

PARK AVENUE TOWER

 SL GREEN
REALTY CORP.



PARK AVENUE TOWER



Premier Plaza District location

36-story tower with skyline and Central Park views

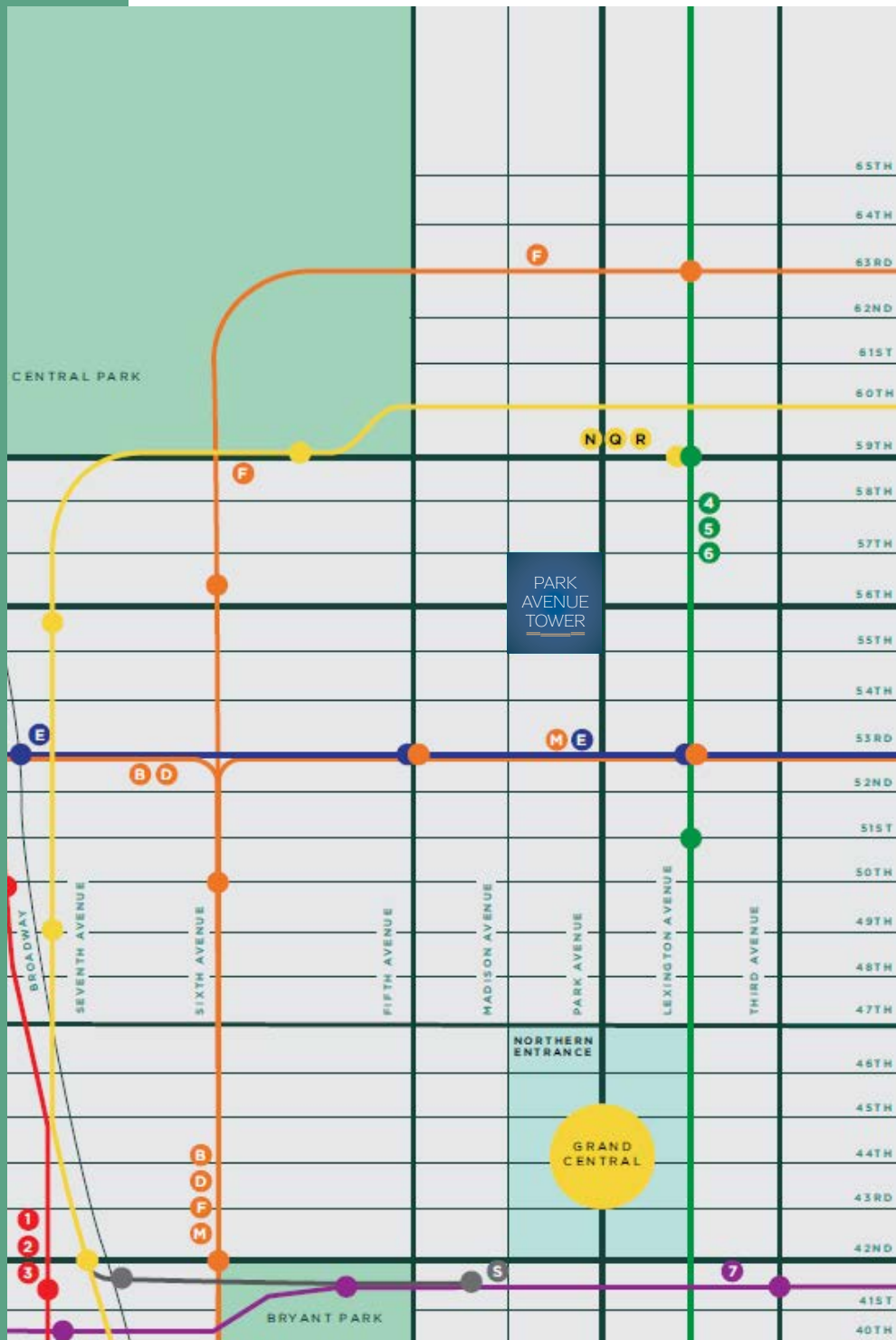
16,000 Square Foot Full Tower Floors

Outdoor plaza, upgrade in design

17,000 sq ft amenity space with wellness center
and curated grab-and-go cafe

Surrounded by world-class retail, dining and superior hotels

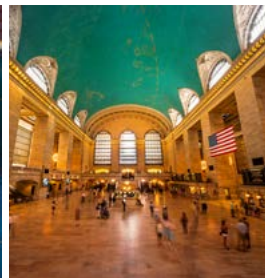




LOCATION

Park Avenue Tower occupies a premier

Plaza District address, just steps from Grand Central Terminal's northern entrance. The building offers exceptional amenities paired with superior connectivity, nestled among high-end retail destinations, luxury hotels, and elite residential properties—all within steps of Central Park.



