

# 245 PARK AVE







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 Wellness Amenity with Golf Lounge

New L'Epicerie by Daniel Boulud

Rooftop Park

Exceptional Connectivity. Immediate Access to Grand Central Terminal

New Upscale Dining by Scarpetta



01

# OPTIMAL LOCATION

245 PARK AVENUE



NEIGHBORHOOD MAP

Immediate Access to  
Grand Central Terminal

MTA

LIRR

MTA

Metro-North Railroad

4

5

6

7

S



245 PARK AVENUE





02

DEVELOPED FOR  
AN EXCEPTIONAL  
TENANT EXPERIENCE

245 PARK AVENUE



A palatial podium  
*newly reclad, making a monumental  
statement on Park Avenue*

245 PARK AVENUE

47TH STREET EXTERIOR



Elegant plaza re-design with lush  
landscaping provides a dramatic entrance

245 PARK AVENUE

NEW PLAZA ENTRANCE





cala scarpetta

245

SOCIETE  
GENERALE

245 PARK AVENUE

NEW PLAZA ENTRANCE





# A Grand Entry

245 PARK AVENUE

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.





245 PARK AVENUE

LOBBY





245 PARK AVENUE

↳ LOBBY









245 PARK AVENUE



LOBBY CORRIDOR  
& ELEVATOR BANK



# GROUND FLOOR PLAN

## Golf Lounge

Health & Wellness

## New Plaza & Arcades

Public Spaces

## Cala Scarpetta

## Park Lobby

Park Ave Entrance

## Lobby Concierge

Lexington Ave Entrance

## Security Presence

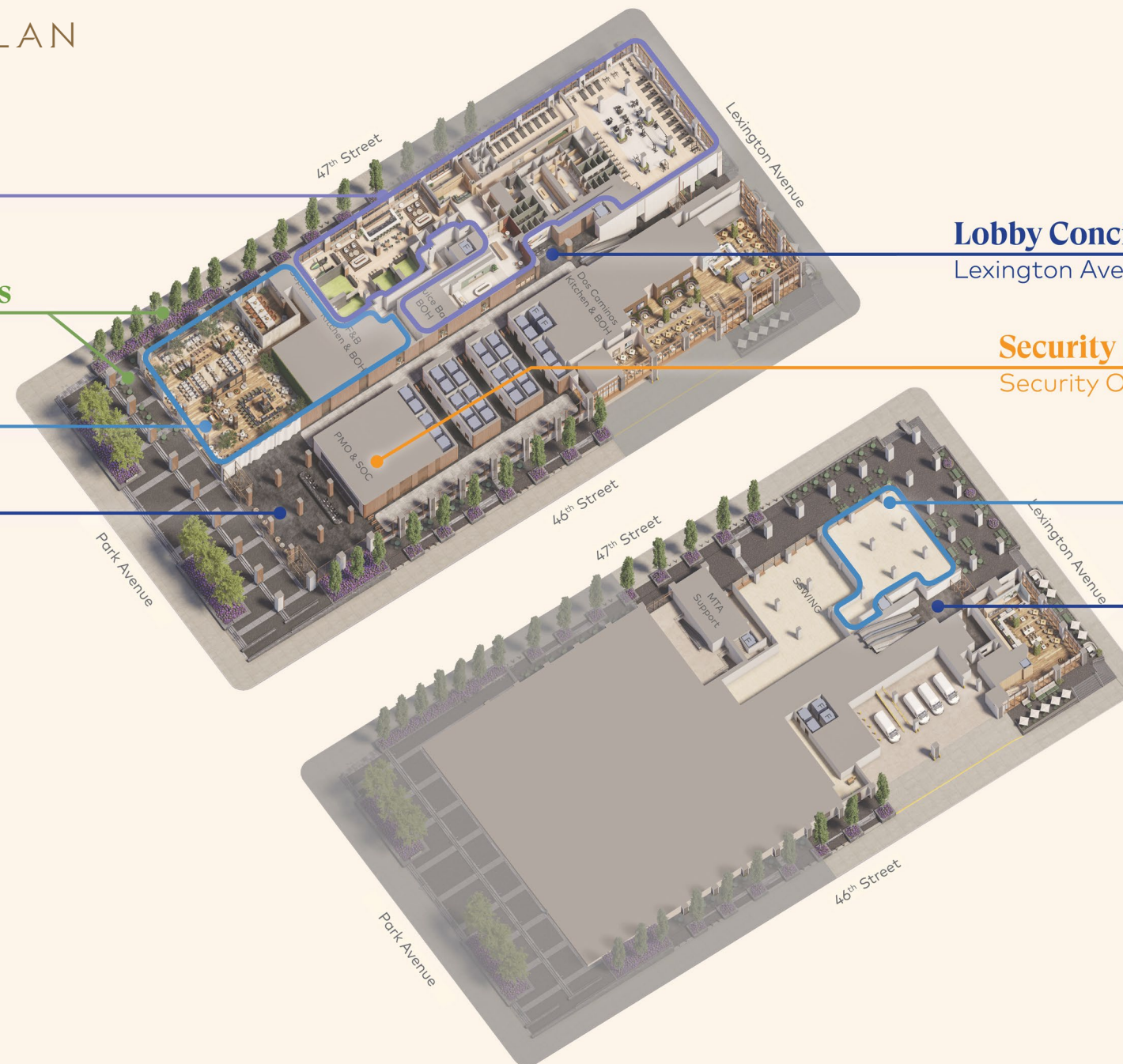
Security Operations Center

## L'Ami Pierre

Lease Out

## Lexington Lobby

Lexington Ave Entrance





## DINING EXPERIENCE

### Cala Scarpetta

PARK AVENUE PLAZA



245 PARK AVENUE

### L'Ami Pierre

LEXINGTON AVENUE PLAZA



### Dos Caminos

LEXINGTON AVENUE





CALA SCARPETTA

# Outdoor Dining

245 PARK AVENUE

NEW PLAZA ENTRANCE





CALA SCARPETTA

# Upscale Dining

245 PARK AVENUE





# Balancing the Workday

## *With Spa-Like Fitness*

245 PARK'S amenity program features a wellness center with fitness area, treatment rooms, golf simulators, and a lounge with food and beverage operated by Chef Daniel Boulud.

