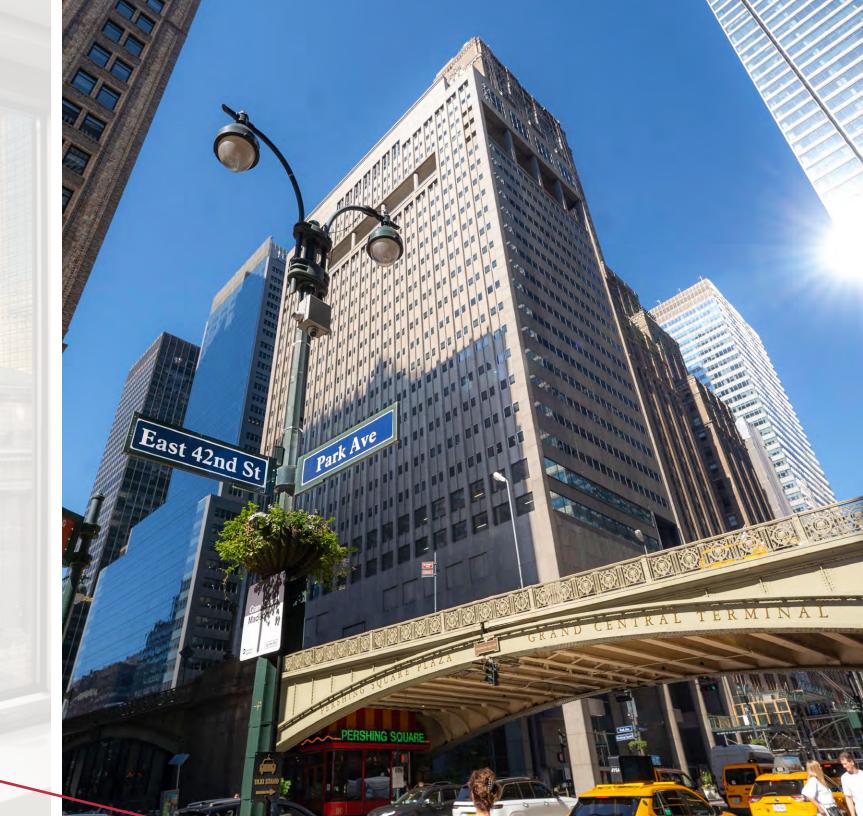
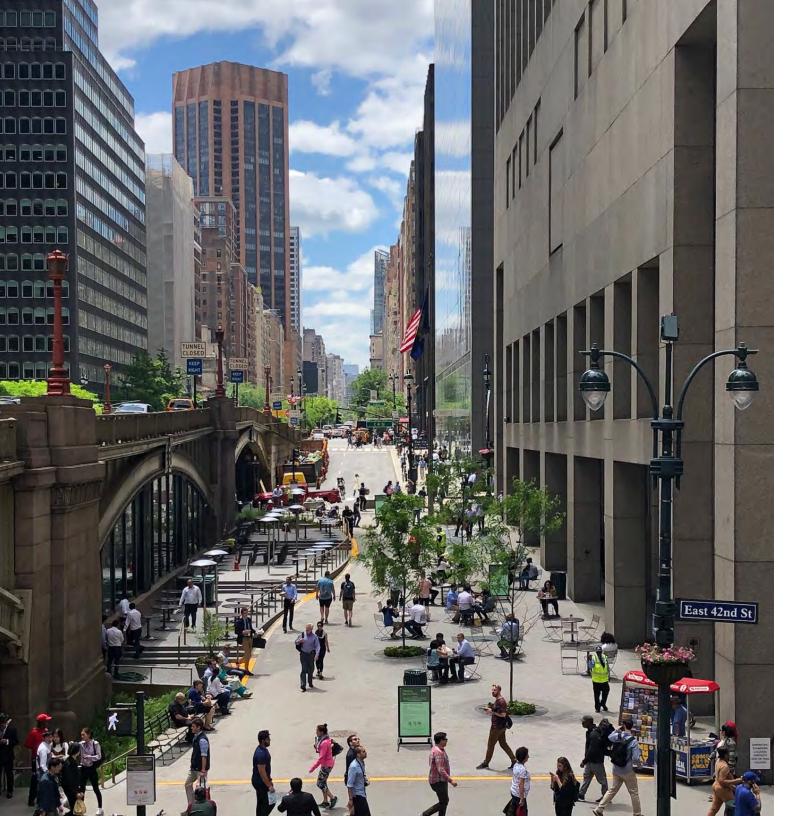


BUILT TO MOVE BUSINESS FORWARD.

