



#### 245 PARK AVE

# A Monumental Statement at A Coveted Address

245 Park Avenue is world-class, headquarters office tower located on the most powerful corporate corridor in the world.

## 245 PARK AVE

#### REDEVELOPMENT HIGHLIGHTS

Dramatically-transformed Lobby

New Terracotta Park Avenue Façade

Spectacular Plaza Redesign

New Window Replacement

New Elevator Cabs – Destination Dispatch

New, State-of-the-Art Health & Wellness Amenities

Rooftop Park with Glass Pavilion

Exceptional Connectivity. Immediate Access to Grand Central Terminal

New Elevated Dining Experiences



#### 01

# OPTIMAL LOCATION

# Easily Accessible and In Very Good Company

With a convenient, direct physical connection to Grand Central Terminal, tenants enjoy a seamless commute. Located in the city's premier commercial district, 245 Park Avenue is surrounded by world-class corporations and the finest hotels, luxury retail and high-end restaurants in Midtown Manhattan.

















#### NEIGHBORHOOD MAP

### **Immediate Access to Grand Central Terminal**















#### NEIGHBORHOOD MAP

## Within easy reach of Midtown's best dining and upscale hotels



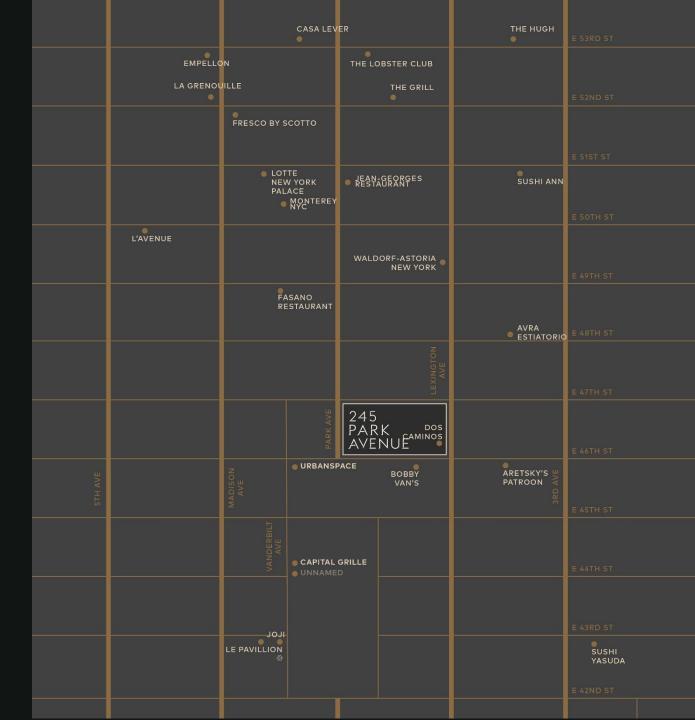






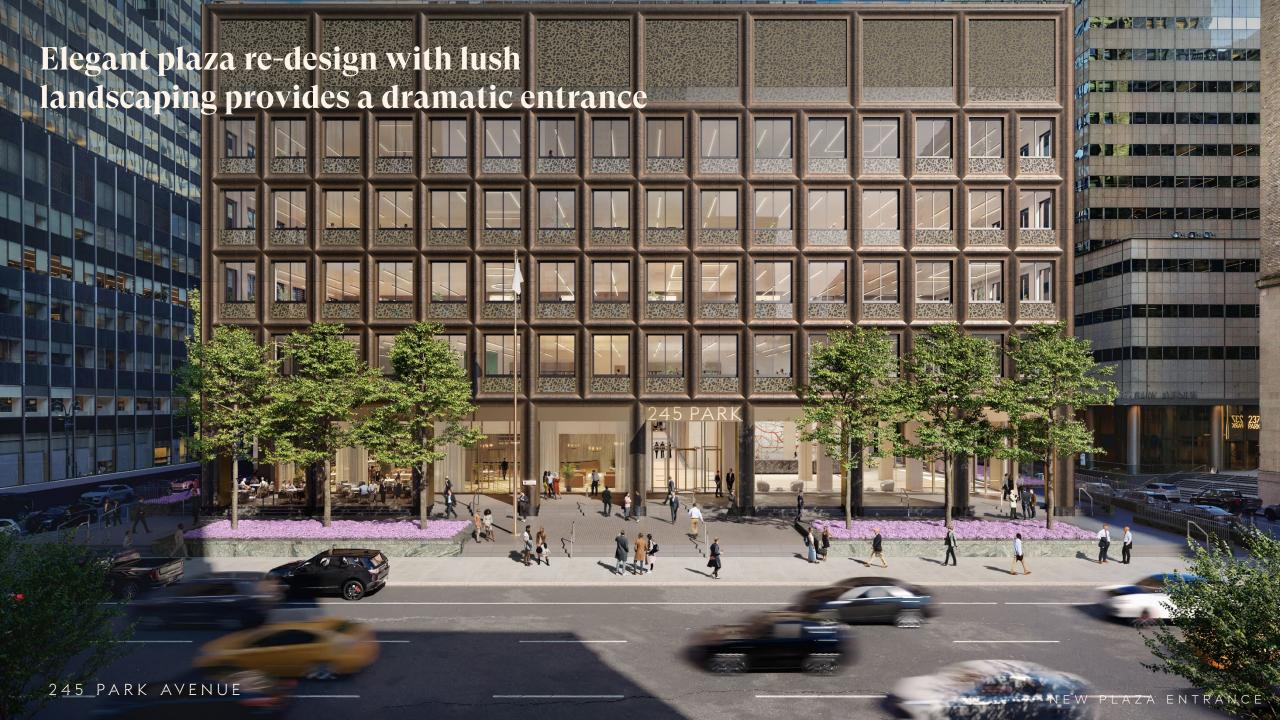






# DEVELOPED FOR AN EXCEPTIONAL TENANT EXPERIENCE









## **A Grand Entry**

Tenants are welcomed into the light-filled Park Avenue lobby complimented by the drama of a monumental black marble desk, elegant white oak columns, elevator banks and sculptural Italian white marble walls.