CLUB 245

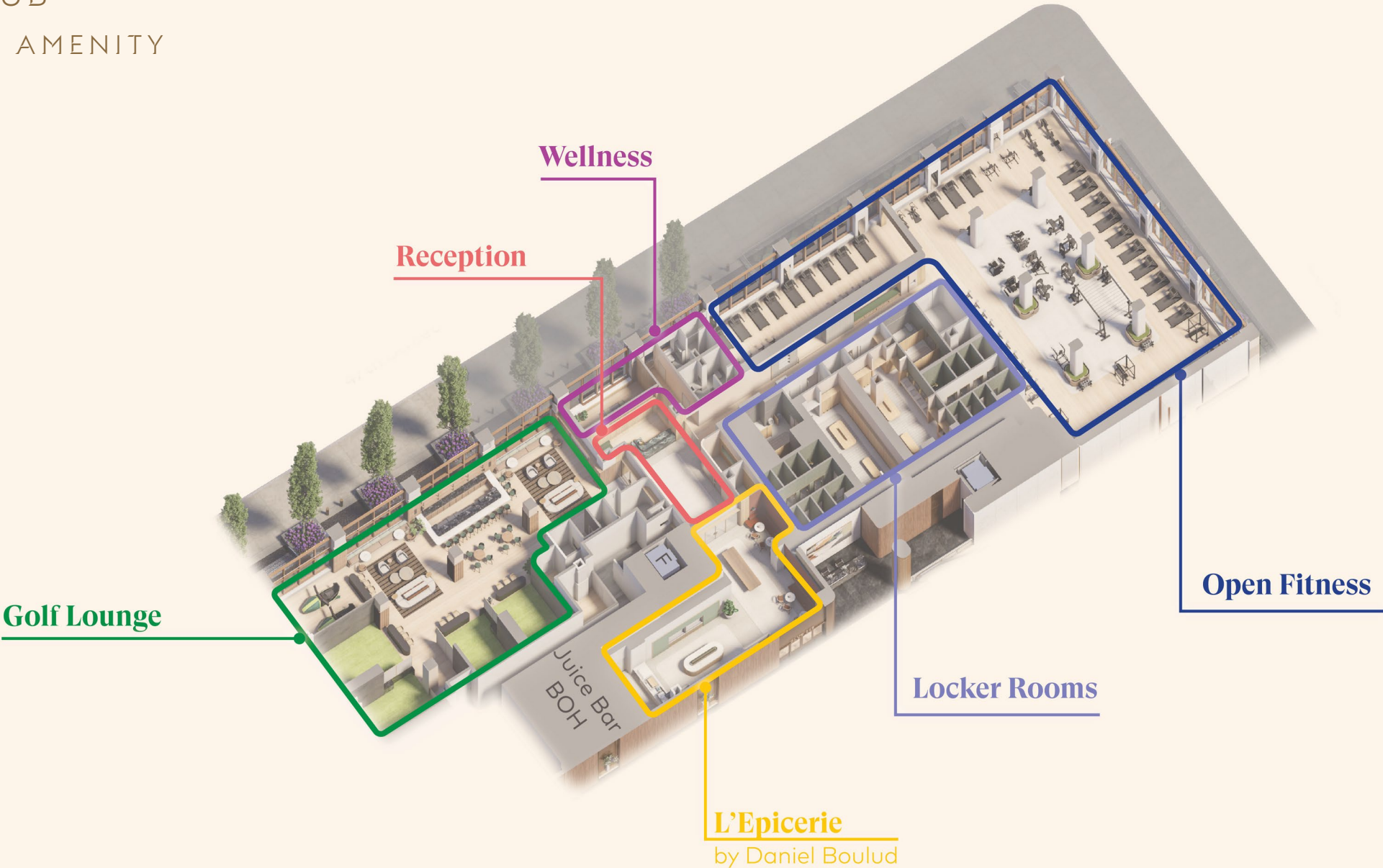
245  
PARK AVENUE

245 PARK AVENUE

AMENITY CENTER



245 CLUB  
TENANT AMENITY





# L'Epicerie by Daniel Boulud



245 PARK AVENUE



# L'Epicerie by Daniel Boulud

245 PARK AVENUE





AMENITY CENTER  
