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P A R K

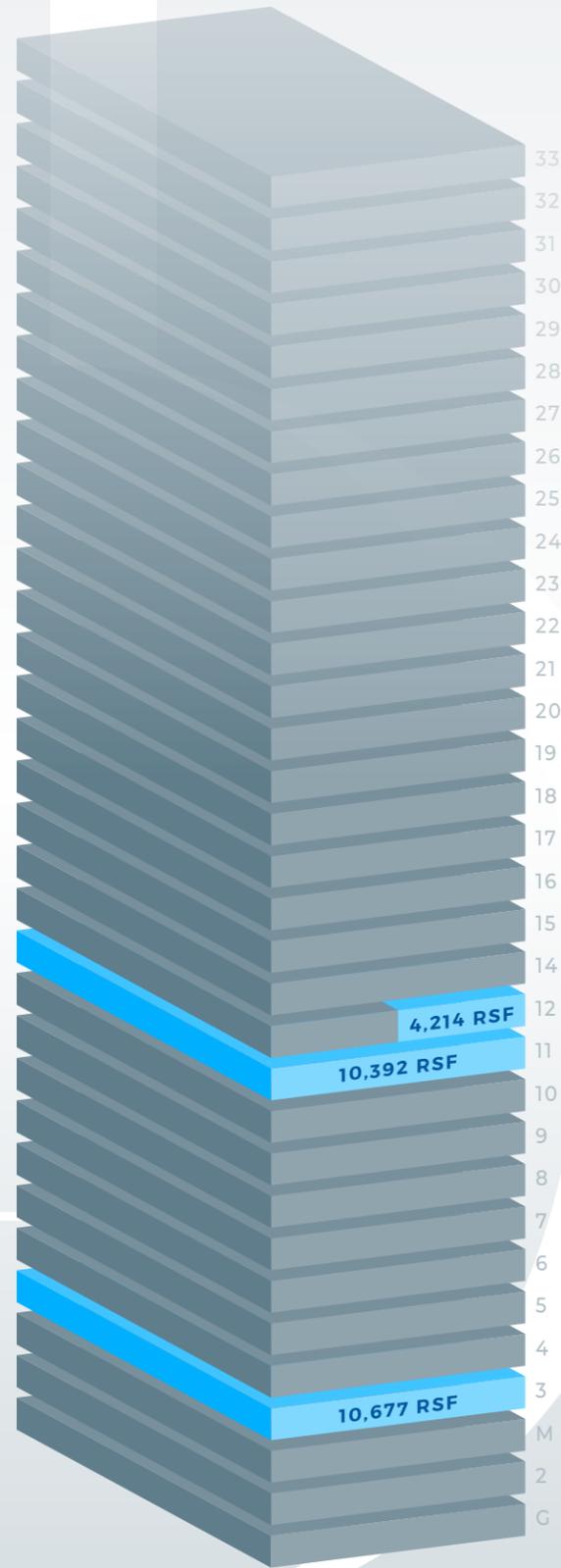
HIGH-END PRE-BUILT
OPPORTUNITIES

SL GREEN
REALTY CORP.