A rare opportunity to lease a 50,000 RSF block on Park Avenue with new oversized, triple-pane 8'x 8' windows, brand new restrooms and showers with high-end finishes, and a two-story open air loggia.

More than an address, 120 Park Avenue is a statement.





MORE THAN AN ADDRESS.



Grand Central Terminal, Metro-North, LIRR and the Subway steps away



Highly coveted office space with new 8' x 8' triple-pane windows and a private open-air loggia



Adjacent to Pershing Square Plaza



Welcoming two-story, light-filled lobby with private amenity opportunities



Join the prestigious roster of tenants along Park Avenue



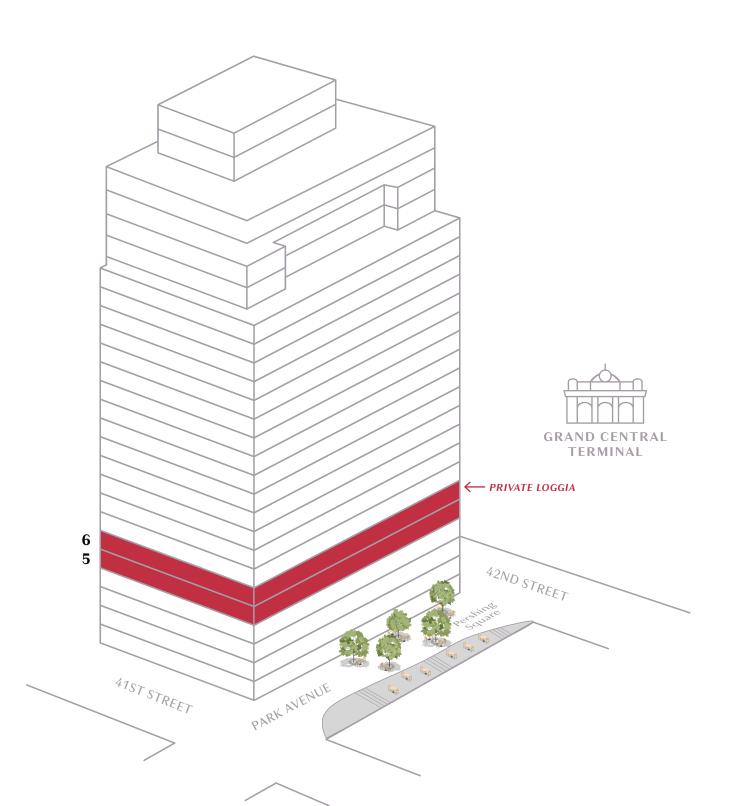
Opportunity for in-building executive parking available



Full elevator modernization coming soon



- ✓ Newly renovated, 50,000 SF floorplates on the 5th and 6th floors available for immediate occupancy
- ▼ Private open-air loggia on the 5th floor with direct views of Grand Central
- ✓ Oversized 8'x 8' triplepane windows flood the interiors with natural light
- ▼ Rare opportunity to secure a premier Park Avenue address



PREMIER BLOCK OPPORTUNITY FOR PROMINENT TENANTS.

