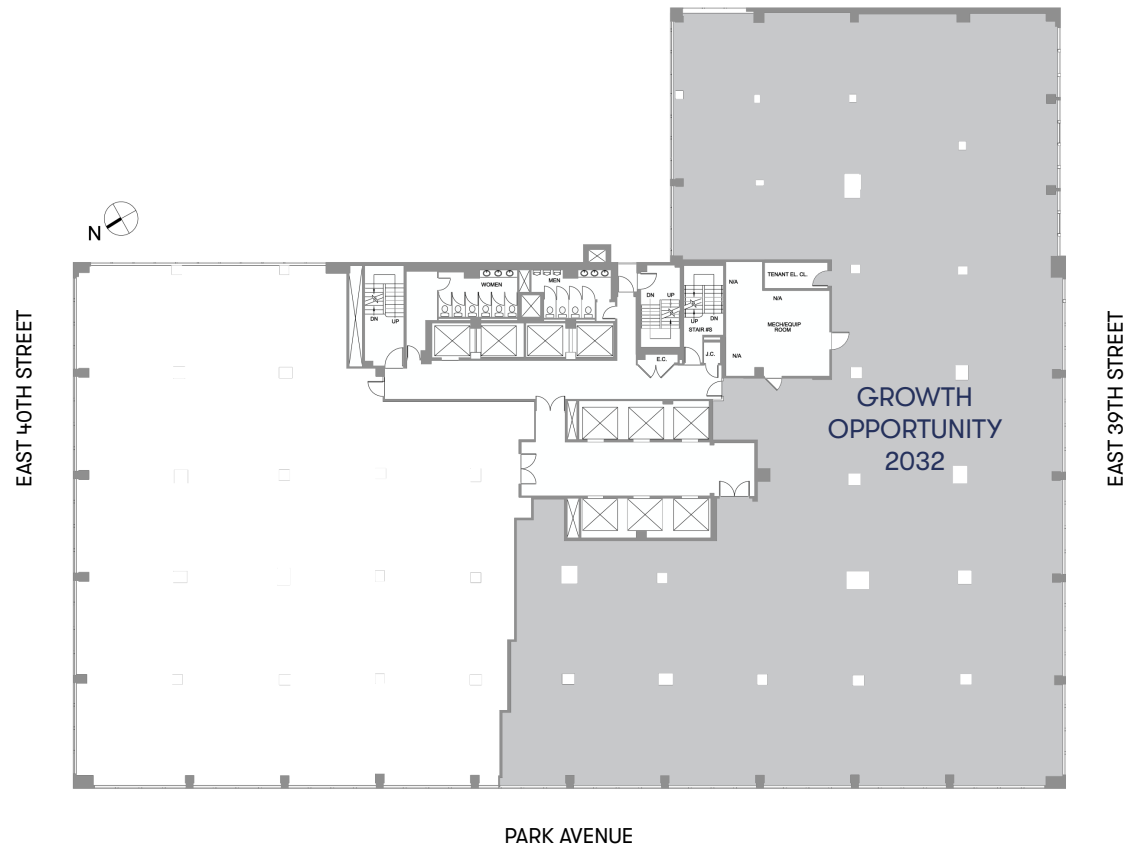


Ideally situated steps from Grand Central Terminal and Bryant Park, 99 Park Avenue is surrounded by a stellar selection of cafes, bars, hotels, shopping, and restaurants, for a seamless journey between work and life. The building offers a robust amenities package, which includes:

- New tenant-only fitness center
- New bike storage room
- Recently upgraded lobby
- In-building parking garage
- Retailers including Pret a Manger and Park Avenue Tavern

99

Partial 4<sup>th</sup> Floor | Core Plan  
12,511 RSF



99 Park Avenue  
New York, New York 10016

# Technical Specifications

Owner: Global Holdings Management

Location: Park Avenue between 39<sup>th</sup> and 40<sup>th</sup> Street

Building Size: Approximately 618,000 sq.ft.

Height: 28 Stories

Architect: Emery Roth

Built/Renovated: 1954/2022

Telecom: Building is wired with Verizon, Cogent, Spectrum, ATT, Lightpath, Rainbow

Ceiling Heights: Slab-to-Slab – 10’ 5” on average

Live Load Per Floor:  
50 PSI  
1st floor – 100  
Cellar - 75

Elevator Banks:

Low Rise – Floors L-14: 6 cars

2 dedicated cars for private entrance user

High-Rise – Floors 15-26: 3 cars

Freight: Sub B-26

Electric: Direct

HVAC: Hours of Operation – Building hours are 8 a.m. – 6 p.m. M-F (excluding holidays)

Chilled Water: Supplemental chilled water available for tenants to tap into.

Security: Lobby desk attended 24 hours per day, 365 days per year. Proximity card turnstile system to enter the elevator banks.

Life Safety: Full Code Compliant Class “E” system. LIFESAFETY NET 2000.

Air Quality: MERV 14 filters installed

Parking: On-site 75-car parking garage