CBRE



PRE-BUILT OPPORTUNITIES



PARTIAL 12TH FLOOR 4,214 RSF

ENTIRE 11TH FLOOR 10,392 RSF

ENTIRE 3RD FLOOR 10,677 RSF



HIGH-END PRE-BUILT SPACES WITH PREMIUM MATERIALS AND FINISHES DESIGNED BY FOGARTY FINGER ARCHITECTS



PREMIER LOCATION WITH PRESTIGIOUS ADDRESS



NEW AMENITY OFFERING FEATURES A LUXURY SPA, FITNESS CENTER, WELLNESS STUDIO, AND GOLF SIMULATOR



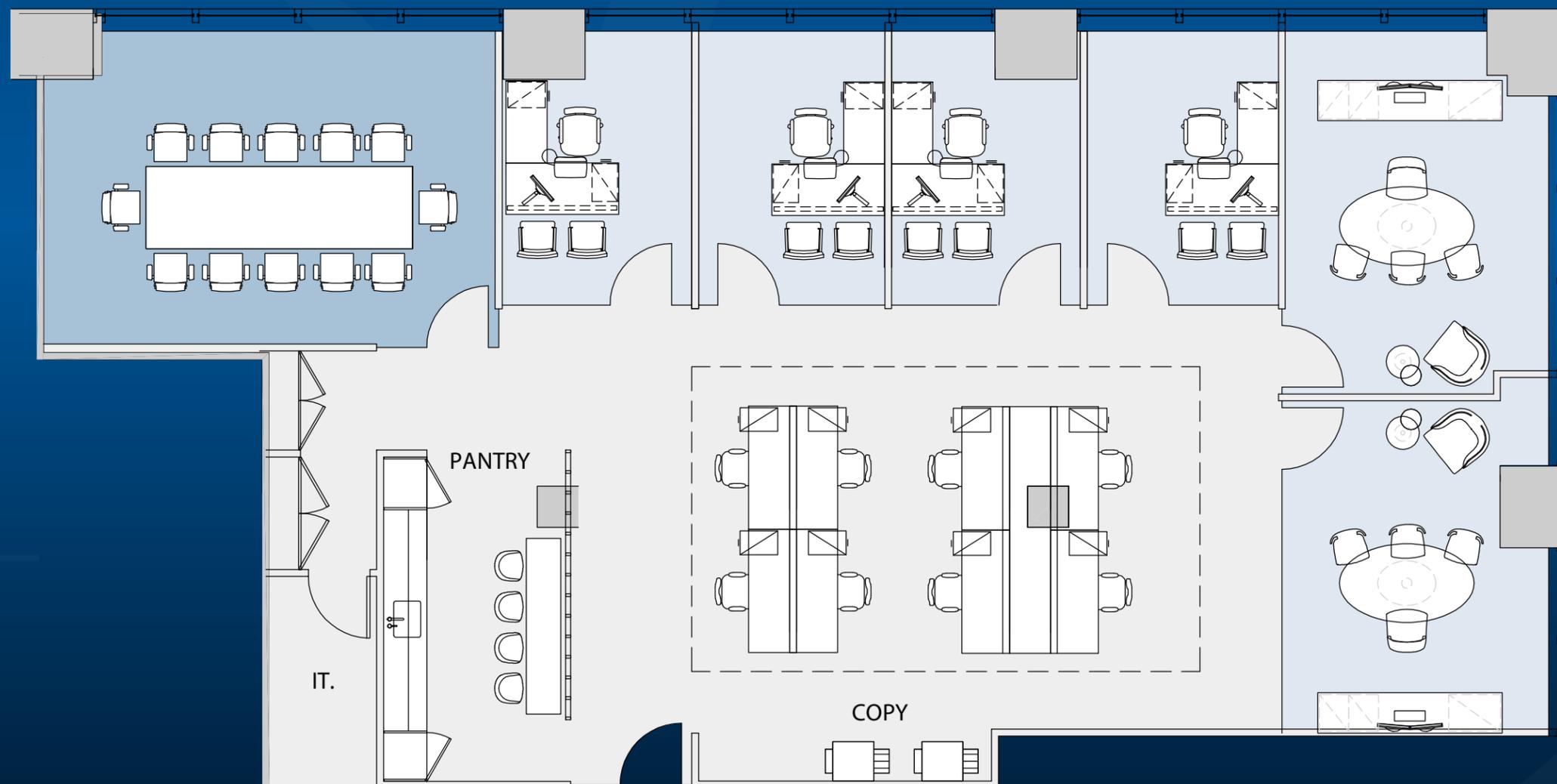
EASY PROXIMITY TO GRAND CENTRAL TERMINAL