FLOOR	SQ FT	AVAILABILITY	
5	24,789	AVAILABLE	49,676 - TOTAL
6	24,887	AVAILABLE	BLOCK



24,789 SF

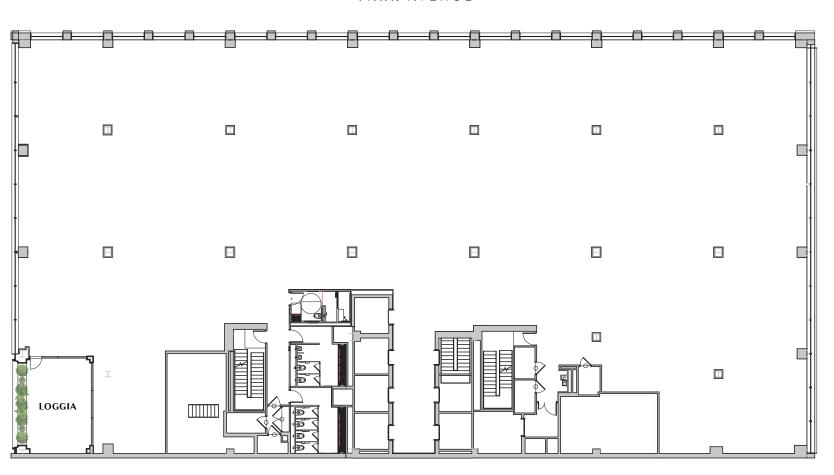
New 8'x8' Windows

Private Loggia

Combined 50,000 RSF 5th & 6th Floor Opportunity

Brand New Restrooms including Showers and High-End Finishes

PARK AVENUE



E 42ND STREET

6TH FLOOR

CORE & SHELL

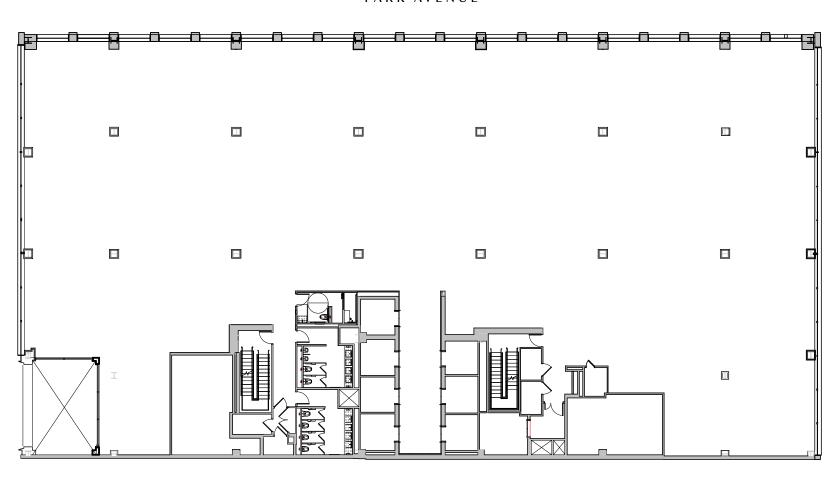
24,887 SF

New 8'x8' Windows

Combined 50,000 SF 5th & 6th Floor Opportunity

Brand New Restrooms including Showers and High-End Finishes

PARK AVENUE



LEASING CONTACTS:

STREET

4 2 N D

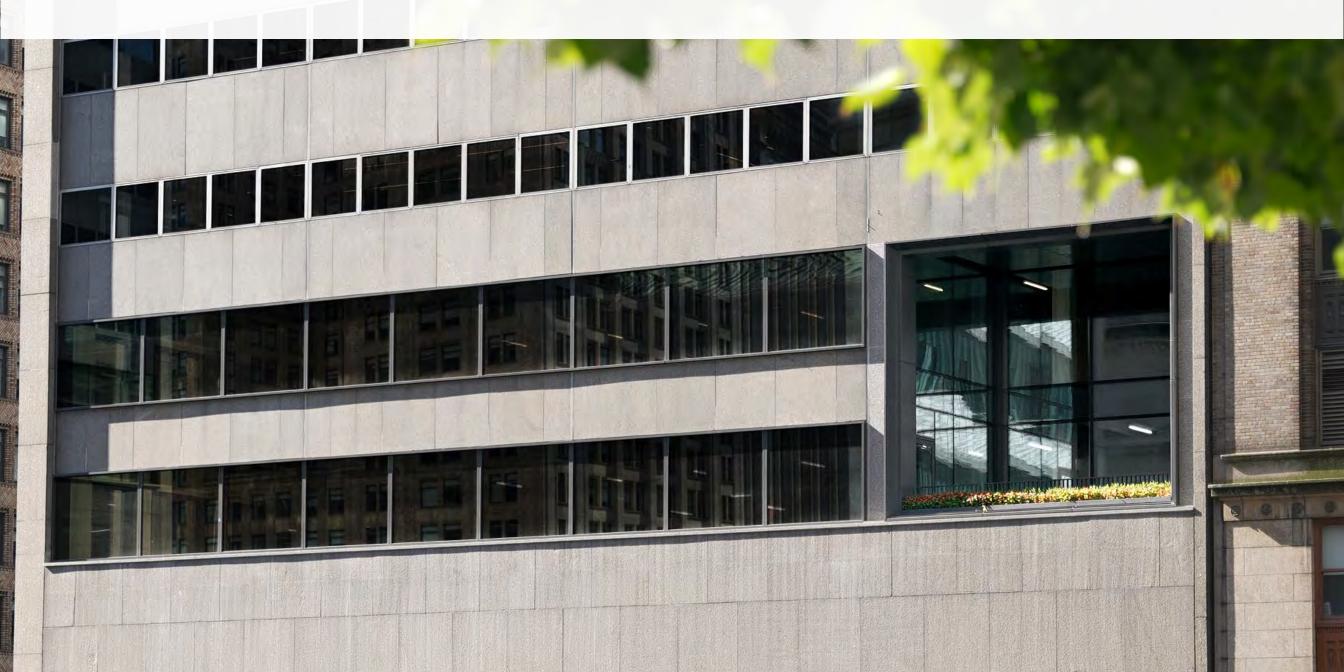
PAUL N. GLICKMAN 212.418.2646 paul.glickman@jll.com BENJAMIN BASS 212.812.6026 benjamin.bass@jll.com DIANA BIASOTTI 212.812.5751 diana.biasotti@jll.com CRAIG PANZIRER 212.355.1500 craig.panzirer@gh-mgmt.com

ALEX RADMIN 212.355.1500 alexander.radmin@gh-mgmt.com





FULL-FLOOR WITH NEW WINDOWS AND A PRIVATE, OPEN-AIR LOGGIA.





WORKSTATION FOCUSED

5TH FLOOR

TEST-FIT 24,789 SF

SPACE TYPE	QTY	HEAD COUNT
	۷.,	COUNT
□ WELCOME		
Reception Desk Lounge	1	1
■ PRIVATE OFFICE		
Private Office	4	4
■ WORKSTATIONS		
Benching (72"x30")	132	132
■ COLLBORATION		
Boardroom 18 PPL	1	
LG Conf. Room 12 PPL	1	
MD Conf. Room 8 PPL	5	
SM Conf. Room 6 PPL	1	
Huddle Room	1	
OPEN COLLBORATION	6	
FOCUS/SPECIALTY		
Phone Room	1	
AMENITY		
Townhall	1	
Coffee Bar	1	
Wellness Room	1	
AMENITY		
Terrace	1	
■ SUPPORT & STORAGE		
Mail Room	1	
IT	1	
Coat Closet	1	
Storage Room	2	
Pantry Storage Room	1	
Copy/Print	2	
ADA Restroom	1	
ADA Restroom w/ Shower	1	