#### GROUND FLOOR PROPOSED PLAN



CANOPY TREES



S E A S O N A L P L A N T I N G S



C O L U M N A R T R E E S



OPEN-AIR CAFES



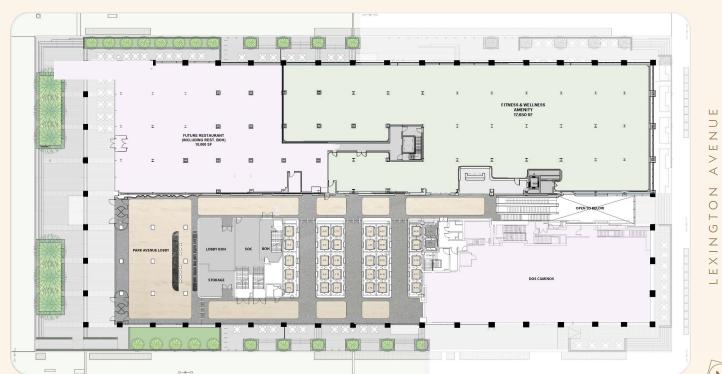
UPGRADED LIGHTING



MOVEABLE TABLES & CHAIRS







EAST 47TH STREET

U P G R A D I N G M A T E R I A L S

TARGET AREAS

RESTAURANT

10,000 USF

WELLNESS AMENITY

17,000 USF

N



MECHANICAL LEXINGTON AVENUE LOBBY DOS CAMINOS

TARGET AREAS

RETAIL

10,500 USF

EAST 46TH STREET

#### DINING EXPERIENCE

### **Upscale Dining**

PARK AVENUE PLAZA







#### **Fast Casual**

LEXINGTON AVENUE PLAZA