REIMAGINED ARRIVAL

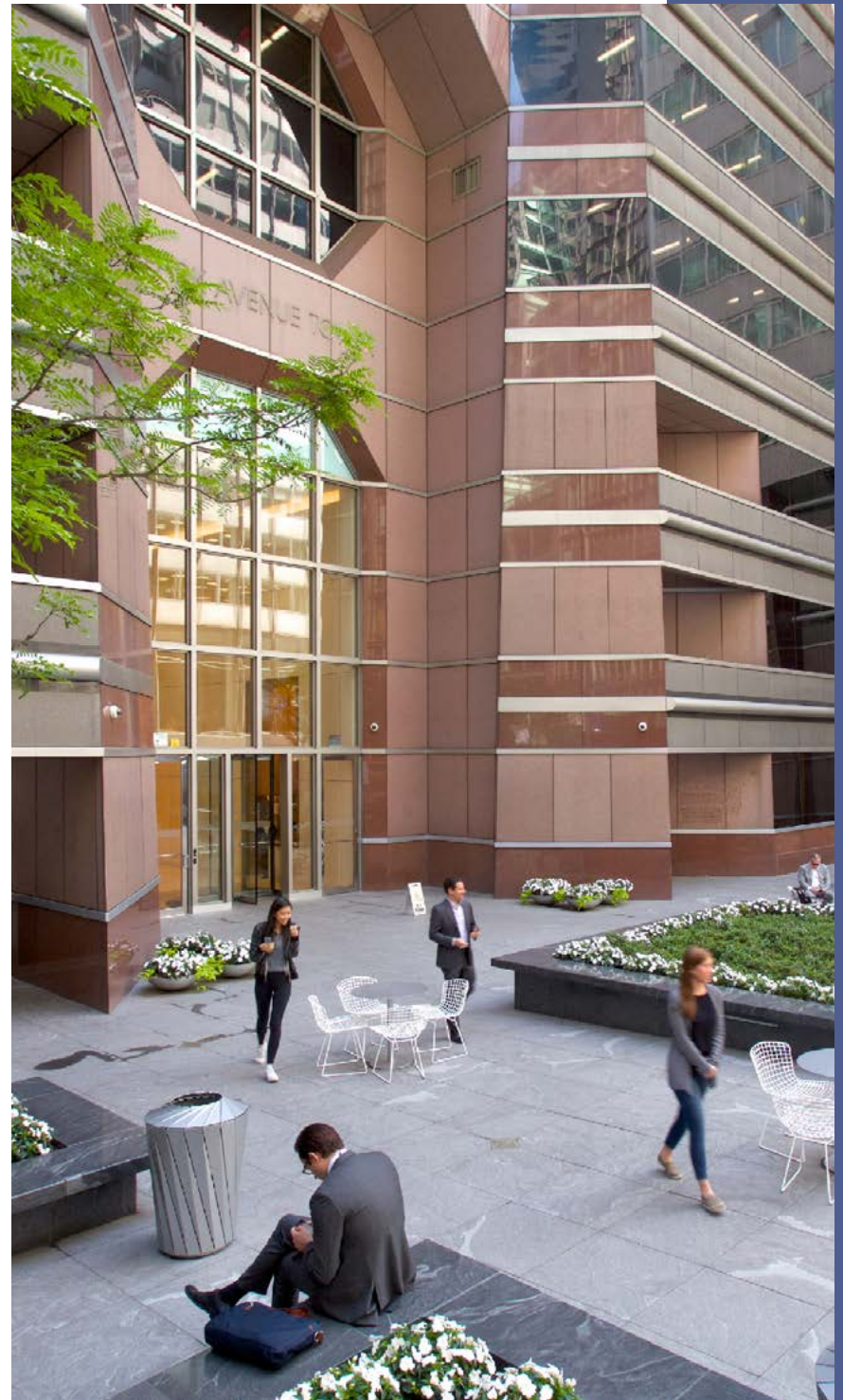
Lushly landscaped plaza

Soaring lobby maximizes natural light throughout the space

Aquavit, two stars Michelin rated restaurant

Three-story main lobby with soaring ceilings

Gascogne Blue-Limestone Chevron flooring,
Rosal Chambord-Limestone walls, and Black American
Walnut vestibule panels



REIMAGINED ARRIVAL





THE CLUB



17,000 sq ft amenity space exclusive
to building tenants

FitLore-operated wellness and fitness center with country
club locker and shower facilities

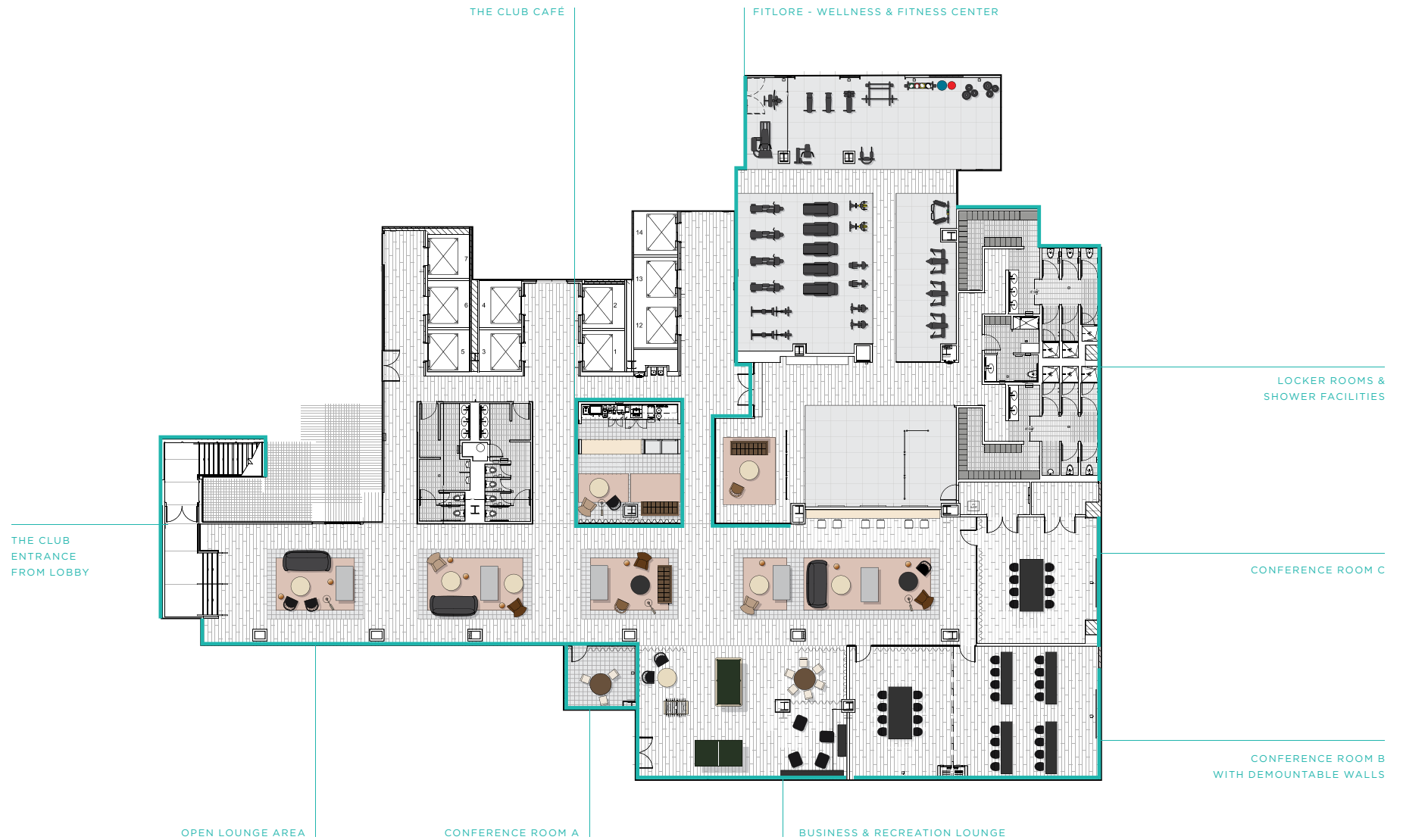
Hospitality-style lounge seating and executive conference
rooms with catering services