NEWLY RENOVATED BUILDING LOBBY

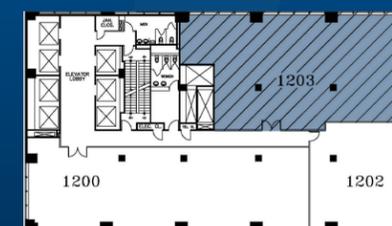
12TH FLOOR 4,214 RSF

PARTIAL



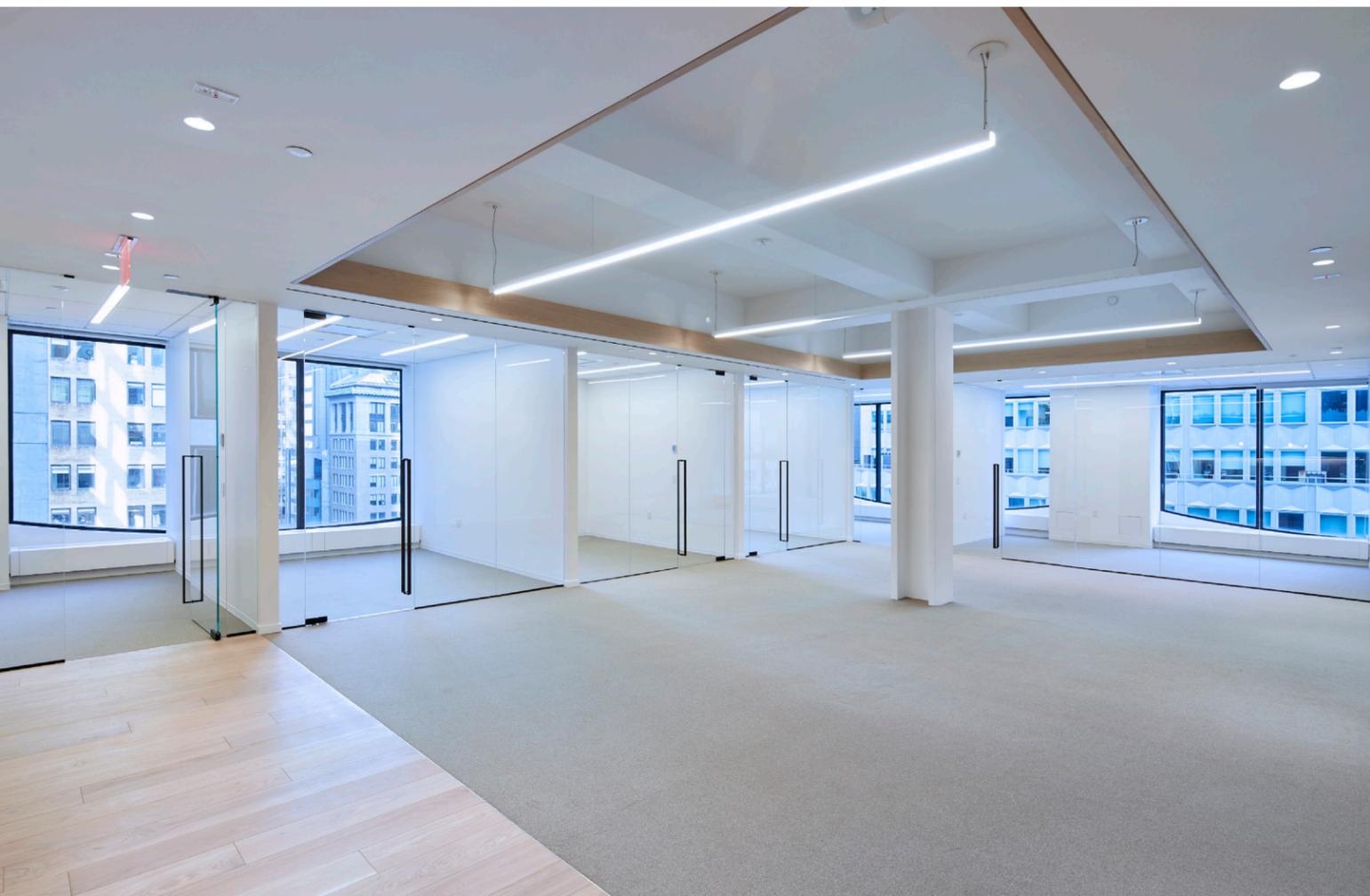
Offices	6
Workstations	8
Conference Rooms	1
Pantry	1
TOTAL HEAD COUNT	14