**Reception**



245 PARK AVENUE



AMENITY CENTER  
**Wellness Center**



245 PARK AVENUE



AMENITY CENTER  
**Locker Room**



245 PARK AVENUE



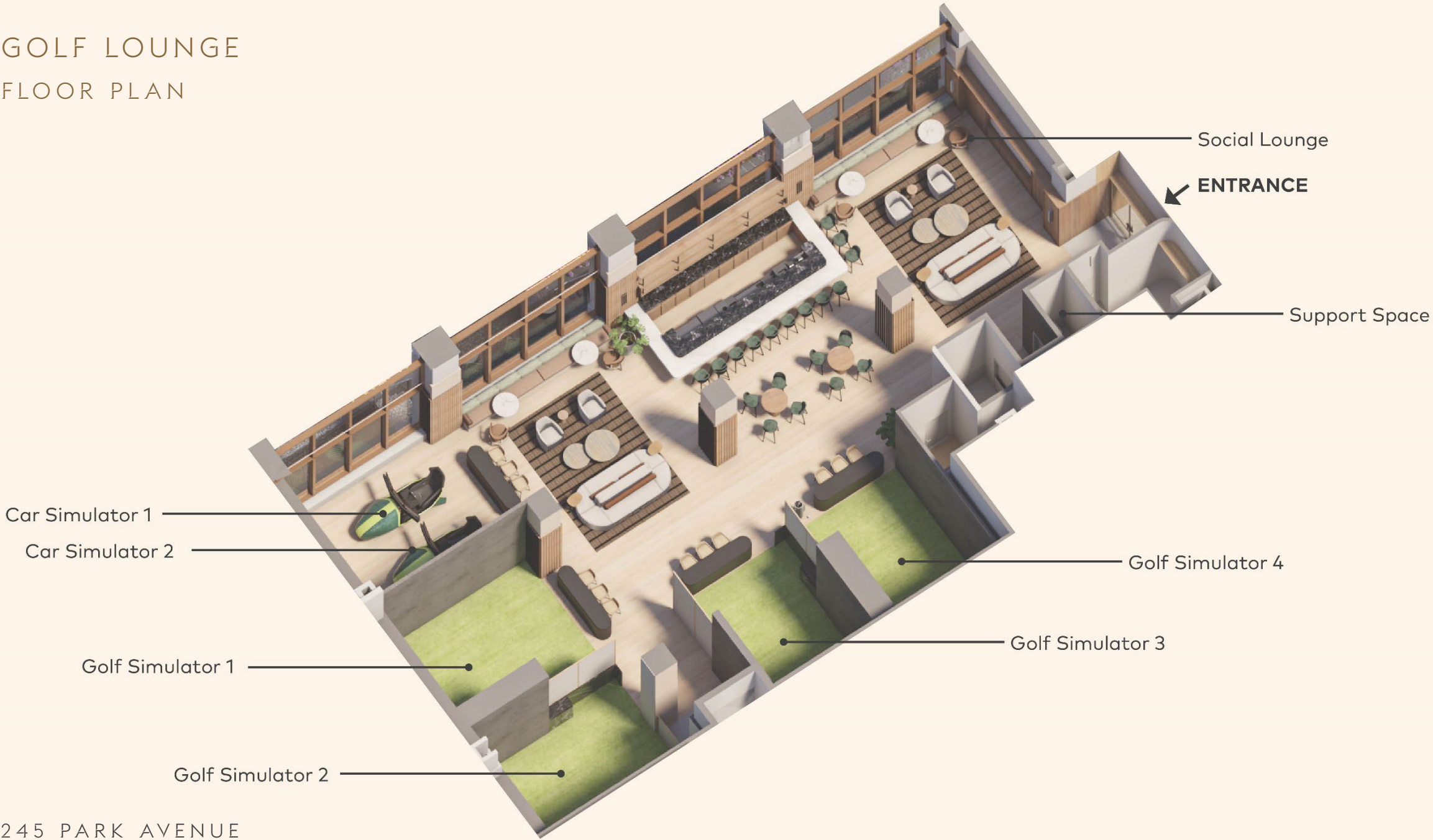
AMENITY CENTER  
**Treatment  
Room**

245 PARK AVENUE