The Club Café offering daily curated grab-and-go food service

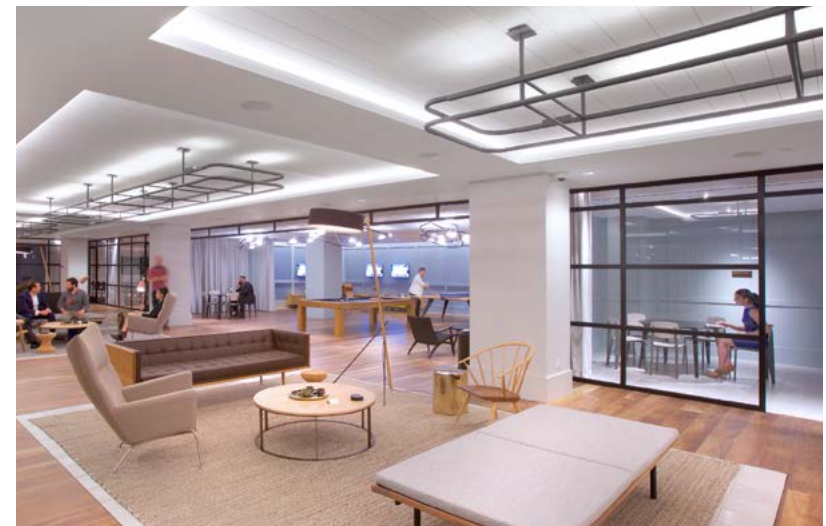
Business and recreation lounge featuring
ping-pong, billiards, and foosball