EAST 57th STREET

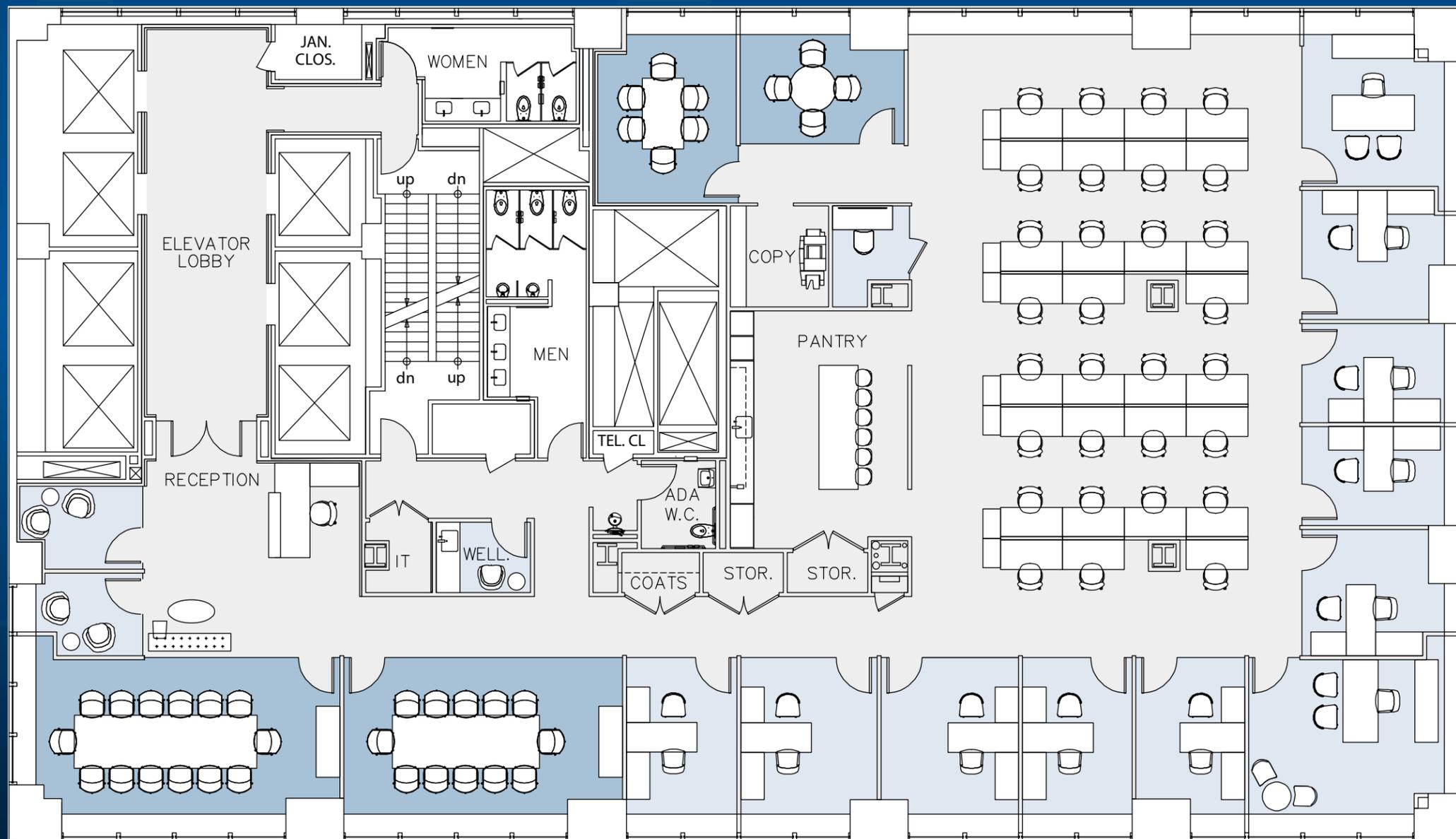


[View Virtual Tour](#)





11TH FLOOR 10,392 RSF



Offices	11
Workstations	30
Conference Rooms	4
Reception	1
Pantry	1
TOTAL HEAD COUNT	42

[View Virtual Tour](#)

