



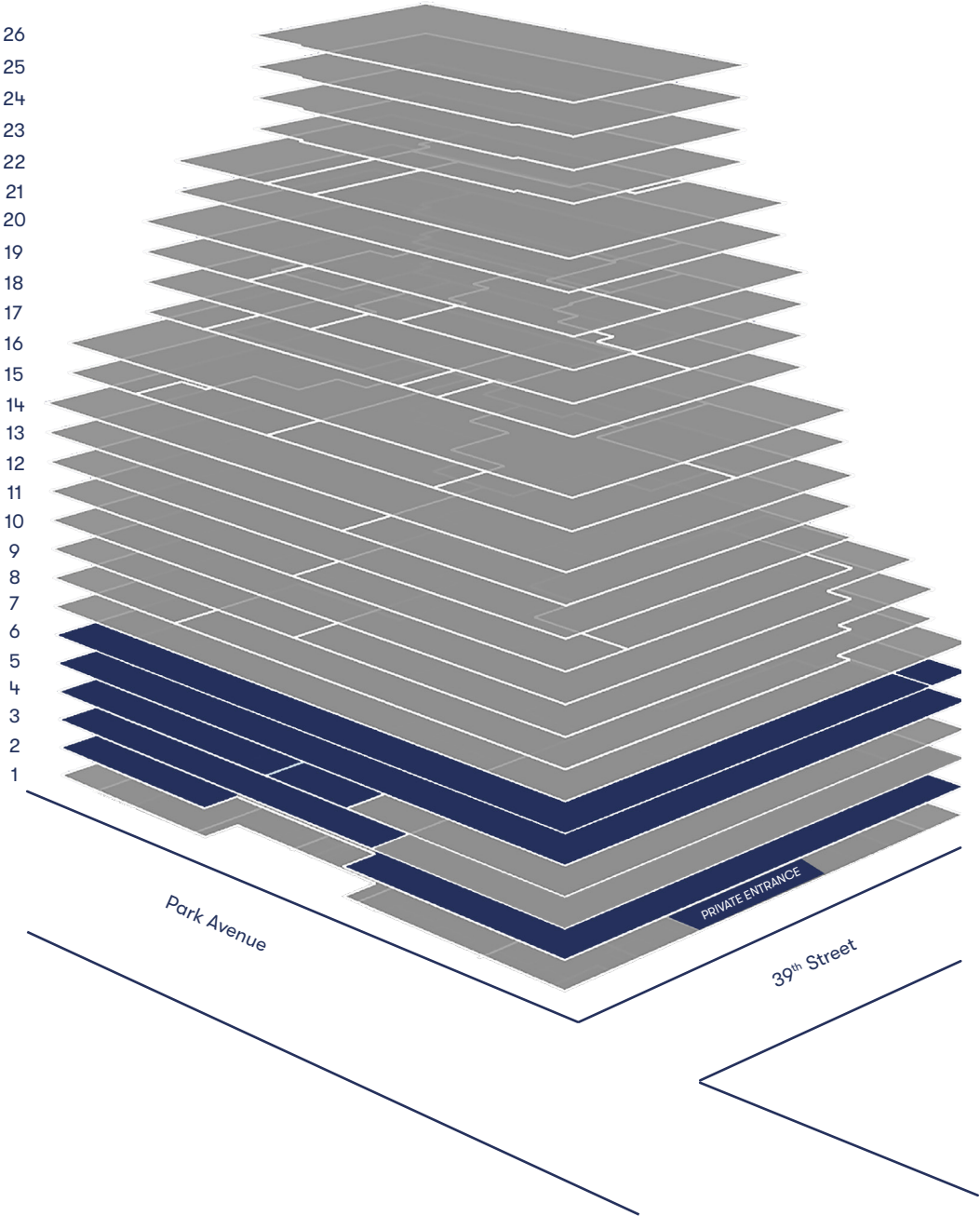
99  PARK

BUILDING WITHIN A BUILDING

47,854 RSF with up to 123,659 RSF

99 ■ PARK

Unique Building-within-a-Building Opportunity



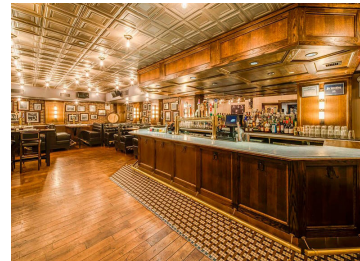
- 47,854 RSF up to 123,659 RSF
- Private entrance on 39th Street with prominent signage & branding opportunities
- Dedicated elevators
- Flexibility and opportunity for staged growth

Upcoming Availabilities

FLOOR	AREA	TIMING
Entire 5 th Floor	31,615 RSF	Q4 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

Technical Specifications

Owner: Global Holdings Management

Location: Park Avenue between 39th and 40th 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