In-office vertical catering services available
exclusively to building tenants

THE CLUB



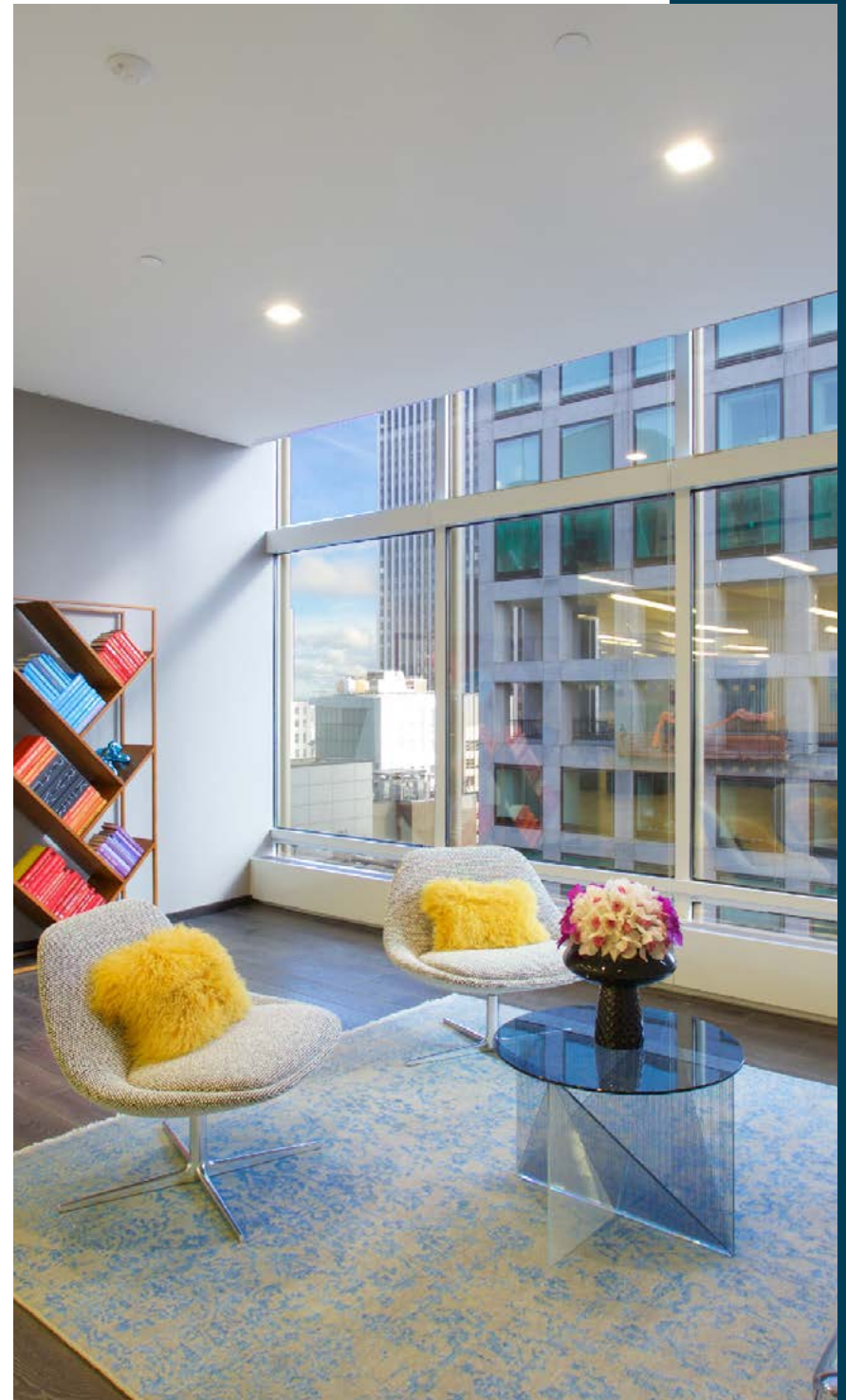
THE CLUB



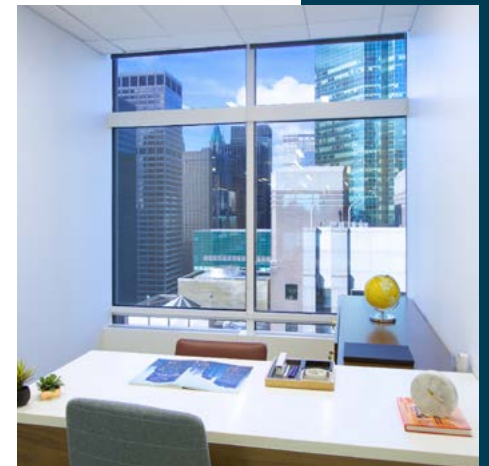
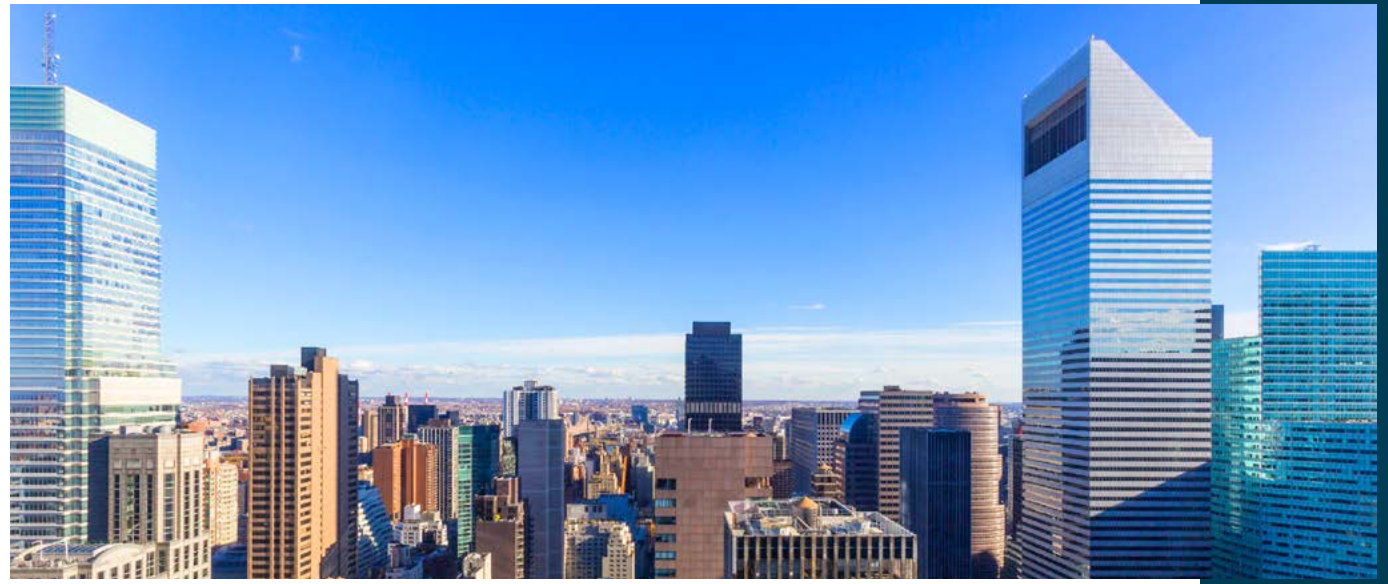
THE OFFICES

Park Avenue Tower's office spaces deliver an exceptional work environment with sweeping views of the Manhattan skyline and Central Park. Each floor features premium executive finishes designed for today's modern workplace, complemented by café-style pantries that foster collaboration and convenience.

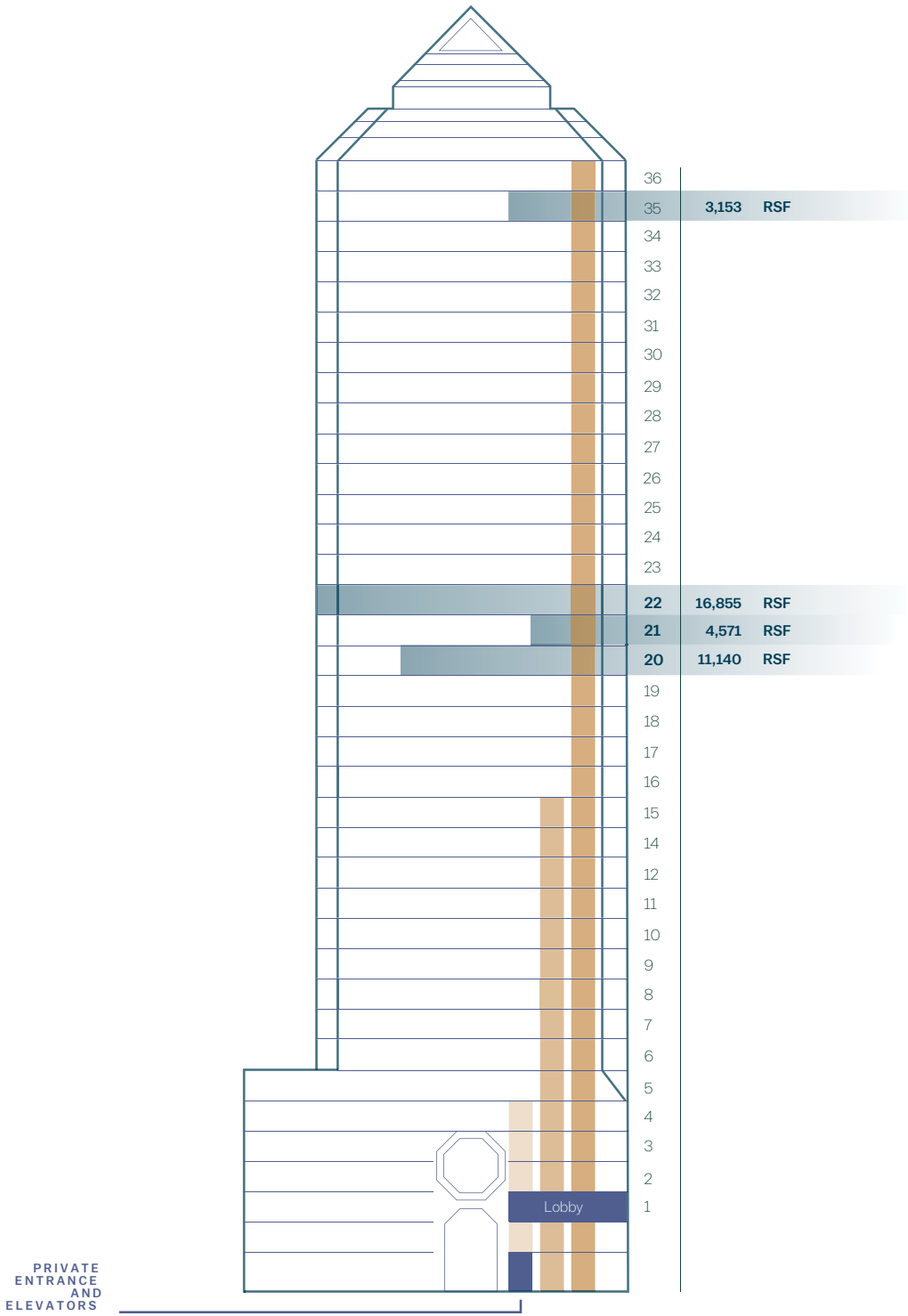
The flexible layouts accommodate diverse work styles and evolving business needs, creating spaces where teams can thrive in a sophisticated, light-filled setting.