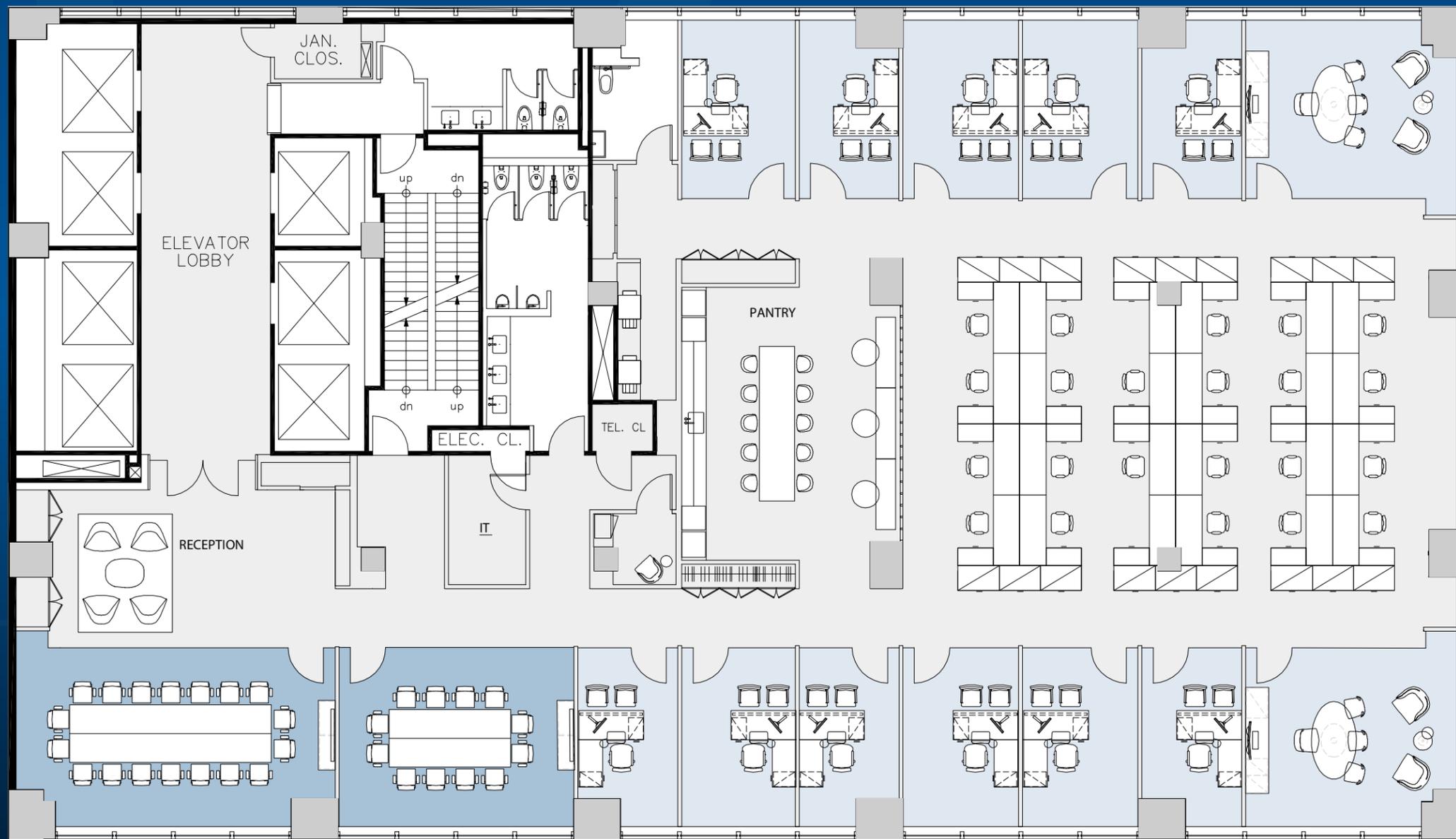
EAST 56th STREET

EAST 57th STREET

PARK AVENUE



3RD FLOOR 10,677 RSF



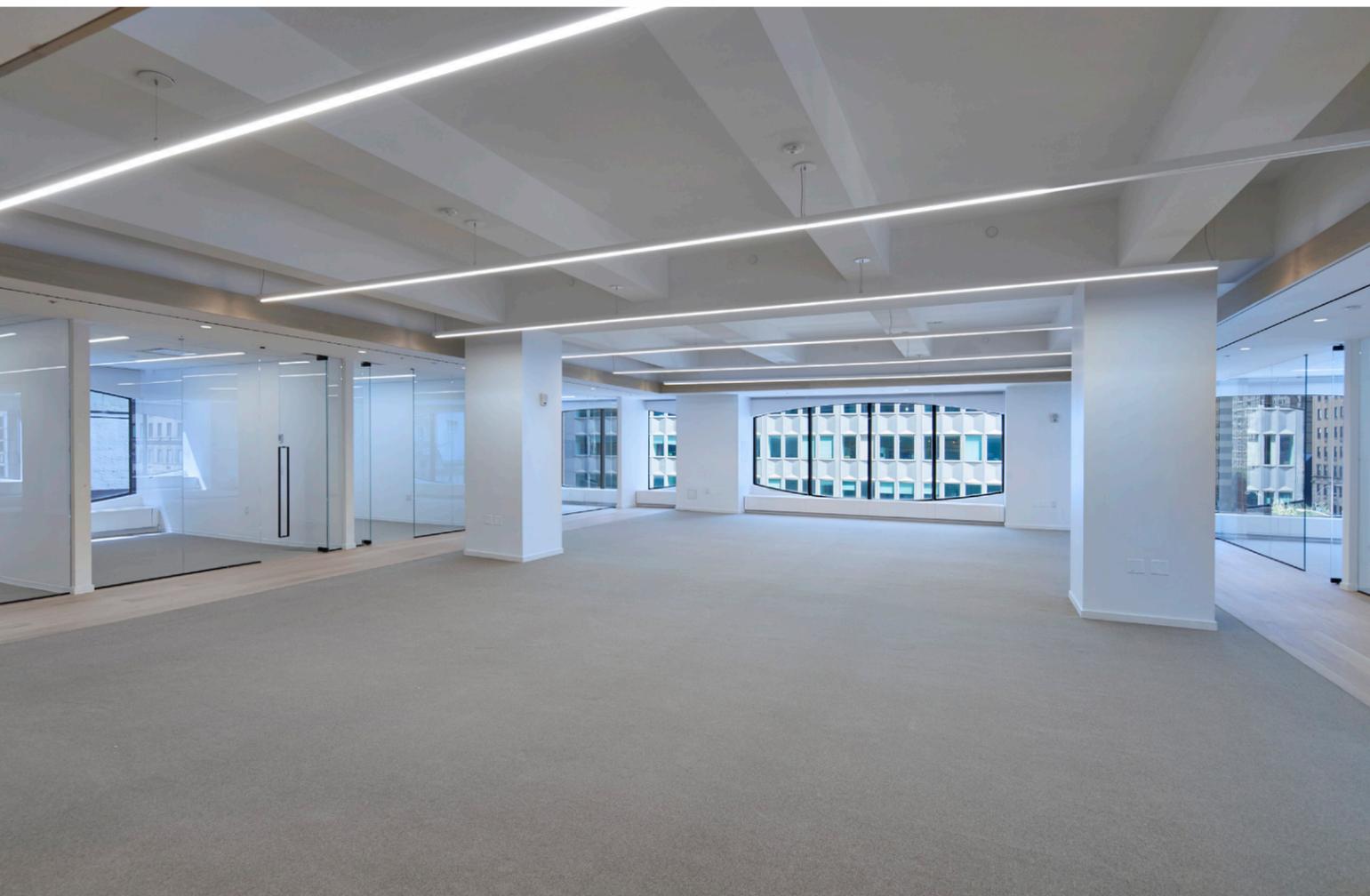
Offices	13
Workstations	22
Conference Rooms	2
Reception	1
Pantry	1
TOTAL HEAD COUNT	35