Total Headcount 137



PARK AVENUE



42ND STREET

PRIVATE OFFICE FOCUSED

N

5TH FLOOR

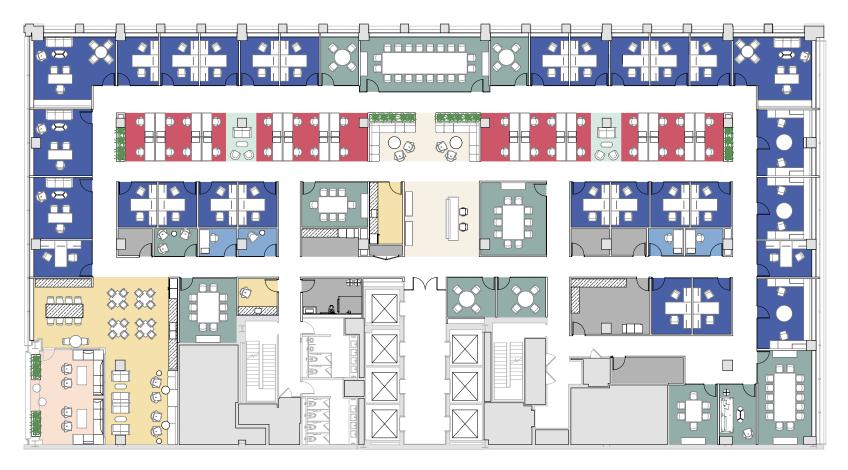
TEST-FIT 24,789 SF

SPACE TYPE	QTY	HEAD COUNT
□ WELCOME		
Reception Desk Lounge	1	1
■ PRIVATE OFFICE		
Executive Office 340 SF Executive Office 250 SF	2 2	2 2
OFFICE		
Internal Office 120 SF Shared Office 230 SF	22 3	22 6
■ WORKSTATIONS		
Benching (72"x30")	32	32
■ COLLBORATION		
Boardroom 20 PPL	1	
LG Conf. Room 12 PPL	1	
MD Conf. Room 8 PPL SM Conf. Room 6 PPL	3	
Huddle Room	4	
☐ OPEN COLLBORATION	2	
■ FOCUS/SPECIALTY		
Phone Room	4	
AMENITY		
Townhall	1	
Coffee Bar	1	
Wellness Room	1	
AMENITY		
Terrace	1	
■ SUPPORT & STORAGE		
Mail/Copy/Print Room	1	
Copy/Print Coat Closet	1	
Storage Room	1 2	
Pantry Storage Room	1	
IT	1	
ADA Restroom w/ Shower	1	

Total Headcount

65

PARK AVENUE



42ND STREET









A UNIQUE SPACE AND EXPERIENCE.

EXCLUSIVE TO A 50,000 RSF USER

- Executive Parking
- **▼** Mezzanine Space for Exclusive Tenant Use
- Private, Tenant-Only Gym Opportunity
- ▼ Interconnecting Stairwell Opportunity
- ▼ Mezzanine Space Offers Flexible Design Potential













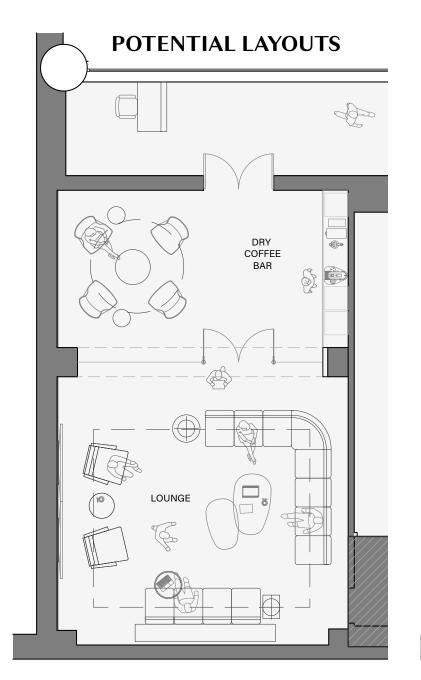


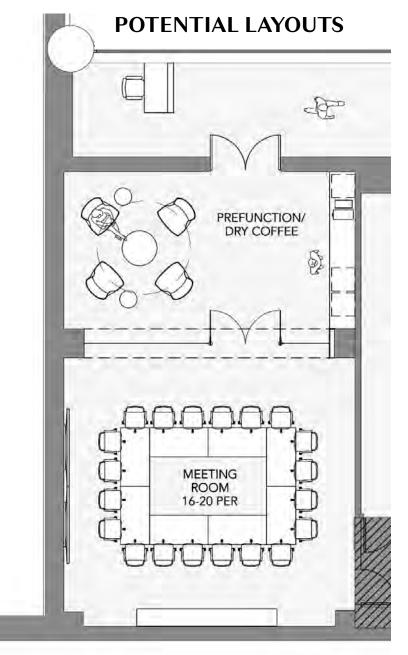
MEZZANINE LEVEL OPTIONS

2,200 SF

Vacant space available for private tenant to curate and use upon leasing the 50,000 RSF block of space.