THE OFFICES



AVAILABILITY

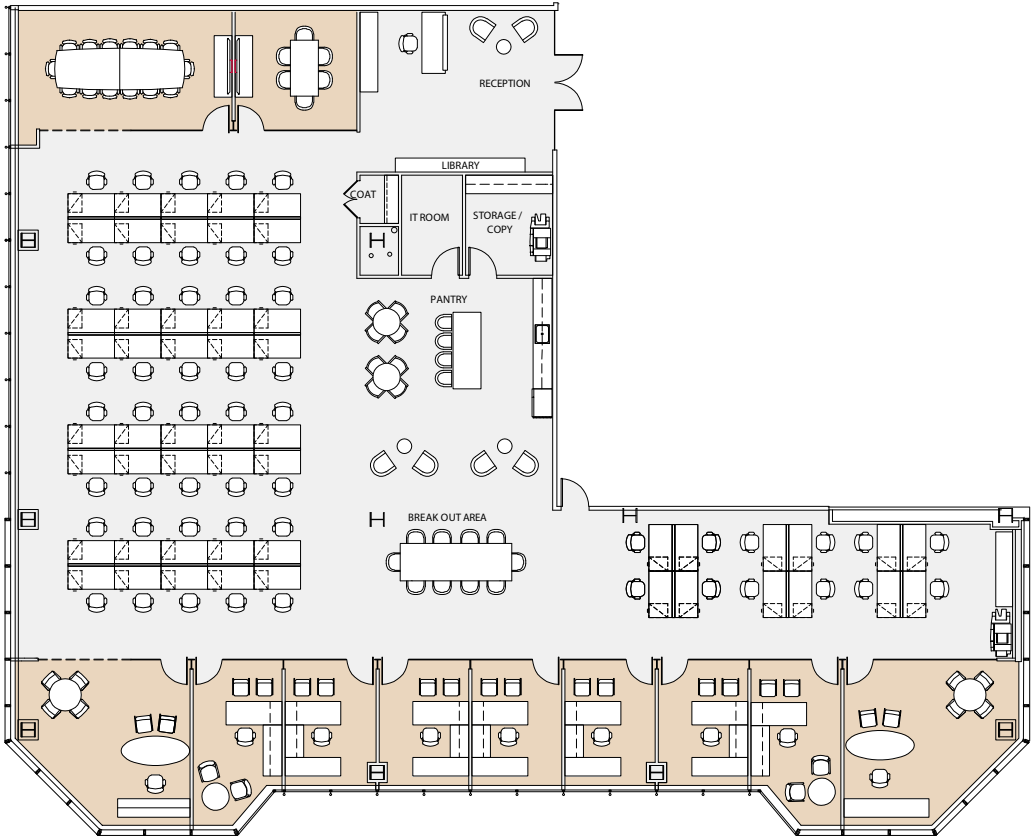


Suite 2050 | 11,140 RSF

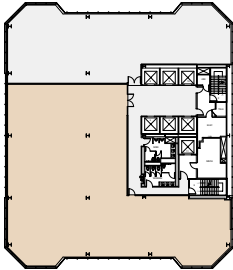
Existing Conditions With Sample Furniture

FLOOR KEY

Office	9
Workstation	52
Conference Room	2
Reception	1
Pantry	1
Breakout Area	1
IT Room	1
Copy/ Storage Room	1
Total Headcount	62



East 55th Street



Suite 2050 | 11,140 RSF

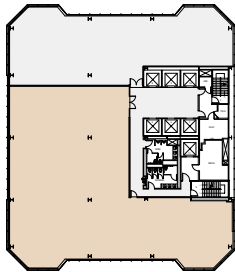
Proposed Office Layout

FLOOR KEY

Office	14
Workstation	43
Conference Room	2
Reception	1
Pantry	1
IT Room	1
Copy/ Storage Room	1
Total Headcount	58



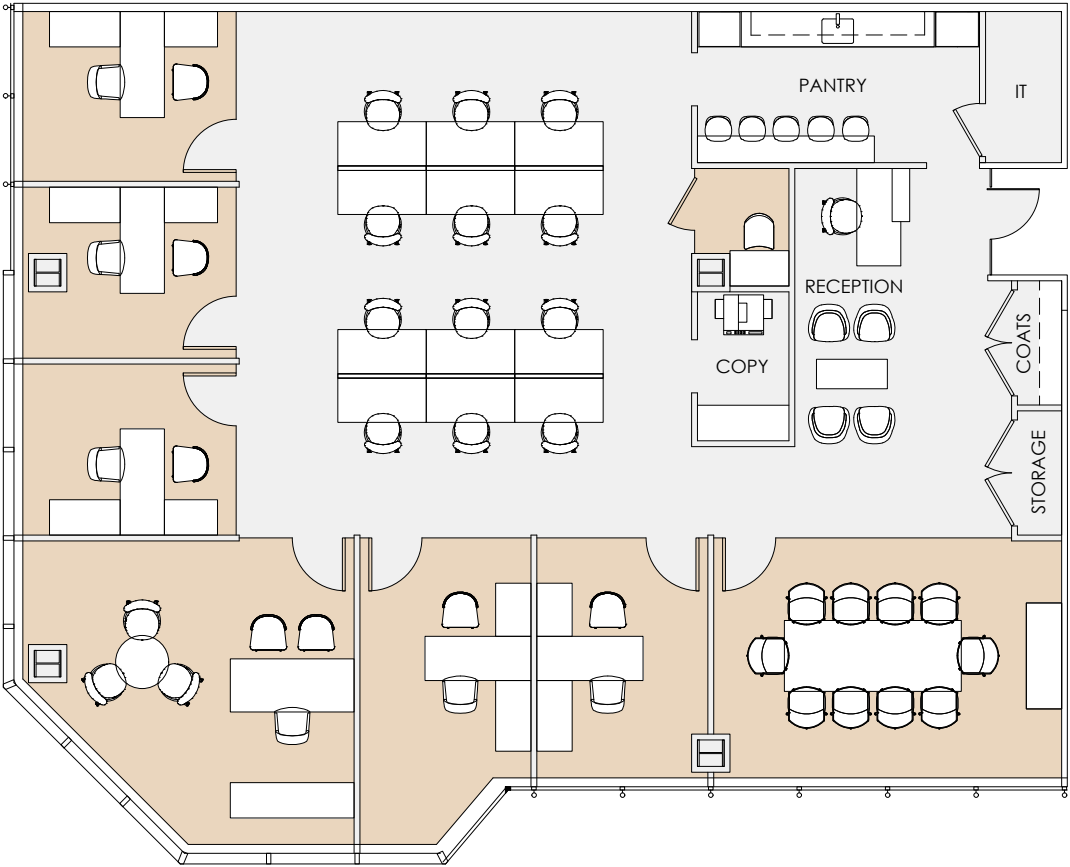
East 55th Street



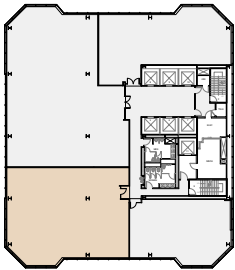
Suite 2115 | 4,571 RSF
Pending Pre-Build