EAST 56th STREET

EAST 57th STREET

PARK AVENUE

[View Virtual Tour](#)

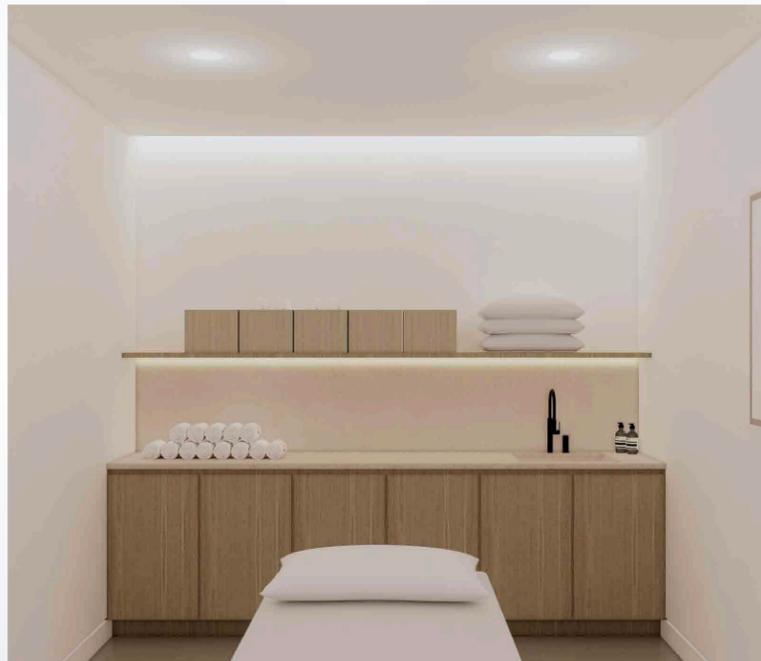


NEWLY RENOVATED BUILDING LOBBY

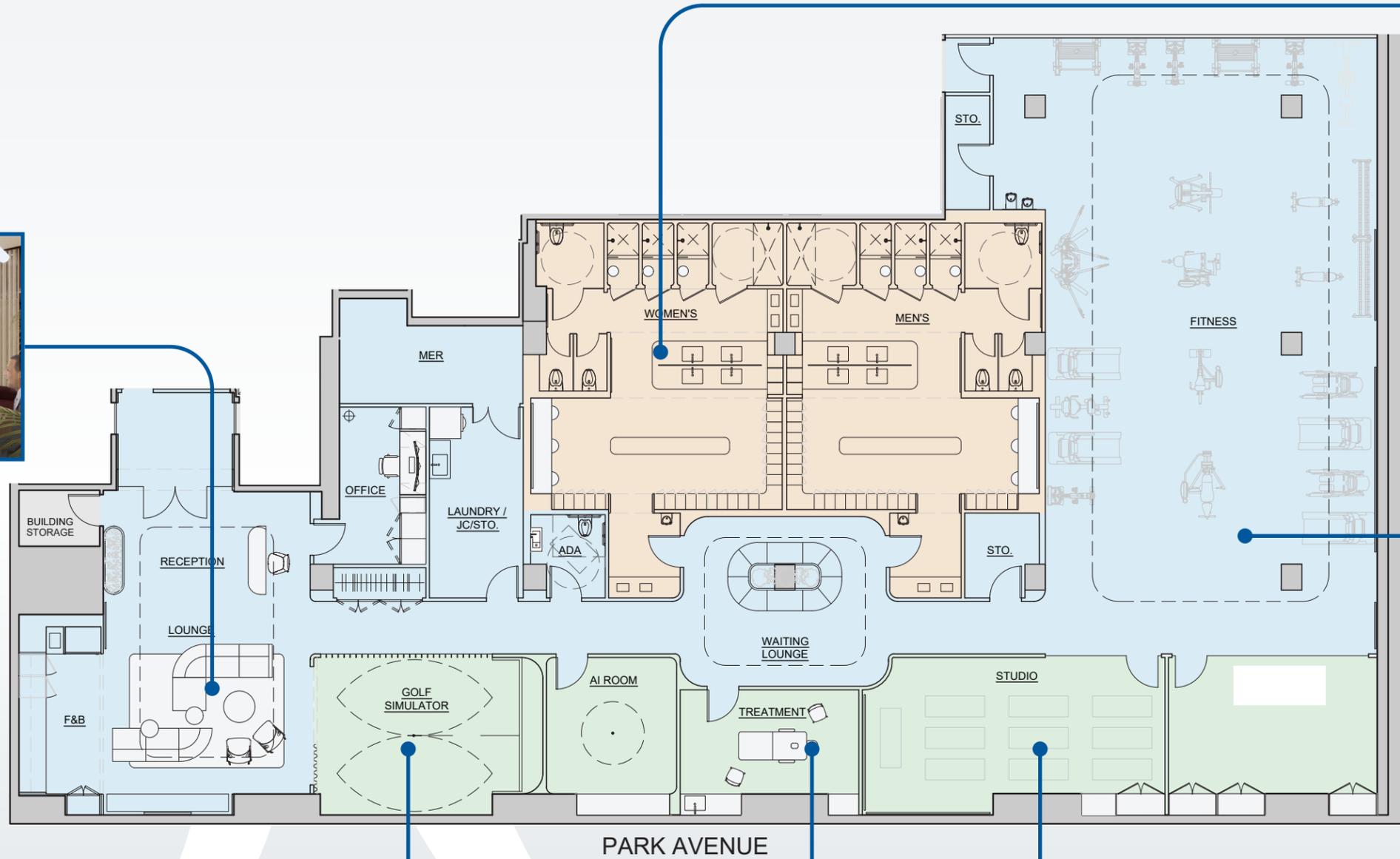


AMENITIES

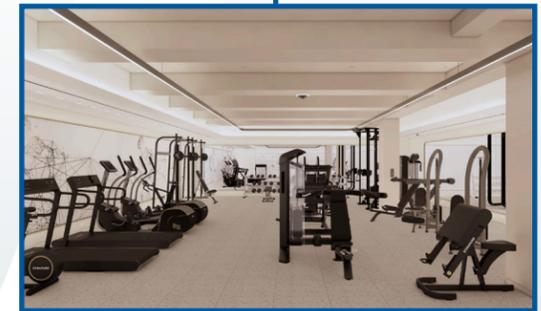
WELLNESS CENTER



AMENITY CENTER FLOOR PLAN



EAST 57TH STREET

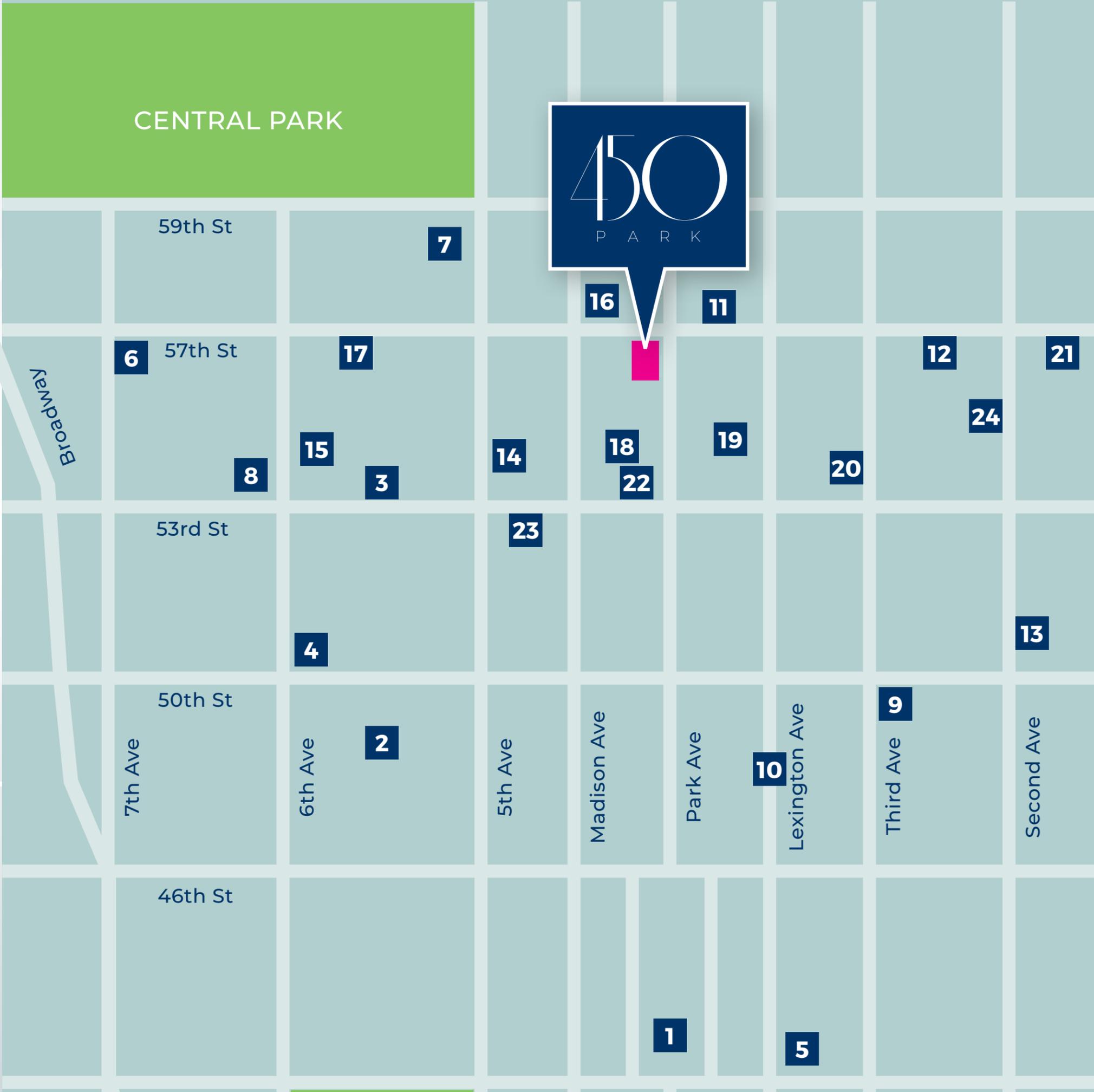


ASTON MARTIN

FLAGSHIP STORE ON GROUND FLOOR



CENTRAL PARK



- 1 Grand Central Terminal
- 2 Rockefeller Center
- 3 The Museum of Modern Art
- 4 Radio City Music Hall
- 5 Chrysler Building
- 6 Carnegie Hall
- 7 The Plaza
- 8 New York Hilton Midtown
- 9 Smith & Wollensky
- 10 The Lexington Hotel, Autograph Collection
- 11 Saks OFF 5TH
- 12 Whole Foods Market
- 13 The Smith
- 14 The St. Regis New York
- 15 Warwick New York
- 16 TAO Uptown
- 17 Nobu Fifty Seven
- 18 sweetgreen
- 19 Concorde Hotel New York
- 20 Hillstone
- 21 Mr Chow
- 22 Casa Lever
- 23 Blue Bottle Coffee
- 24 Draught 55

BUILDING SPECIFICATIONS

LOCATION	Southwest corner of the intersection of Park Avenue and East 57th Street																
YEAR BUILT	1972, Renovated in 2003-2006																
ARCHITECT	Emery Roth & Sons																
BUILDING SIZE	338,451 RSF																
BUILDING HEIGHT	407' ; 33 Stories with two below ground levels																