PARK AVENUE





INTERCONNECTING STAIRCASE OPPORTUNITY

N

5TH FLOOR

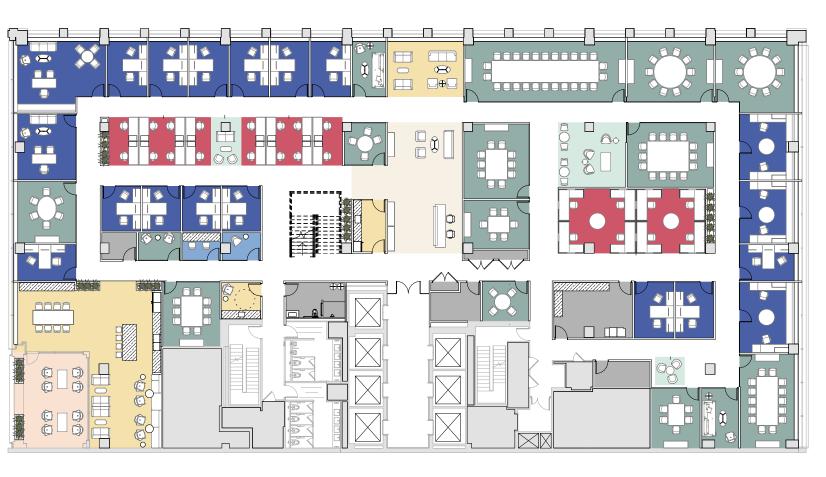
TEST-FIT

49,676 SF (5TH + 6TH COMBINED)

40,010 01	COMBINED)	
SPACE TYPE	QTY	HEAD COUNT
□ WELCOME Reception Desk	1	1
Lounge PRIVATE OFFICE		
Executive Office Private Office Internal Private Office Shared Office	2 8 6 3	2 8 6 6
WORKSTATIONS Benching (72"x30") Workstations (8'x6')	16 8	16 8
COLLBORATION Boardroom 24 PPL LG Conf. Room 14-18 PPL MD Conf. Room 8-10 PPL SM Conf. Room 6 PPL Huddle Room	1 1 5 3 5	
☐ OPEN COLLBORATION	3	
■ FOCUS/SPECIALTY Phone Room	2	
☐ AMENITY Pantry/Townhall Coffee Bar Wellness Room Lounge	1 1 1	
☐ AMENITY Terrace	1	
SUPPORT & STORAGE Mail/Copy/Print Room Coat Closet Storage Room Pantry Storage Room IT ADA Restroom w/ Shower	1 2 1 1 1	

Total Headcount

PARK AVENUE



42ND STREET

INTERCONNECTING STAIRCASE OPPORTUNITY

6TH FLOOR

TEST-FIT

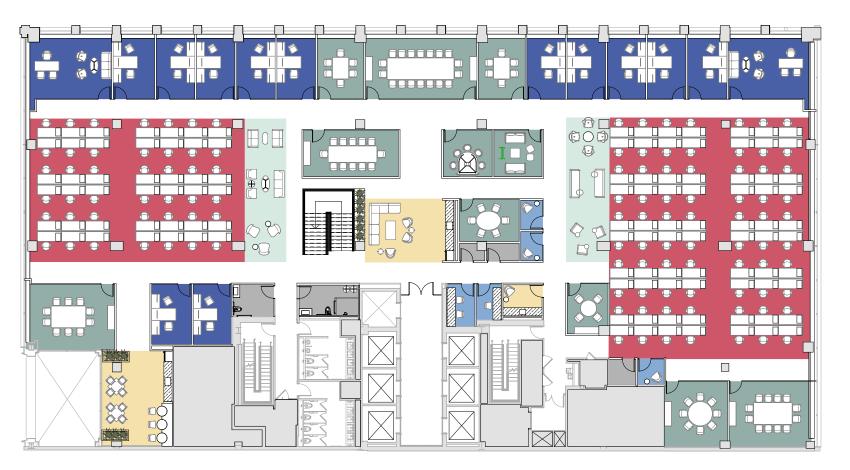
Total Headcount

49,676 SF (5TH + 6TH COMBINED)