FLOOR KEY

Office	6
Workstation	12
Conference Room	1
Reception	1
Pantry	1
Phone Room	1
Copy Room	1
Total Headcount	19



East 55th Street



Entire 22nd Floor | 16,855 RSF

Proposed Office Layout

FLOOR KEY

Office	28
Workstation	49
Conference Room	1
Reception	1
Pantry	1
Huddle Room	2
Phone Room	2
Wellness Room	1
Total Headcount	78

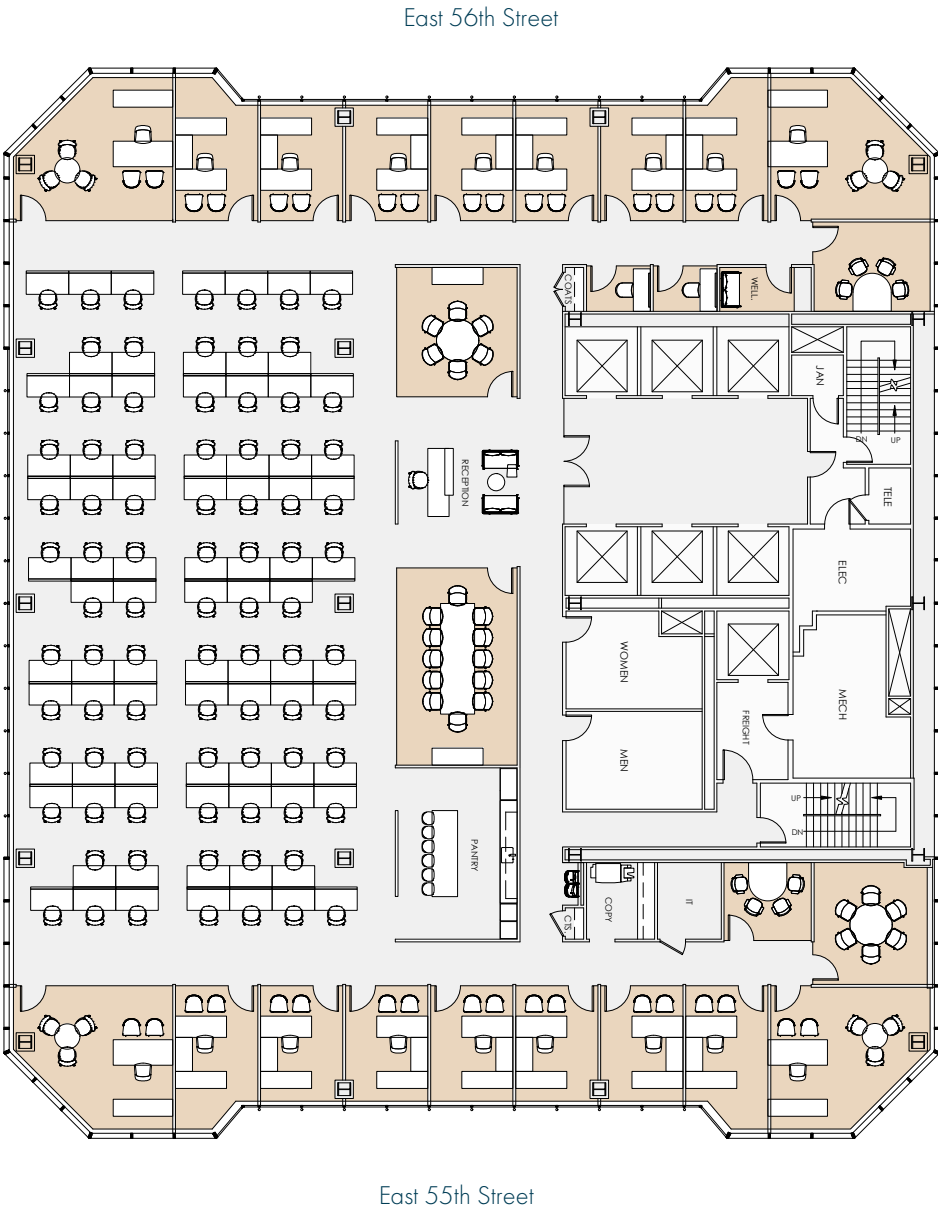


Entire 22nd Floor | 16,855 RSF

Proposed Open Layout

FLOOR KEY

Office	18
Workstation	85
Conference Room	3
Reception	1
Pantry	1
Huddle Room	2
Phone Room	2
Wellness Room	1
Total Headcount	104



Entire 22nd Floor | 16,855 RSF

Proposed Layout

FLOOR KEY

Office	12
Workstation	66
Conference Room	4
Reception	1
Cafe	1
Phone Room	4
Breakout Area	2
Wellness Room	1
Total Headcount	79



Entire 22nd Floor | 16,855 RSF

Core and Shell



Entire 22nd Floor



Suite 3504 | 3,153 RSF

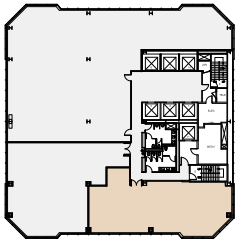
Existing Conditions With Sample Furniture

FLOOR KEY

Office	3
Workstation	4
Conference Room	1
Pantry	1
ADA Bathroom/Shower	1
Total Headcount	7