#### **Dos Caminos**

LEXINGTON AVENUE









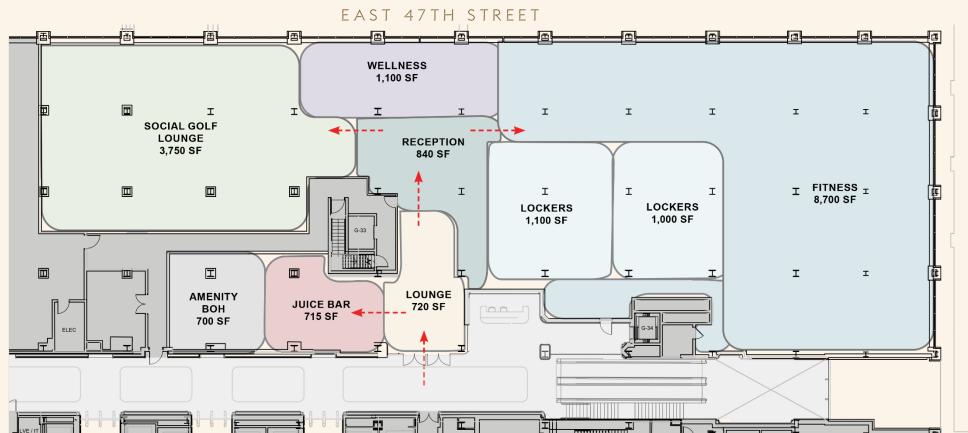


## AMENITY CENTER FLOOR PLAN



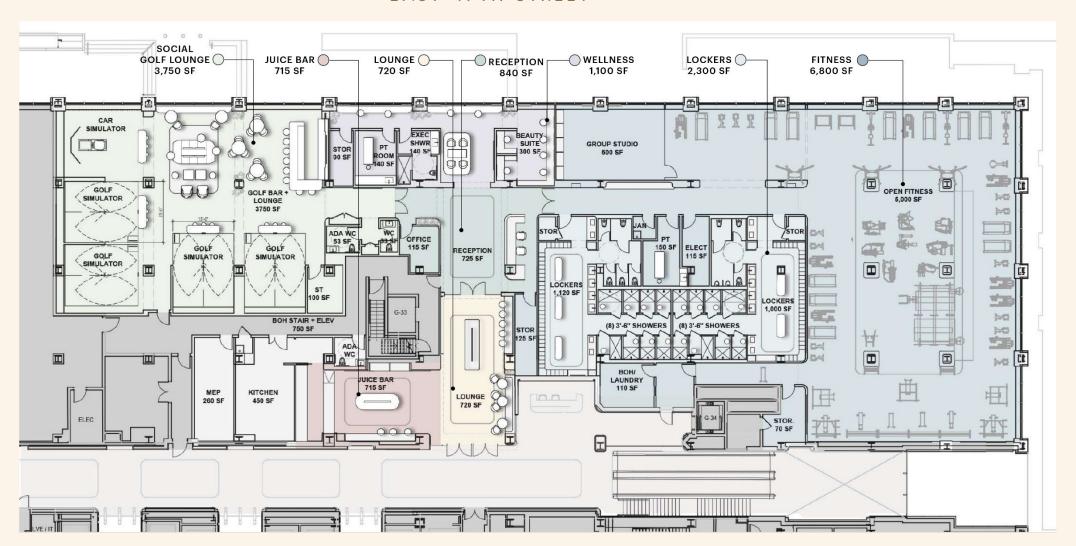
AVENUE

LEXINGTON



## AMENITY CENTER FLOOR PLAN

#### EAST 47TH STREET

















#### AMENITY CENTER

### Locker Room









# Beauty Suite





Treatment Room











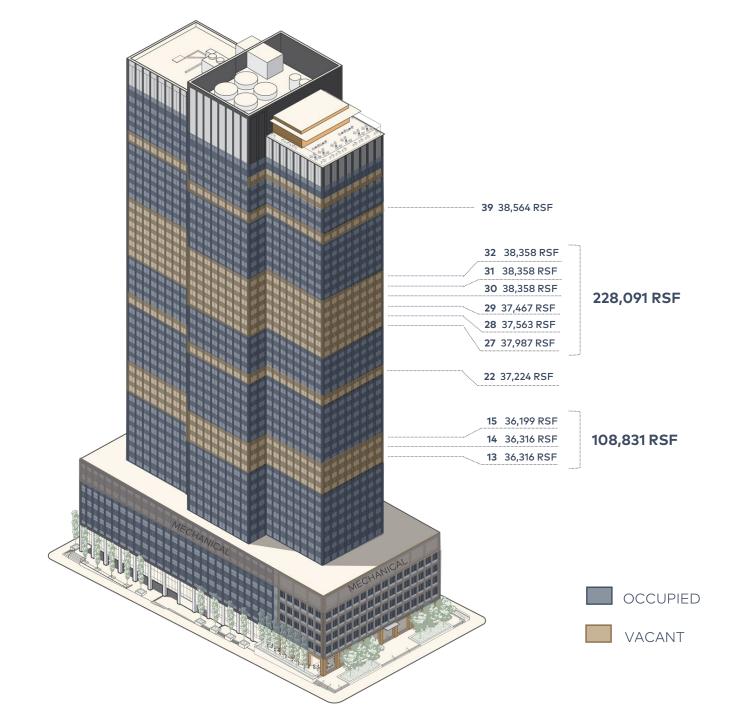




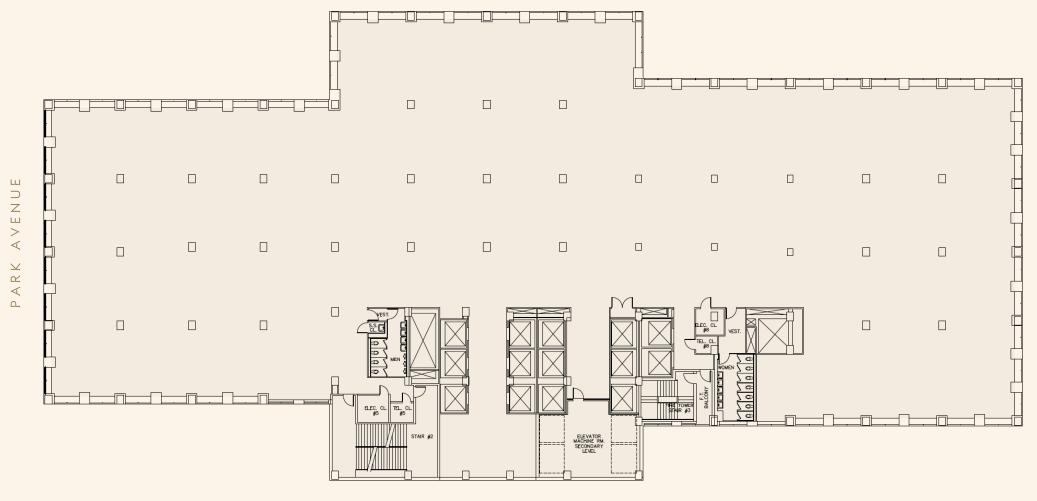


# AVAILABILITY

### STACKING DIAGRAM



#### EAST 47TH STREET



## HEDGE FUND TEST FIT

#### 13TH FLOOR

EXECUTIVE OFFICES 4

OFFICE 31

WORKSTATIONS 131