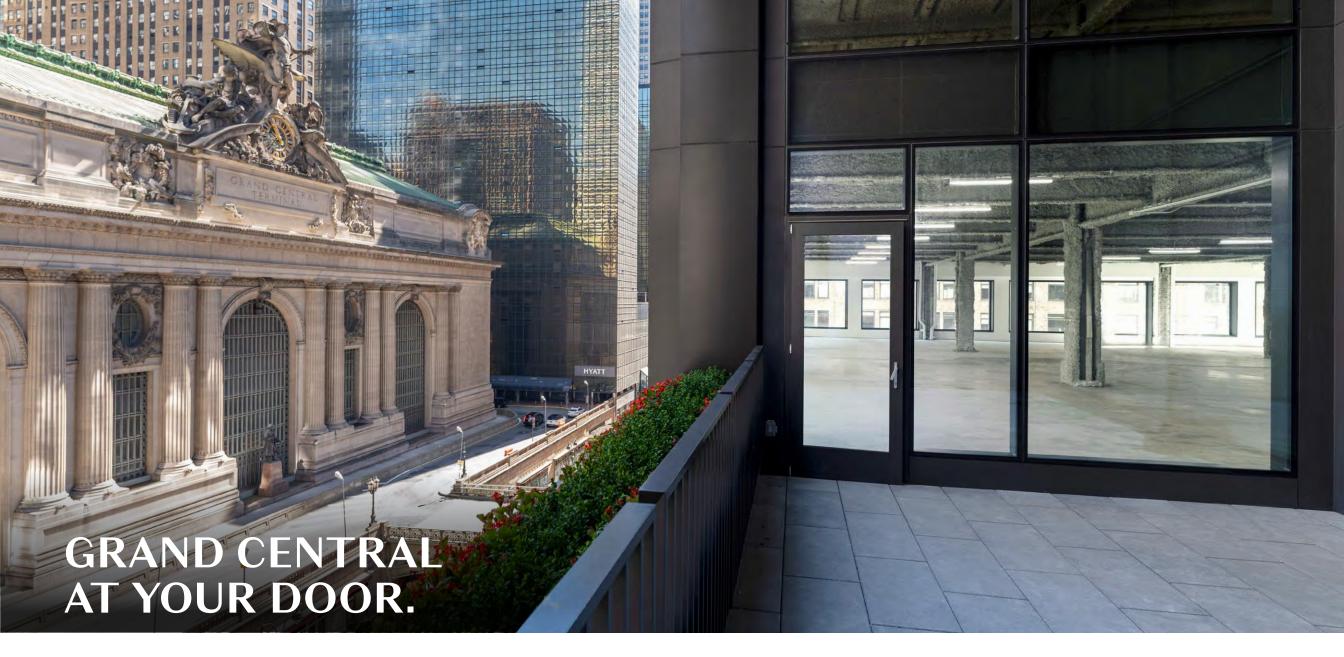
SPACE TYPE	QTY	HEAD COUN
PRIVATE OFFICE		
Executive Office	2	8
Private Office	10	6
Internal Private Office	2	6
WORKSTATIONS		
Benching (72"x30")	112	112
COLLBORATION		
LG Conf. Room 14-18 PPI	4	
MD Conf. Room 8-10 PPL	3	
SM Conf. Room 6 PPL	1	
Huddle Room	3	
OPEN COLLBORATION	2	
FOCUS/SPECIALTY		
Phone Room	5	
AMENITY		
Pantry	1	
Coffee Bar/Lounge	1	
Wellness Room	1	
SUPPORT & STORAGE		
IT	1	
Coat Closet	1	
Storage Room	1	
ADA Restroom	1	
ADA Restroom w/ Shower	1	



PARK AVENUE



E 42ND STREET



THE CITY AT YOUR FEET.

Surrounded by some of Midtown's best lifestyle offerings, 120 Park Avenue sits, steps from One Vanderbilt and Grand Central, at the center of a neighborhood that balances energy with everyday ease.