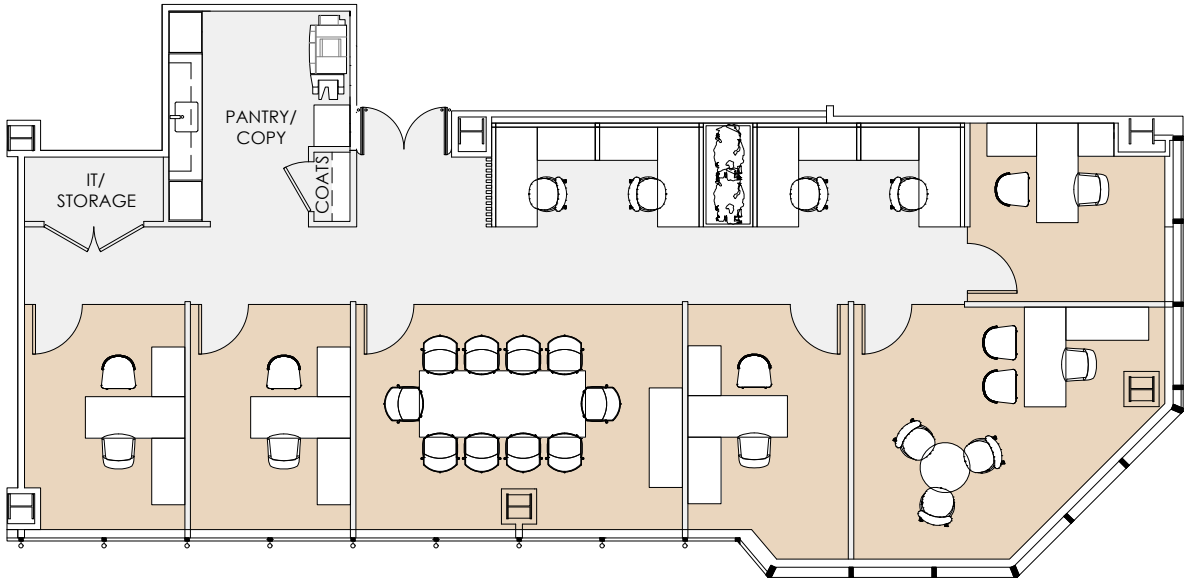
East 55th Street



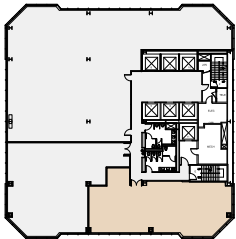
Suite 3504 | 3,153 RSF
Proposed Office Layout

FLOOR KEY

Office	5
Workstation	4
Conference Room	1
Pantry	1
IT/ Storage Room	1
Total Headcount	9



East 55th Street

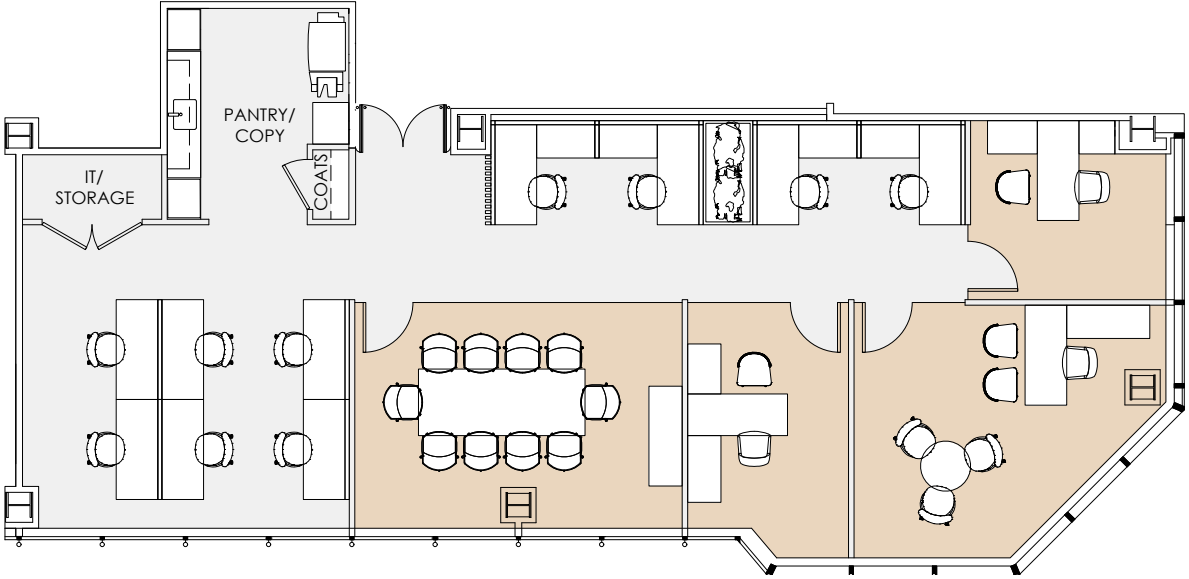


Suite 3504 | 3,153 RSF

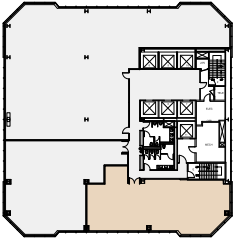
Proposed Open Layout

FLOOR KEY

Office	3
Workstation	10
Conference Room	1
Pantry	1
IT/ Storage Room	1
Total Headcount	13



East 55th Street



PRE-BUILT FINISHES



PRE-BUILT FINISHES



PRE-BUILT FINISHES



BUILDING SPECIFICATIONS

LOCATION	Dual entrances on 55th Street between Park Avenue and Madison Avenue or 56th Street between Park Avenue and Madison Avenue
YEAR BUILT	1986 (completed)
ARCHITECT	Murphy/Jahn Architects
BUILDING SIZE	618,095 RSF
BUILDING CONSTRUCTION	Structure: - Steel-framed structure with reinforced concrete foundation. - Concrete slabs on composite metal deck supported by steel beams and columns. Exterior Facade: - Curtain walls with aluminum and glass, polished Indian red and impala black granite panels, EIFS cladding, and aluminum trim. Roof: - Sloped glazed roofs at top; low-sloped modified bitumen roof with concrete pavers above 37th floor. - Setback roofs at 28th, 18th, 6th, and 2nd floors. - Courtyard roof installed in 2017. Lobby/ Interiors: - Modernized lobby featuring stone, wood, and gypsum finishes, electronic destination dispatch system, and access to amenities. - Tenant spaces include painted gypsum walls, acoustic ceilings, and carpet/tile floors.
FLOOR SIZES	Typical floor plates range 14,901 – 21,428 RSF
FLOOR LOADS	- Floors 3–36: 50 lbs - Floor 1-2: 100 lbs - Mezzanine: 50 lbs - Cellar: 100 lbs
TYPICAL SLAB HEIGHTS	- Lobby: 29'7" - Floors 3–35: 12'9"
ELEVATORS	Total 16 base building elevators, all modernized in 2016 with destination dispatch controls, plus 1 tenant shuttle.