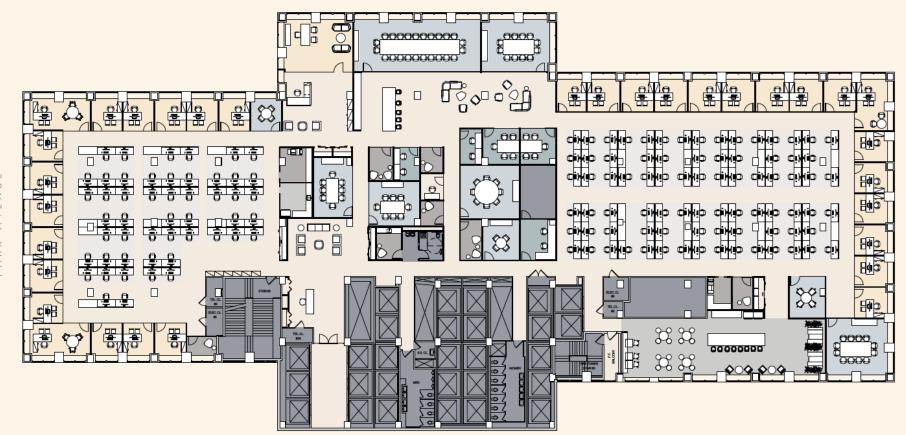
ADMIN 1

TOTAL PERSONNEL 167

#### 217 RSF PER PERSON

BOARDROOM	1
CONFERENCE ROOMS	5
MEETING ROOMS	3
HUDDLE ROOMS	2
PHONE ROOMS	5
FOCUS ROOMS	3
CAFE	1
LOUNGE	1

EAST 47TH STREET



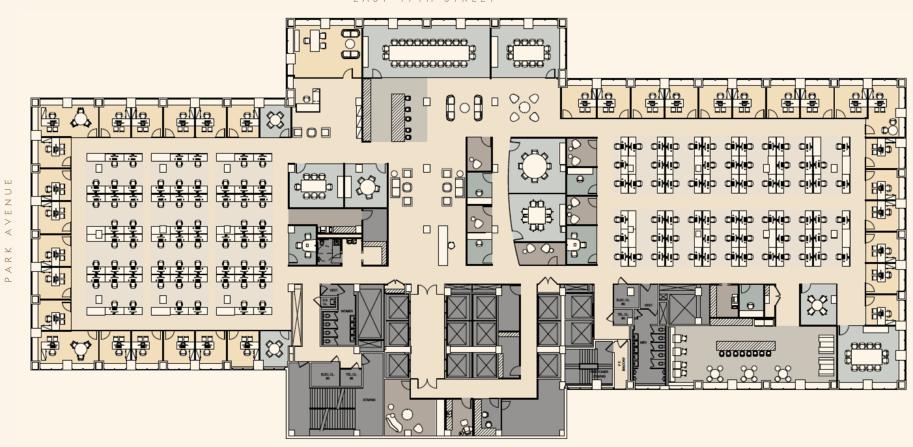
## HEDGE FUND TEST FIT

### 30TH FLOOR

EAST 47TH STREET

EXECUTIVE OFFICES	4
OFFICE	31
WORKSTATIONS	130
ADMIN	1
TOTAL PERSONNEL	166
231 RSF PER PERSON	

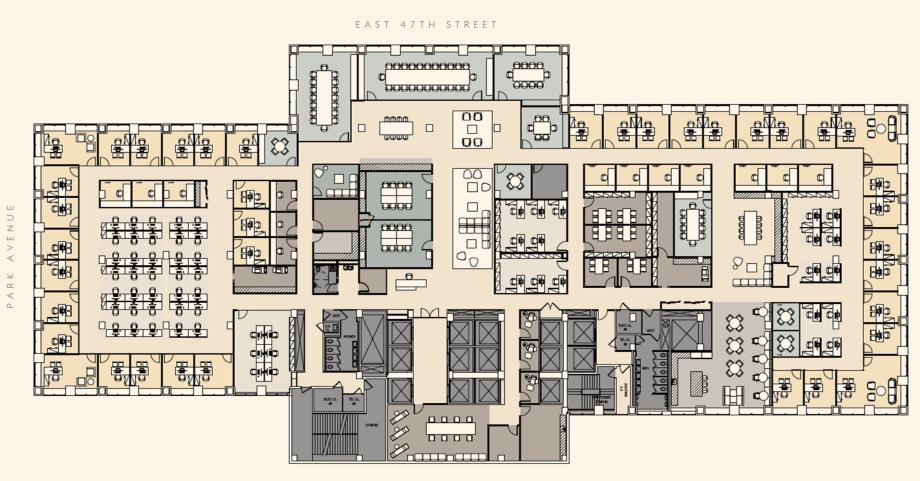
ВО	ARDROOM	1
COI	NFERENCE ROOMS	5
MEI	ETING ROOMS	3
HUI	DDLE ROOMS	2
PHO	ONE ROOMS	5
FOO	CUS ROOMS	4
CAF	E	1
LIBI	RARY	1
LOU	JNGE	1