BUILDING CONSTRUCTION	<ul style="list-style-type: none"> • Composed of steel frame & concrete slab with black aluminum, black Andes granite and tinted glass curtain wall system. • Foundation is combination of poured reinforced columns, beams and slabs. • Floors consist of structural concrete slab and are by steel beams and columns. • The windows are metal frame single pane, non-operable and tinted with weather stripping. 																
FLOOR SIZES	<table border="1"> <thead> <tr> <th colspan="2">Typical Square Footage*</th> </tr> </thead> <tbody> <tr> <td>Floors 18-33</td> <td>10,800</td> </tr> <tr> <td>Floors 3-15</td> <td>10,300</td> </tr> <tr> <td>Mezzanine</td> <td>7,461</td> </tr> <tr> <td>Floor 2</td> <td>7,601</td> </tr> <tr> <td>Ground</td> <td>6,226</td> </tr> <tr> <td>Basement</td> <td>3,877</td> </tr> <tr> <td>Sub-Basement</td> <td>9,389</td> </tr> </tbody> </table>	Typical Square Footage*		Floors 18-33	10,800	Floors 3-15	10,300	Mezzanine	7,461	Floor 2	7,601	Ground	6,226	Basement	3,877	Sub-Basement	9,389
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CEILING HEIGHTS	Typical: 11'6" slab-to-slab Ground: 14' 2" slab-to-slab Floor 2 / 2 Mezz: 20'6" slab-to-slab																
FLOOR LOADS	Typical: 50 pounds per square foot																

ELEVATORS	Six (6) passenger cars, one (1) freight elevator car, one (1) hydro freight. Freight entrance is located on 57th Street between Park Avenue and Madison Avenue.