ELECTRICAL	Four 4,000-amp switchgears, copper busduct distribution, submetered. Dry-type transformers reduce 480V to 120/208V for tenant use. Two diesel 500-kW generators provide emergency and tenant standby power.
HVAC/ SUPPLEMENTAL COOLING	- HVAC Hours: Mon - Fri 8:00 AM - 8:00 PM / Sat 8:00 AM - 1:00 PM - Floor-by-floor self-contained water-cooled SCUs (42-ton typical). 3-cell induced-draft cooling tower (2,250-ton rooftop). - Hot water perimeter radiation via Con Edison steam (two shell & tube exchangers in C2 MER). - BACnet DDC system with web-based monitoring and pneumatic controls on select equipment. - Supplemental SCUs (2–20 ton) for café, gym, amenity space - Two hot water circulation pumps (650 GPM, 30 HP, VFD). - Three condenser water pumps (2,650 GPM, 150 HP each). - Sidestream filtration and chemical treatment systems (MER).
LIFE/SAFETY	- Fully sprinklered wet-pipe system with multiple fire pumps (automatic, manual, booster, jockey). - Fire alarm system modernized in 2013 (Honeywell Gamewell E3). Pressurized stairwells with photoluminescent markings.
SECURITY /ACCESS	Security staff on site 24/7; Tenant access 24/7 attended lobby with keycard access system and turnstiles, CCTV with 50 cameras, uniformed fire safety staff.
TELECOM/CABLE	Multiple fiber providers: Verizon, Spectrum, Pilot Fiber, Crown Castle, Lumen, Cogent, AT&T, Zayo, Level 3; rooftop fixed wireless also available. Wired Certified Platinum
AMENITIES	- The Club, a 17,000 sq ft amenity space that includes a wellness and fitness center, daily curated grab-and-go food service, recreation lounge, and conference center. - Landscaped public plaza on 55th Street - Michelin two star rated restaurant (Aquavit)

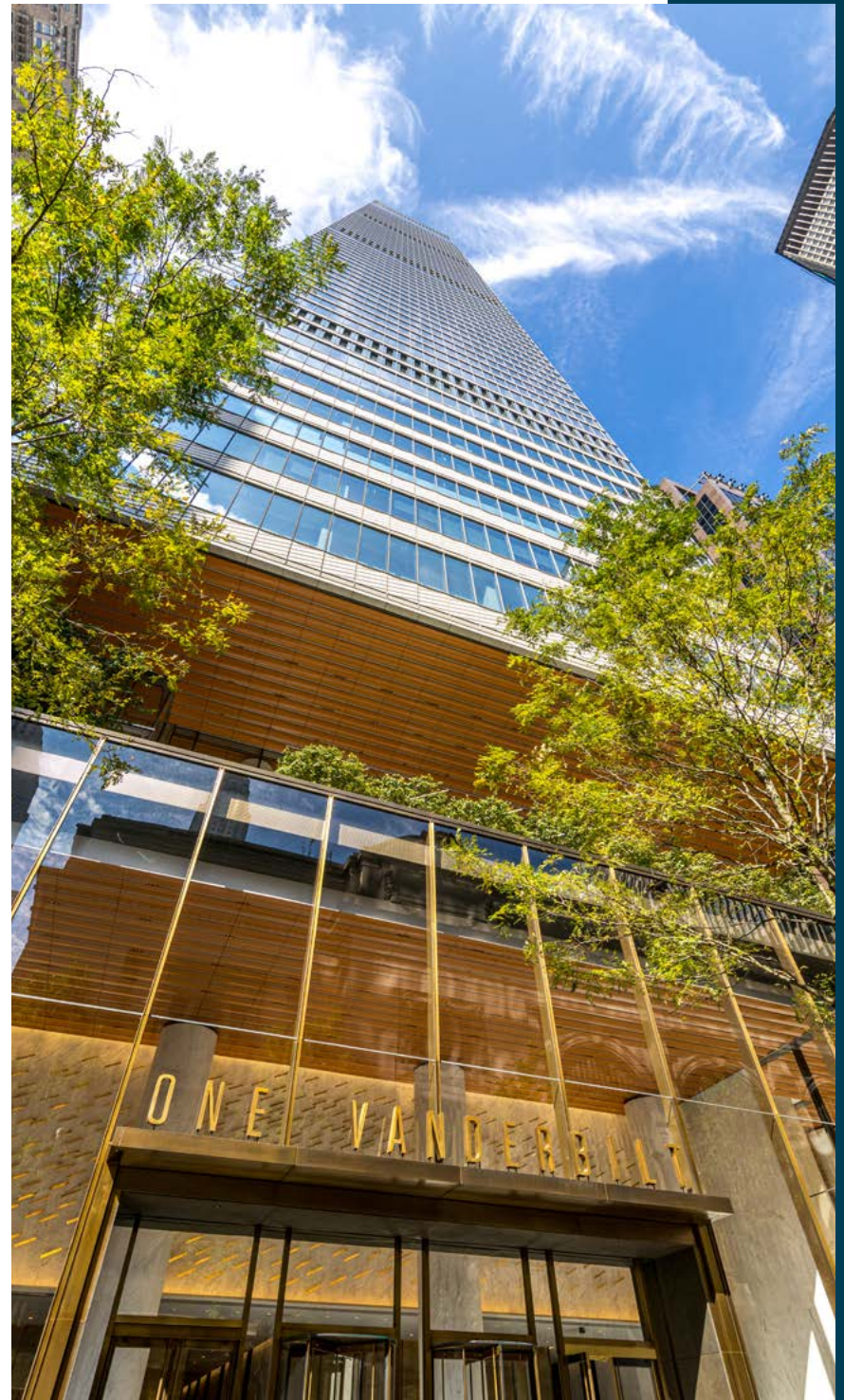


WiredScore
PLATINUM



ABOUT SL GREEN

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 the value of Manhattan commercial properties. As of December 31, 2025, SL Green held interests in **56 buildings totaling 31.4 million square feet**. This included ownership interests in **28.0 million square feet** of Manhattan buildings and **2.7 million square feet** securing debt and preferred equity investments.



PARK AVENUE TOWER

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