### 30TH FLOOR

## LAW FIRM - DUAL FOOR TEST FIT

EXECUTIVE OFFICES	5	
PERIMETER OFFICES	33	
INTERIOR OFFICES	15	
PARALEGALS	8	
ADMIN	16	
BENCHING	41	
TOTAL PERSONNEL	118	
406 RSF PER PERSON		
CONFERENCE ROOMS	5	
MEETING ROOMS	4	
HUDDLE ROOMS	2	
ZOOM	4	
CASE ROOM	4	
PANTRY / CATERING	1	



EAST 46TH STREET

245 PARK AVENUE

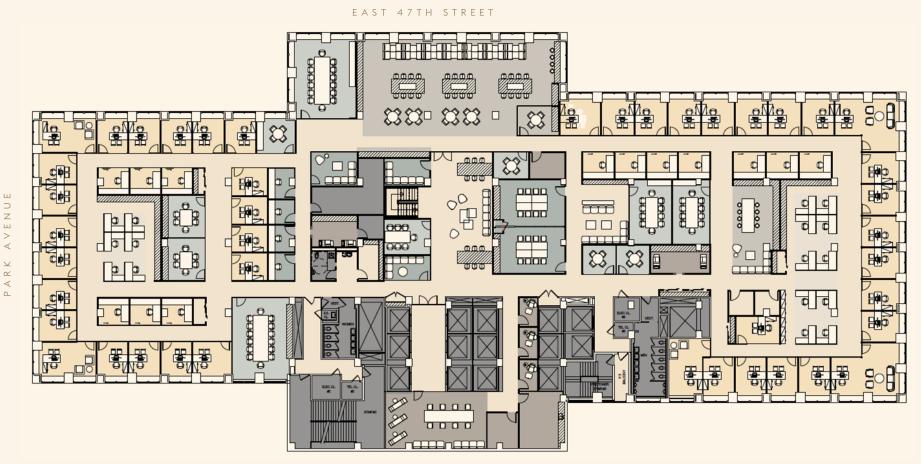
COFFEE BAR

### 31ST FLOOR

## LAW FIRM - DUAL FOOR TEST FIT

EXECUTIVE OFFICES	5
PERIMETER OFFICES	32
INTERIOR OFFICES	18
ADMIN	16
TOTAL PERSONNEL	72
406 RSF PER PERSON	
CONFERENCE ROOMS	7

CONFERENCE ROOMS	7
MULTI-PURPOE ROOM	1
MEETING ROOMS	4
HUDDLE ROOMS	3
ZOOM	2
MULTI-PURPOSE ROOMS	2
OPEN COLLABORATION	2
CAFÉ	1
COFFEE / LOUNGE	1
COFFEE BAR	1