▼ DINING FOR EVERY PALETTE

Cipriani

Zuma

Oyster Bar

Benjamin Prime

Grand Brasserie

Vanderbilt Market

Park Avenue Tavern

Tartinery

Bryant Park Grill

The Capital Grille

Madison & Vine

Los Tacos

▼ RETAIL & ARTS MECCA

Grand Central Terminal: 65+ Shops & Eateries

Fifth Avenue Shopping

The Morgan Library

New York Transit Museum

The New York Public Library

▼ HIGH-END HOTELS

The Bryant Park Hotel

Andaz

Hyatt Grand Central

The William Hotel

The Library

The Chemists' Club

Pestana Park Ave

▼ FITNESS & WELLNESS PRIORITIZED

Equinox

Sports Lab

CorePower Yoga

Crunch

▼ GREEN SPACE RESET

Pershing Square Plaza

Bryant Park is home to many NYC landmarks, including the skating rink, carousel and NY Public library, and also hosts many events on its wide open lawns (i.e. movies, yoga, etc).













NEIGHBORHOOD



Pershing Square



Shops

12 Coffee

20 Fast-Casual **Lunch Spots**

17 Sit-Down Restaurants

6 Hotels



3 Gyms





Bryant Park



TRANSIT



01 min



12 mins













Port Authority



Penn Station





34th St Ferry









TECHNICAL SPECIFICATIONS

Owner/Landlord: 120 Park Avenue Associates, LLC

Managing Agent: Global Holdings Management Group U.S.

Location: 41st St. between Park Ave. & Madison Ave.

Building Size: Approximately 643,000 sq. ft.

Height: 26 Stories with 4 Lower Levels (LL A – D)

Architect: Ulrich Franzen & Associates

Built: 1982, Renovated 2011

Transportation: Directly access to Grand Central Terminal, Metro

North, LIRR and Subway Lines - 4, 5, 6, 7, & S.

Parking: Executive Parking spots available via limo lift

Telecom: Building is wired with ATT, Crown Castle,

Spectrum/Time Warner & Verizon

Ceiling Heights: - 26th floor = 15'6"

- 2nd - 25th floors = 12'3"

-CPS = 42

- LLA = 10'3 - 11'5"

- LLB = 10'5"

- LLC = 10'3' - 11'3'

- LLD = 9'5" (storage)

Live Load Per Floor: - 100 PSI per floor

- 1st floor - 150

- D-level - On Grade

Elevator Banks: - Destination Dispatch Technology

- Low-Rise - M-LLD: 3 cars

- High-Rise - Floors 5-26: 7 Cars

- Freight: LLDD – 27

Freight Elevator Hours: Access to freight on a non-reserved basis

at no charge from 8 AM to 5 PM, M-F

Electric: - Two (2) 3,000 Amp Main feeds

- Directly metered to Con Edison

- Seven (7) watts per rentable square foot,

demand load, exclusive of base building HVAC

Emergency Generator: Life Safety, Elevators, Fire Pump. Moderate capacity

available for tenant use

HVAC: - Centralized Chiller Plant equipped with

MERV 15 filters

Hours of Operation: Building hours are
 8 AM – 7 PM, M-F (excluding holidays)

Security: Lobby desk attended 24 hours per day,

365 days per year.

Life Safety: Full Code Compliant Class "E" system updated to

comply with LL191

GLOBAL HOLDINGS Management Group (US)

Building for the Long Term.

Global Holdings Management Group is an international alliance of real estate asset management and investment advisory companies operating across the United States, United Kingdom and Europe.

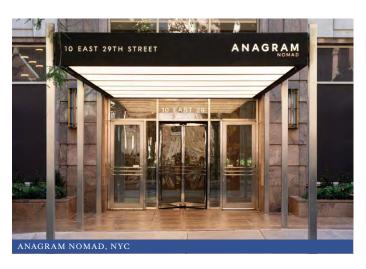




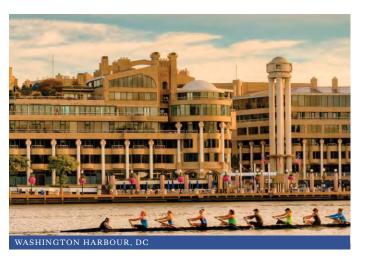












120 PARK

NEW YORK, NY 10117

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