HVAC	One 1,700-ton four-cell Marley cooling tower (425 ton/cell) is mounted at the tower roof and supplies a condenser water loop to two 550-ton York double-stage absorption chillers located on the 16th floor.
SUPPLEMENTAL COOLING	Condenser water available for tenant supplemental air conditioning.
ELECTRIC	<ul style="list-style-type: none"> • Building service enters on 57th Street via ConEd vault • 4,000-amp, 480/277-volt, 3-phase, and 4-wire switchboard which feed smaller distribution panels located in electrical closets on every floor. • Approximately six (6) watts per square foot (exclusive of base building (HVAC) is allocated for tenant use. Typical tenant service consists of a combination of 277/480- and 120/208-volt, three-phase, four-wire. Dry-type step down transformers covert power to 120/208-volt service.
LIFE/ SAFETY	Fully sprinklered; addressable Class E system
TELECOM	<ul style="list-style-type: none"> • POE (57th Street Basement) • M2nGage Telecoms II • Crown Castle Fiber LLC • CablevisionLightpath • Level 3 Communications
SECURITY / ACCESS	<ul style="list-style-type: none"> • Access Control System integrated with turnstiles and elevators • The building security desk is manned 24 hours a day, 7 days a week • DVR video surveillance and 22 cameras upgraded in 2018

450 PARK



WiredScore
GOLD

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