EAST 46TH STREET

245 PARK AVENUE

### LAW FIRM - SINGLE FOOR TEST FIT

### 30TH FLOOR

 EXECUTIVE OFFICES
 4

 PERIMETER OFFICES
 31

 INTERIOR OFFICES
 13

 PARALEGALS
 8

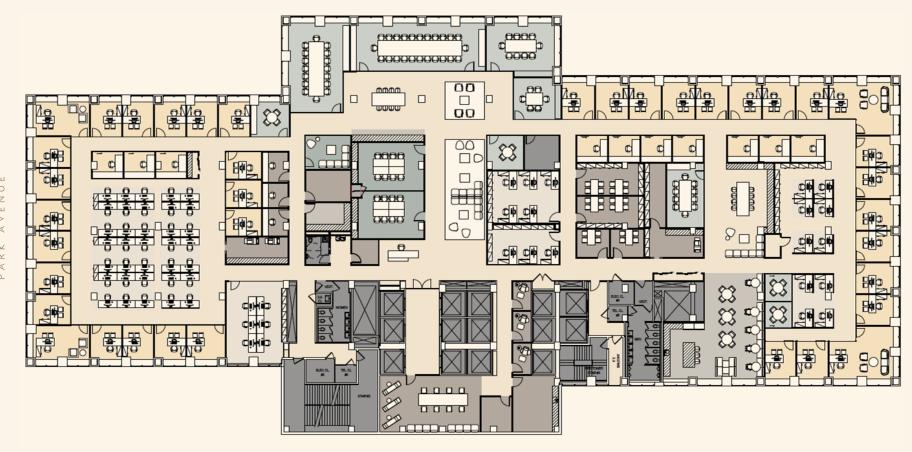
 ADMIN
 16

 BENCHING
 35

 TOTAL PERSONNEL
 107

CONFERENCE ROOMS	5
MEETING ROOMS	4
HUDDLE ROOMS	2
ZOOM	3
CASE ROOM	4
PANTRY / CATERING	1
COFFEE / LOUNGE	1
COFFEE BAR	1

EAST 47TH STREET



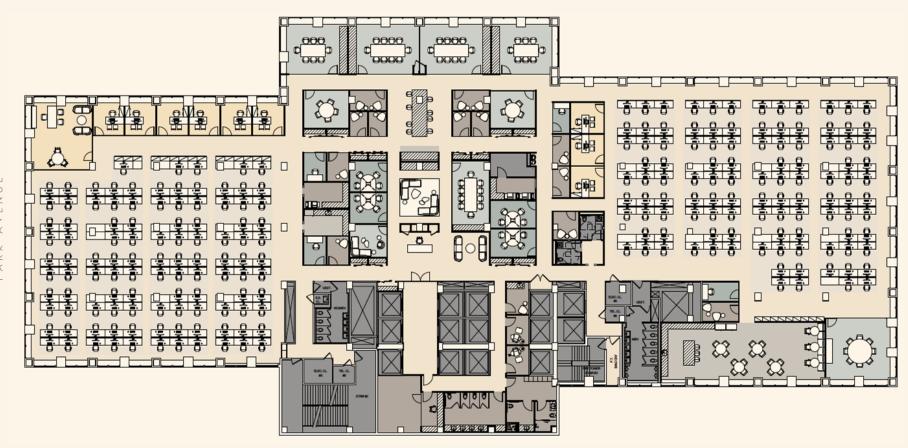
## TRADING FLOOR TEST FIT

### 30TH FLOOR

EXECUTIVE OFFICE	1
OFFICES	9
WORKSTATIONS	216
ADMIN	1
TOTAL PERSONNEL	227
168 RSF PER PERSON	

CONFERENCE ROOMS	6	
MEETING ROOMS	2	
HUDDLE ROOMS	2	
PHONE ROOMS	12	
FOCUS ROOMS	4	
OPEN COLLABORATION	2	
CAFE	1	
RELAXATION PODS	2	

EAST 47TH STREET



EAST 46TH STREET

### FINTECH TEST FIT

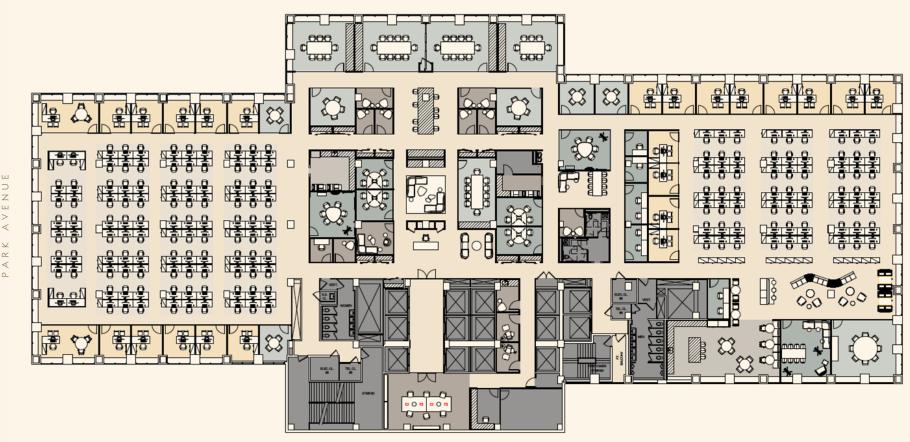
### 30TH FLOOR

TOTAL PERSONNEL	193
ADMIN	4
WORKSTATIONS	165
OFFICES	22
EXECUTIVE OFFICES	2

#### 198 RSF PER PERSON

CONFERENCE ROOMS	6
MEETING ROOMS	6
HUDDLE ROOMS	4
SCRUM ROOMS	3
PHONE ROOMS	5
FOCUS ROOMS	6
OPEN COLLABORATION	4
CAFE	1
QUIET WORK ZONE	1
RELAXATION PODS	2

EAST 47TH STREET



### BUILDING SPECIFICATIONS

LOCATION	Entire East block of Park Avenue between 46th and 47th Streets		
YEAR BUILT	1967		
ARCHITECT	Shreve Lamb & Harmon Associated		
BUILDING SIZE	1,754,500 rentable square feet (Approx.)		
BULDING HEIGHT	Forty-five (45) Floors		
BUILDING CONSTRUCTION	<ul> <li>Glazed brick, glass, and steel</li> <li>Lobby consists of white marble walls and flooring, fluted brass panels, and Anigre wood walls and ceiling</li> <li>Outdoor plaza consists of Nordic red granite pavers</li> </ul>		
FLOOR SIZE	Floors 2-5 Floors 7-44 Floor 6	Approximately 76,000 RSF Approximately 36,00 RSF - 38,000 RSF Mechanical floor	
TYPICAL SLAB HEIGHTS	Lobby Floors 2-4 Floor 5 Floors 7-43 Floor 44	23' 14' 15' 12'6" 15'	
ELEVATORS	<ul> <li>30 passenger elevators, 2 freight elevators</li> <li>2 loading bays located on 46th Street (Max truck height is 11'9", length is 70')</li> </ul>		







HVAC / SUPPLEMENTAL COOLING	<ul> <li>Standard Hours of Operation: 8:00 am to 6:00 pm,</li> <li>M-F/ 8:00 am to 1:00 pm, Saturday.</li> <li>Air distribution system incorporated variable air volume boxes to share interior areas and constant volume perimeter</li> <li>Induction units to serve offices along the exterior walls.</li> <li>Chilled water for air conditioning is generated on site by energy efficient centrifugal chillers.</li> <li>Perimeter areas are cooled by either direct chilled water injection or chilled water/heat exchangers in isolated loops.</li> <li>Heat is supplied by high-pressure utility steam. Steam is distributed to preheat coils for the interior system, to secondary</li> <li>Water loop heaters for the perimeter induction units and the hot water radiation systems.</li> </ul>
ELECTRIC	<ul> <li>Building standard power consists of 6 watts per usable sq. ft., connected load, provided by ConEd.</li> <li>Six high voltage service feeds access the building through 46th and 47th Streets</li> </ul>
FLOOR LOAD CAPACITY	Floors 2-44 100 lbs. sf Lobby Level 100 lbs. sf Mechanical Floors 300 lbs. sf
LIFE / SAFETY	<ul> <li>All floors sprinklered with the exception of mechanical rooms on Ground, 6th, and 45th floors</li> <li>Emergency generator covering all life safety systems</li> </ul>
SECURITY ACCESS	24/7 attended lobby with full access control and video camera security
TELECOM	Verizon (copper/fiber); Cogent (fiber); Level 3 (fiber); Zayo (fiber); Lightpath (fiber); Lightower (fiber); Spectrum (coax and fiber); Verizon Enterprise (fiber); AT&T (fiber) Wired Certified Platinum
TRANSPORTATION	Direct access to Grand Central Terminal through Northern passage
SUSTAINABILITY	LEED Gold Certification

#### CORPORATE PROFILE

#### **DEVELOPER**



SL Green Realty Corp., Manhattan's largest office landlord, is a fully integrated real estate investment trust, or REIT, that is focused primarily on acquiring, managing and maximizing value of Manhattan commercial properties. As of March 31, 2023, the Company held interests in 60 buildings totaling 33.1 million square feet. This included ownership interests in 28.8 million square feet in Manhattan buildings and 3.4 million square feet securing debt and preferred equity investments.



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