GOLF LOUNGE  
FLOOR PLAN





AMENITY CENTER  
**Golf Lounge**



245 PARK AVENUE



AMENITY CENTER  
**Golf Lounge**

245 PARK AVENUE





# Rooftop Park





# Rooftop Park





ROOFTOP PARK  
**Lounge**

245 PARK AVENUE





ROOFTOP PARK  
**Lounge**



245 PARK AVENUE



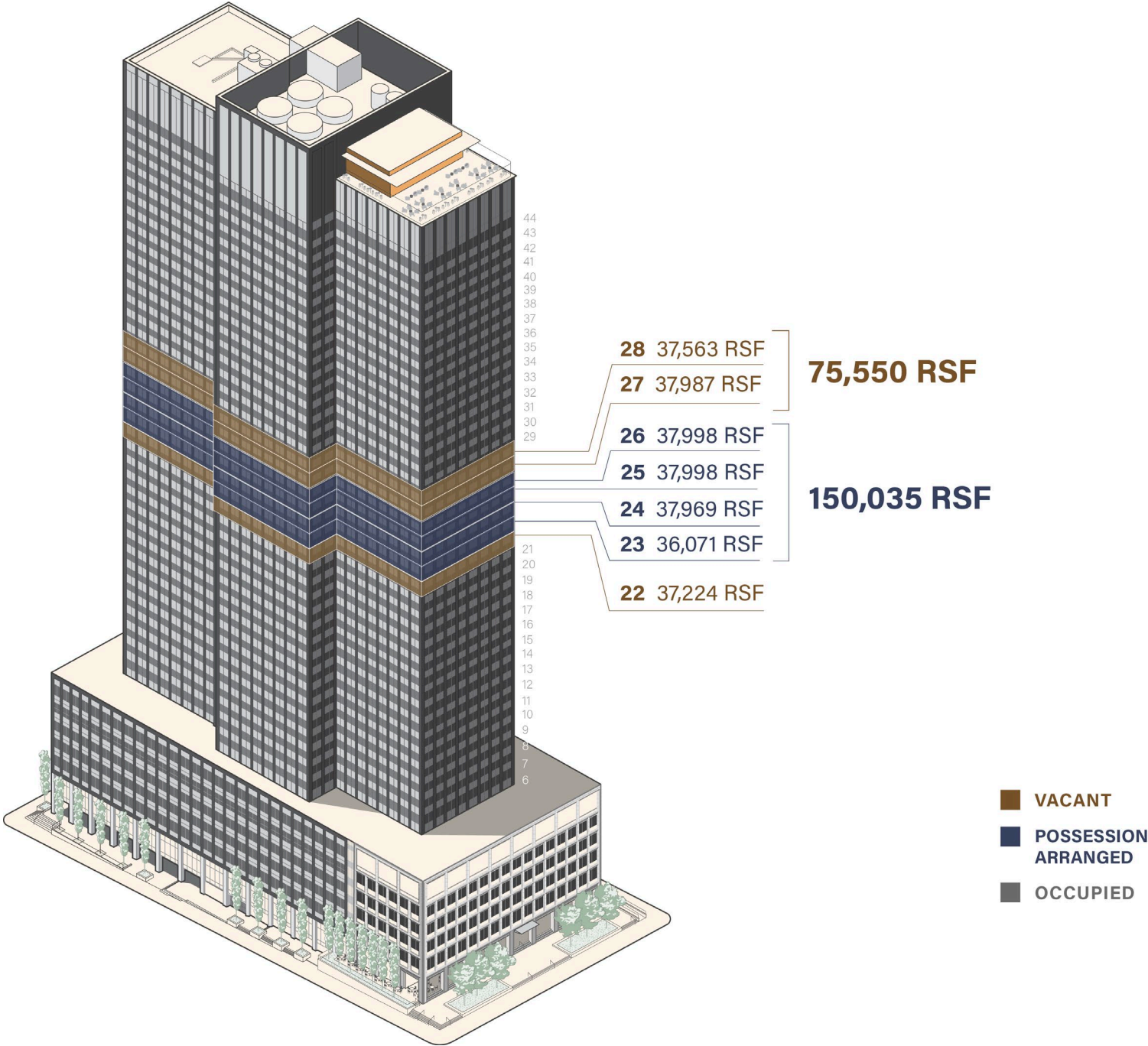
03

# AVAILABILITY

245 PARK AVENUE

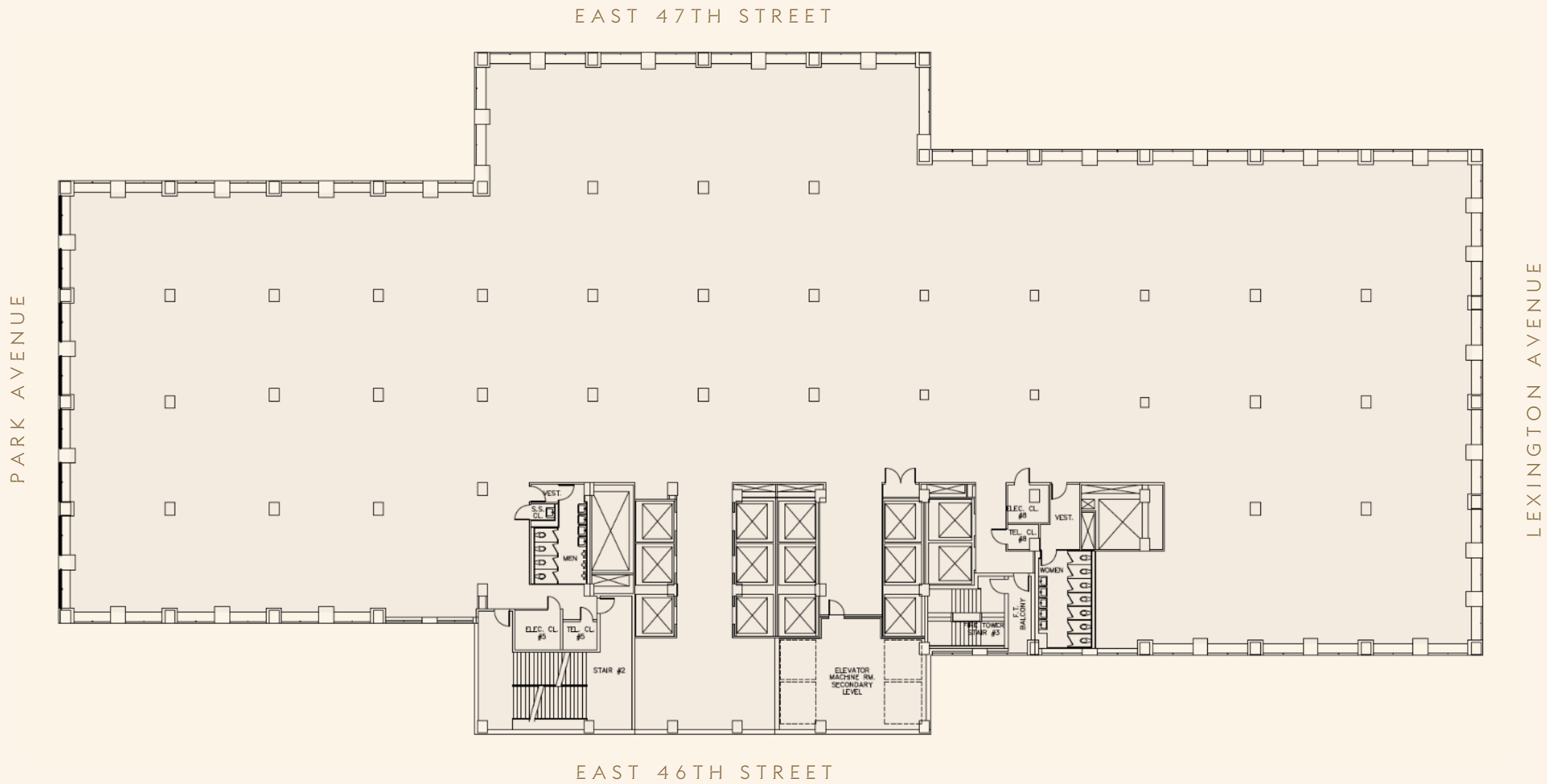


# STACKING DIAGRAM





TOWER FLOOR  
CORE & SHELL PLAN



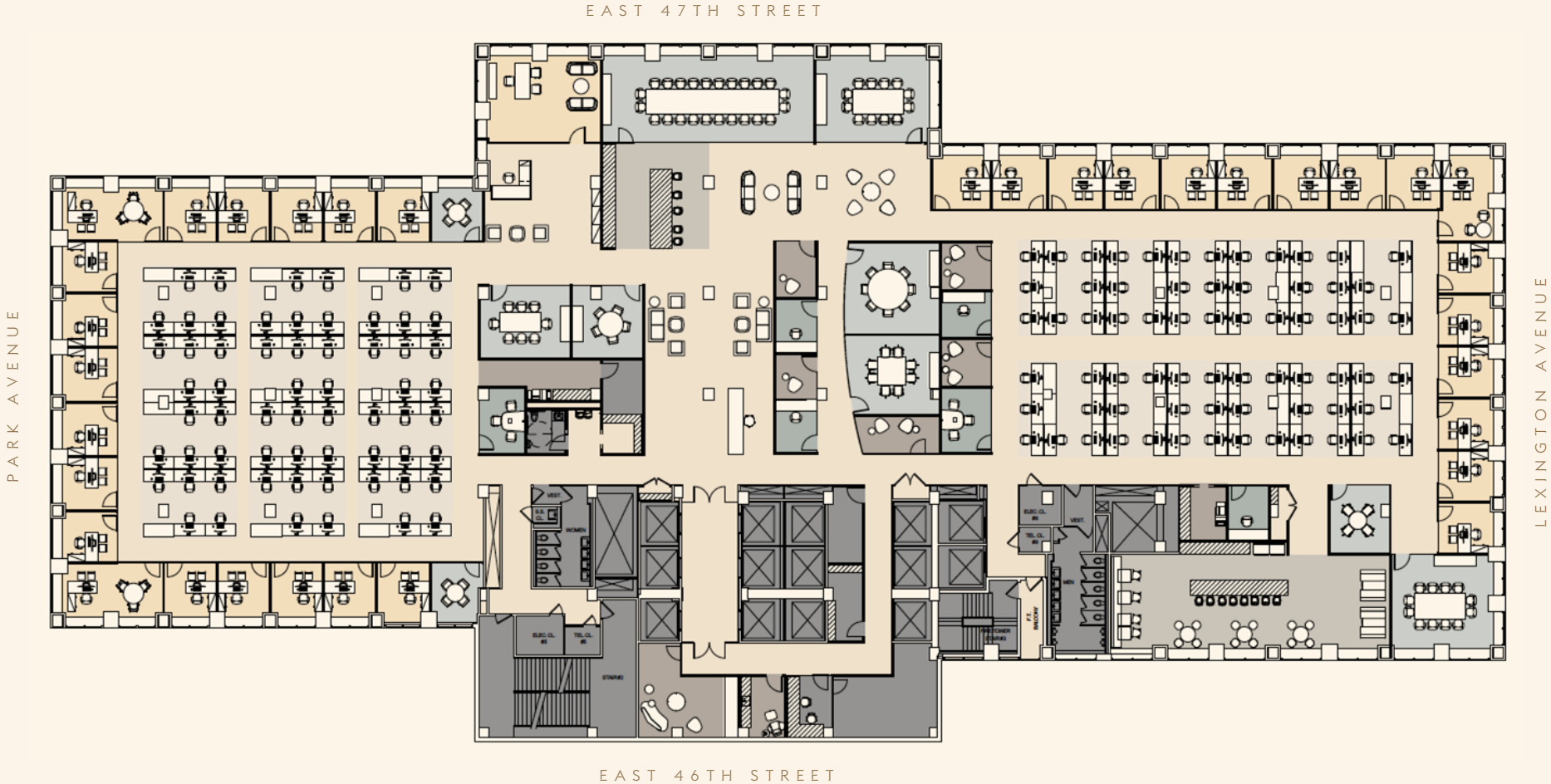


HEDGE FUND  
TEST FIT

MIDRISE FLOOR

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

BOARDROOM	1
CONFERENCE ROOMS	5
MEETING ROOMS	3
HUDDLE ROOMS	2
PHONE ROOMS	5
FOCUS ROOMS	4
CAFE	1
LIBRARY	1
LOUNGE	1





LAW FIRM - DUAL FOOR

TEST FIT

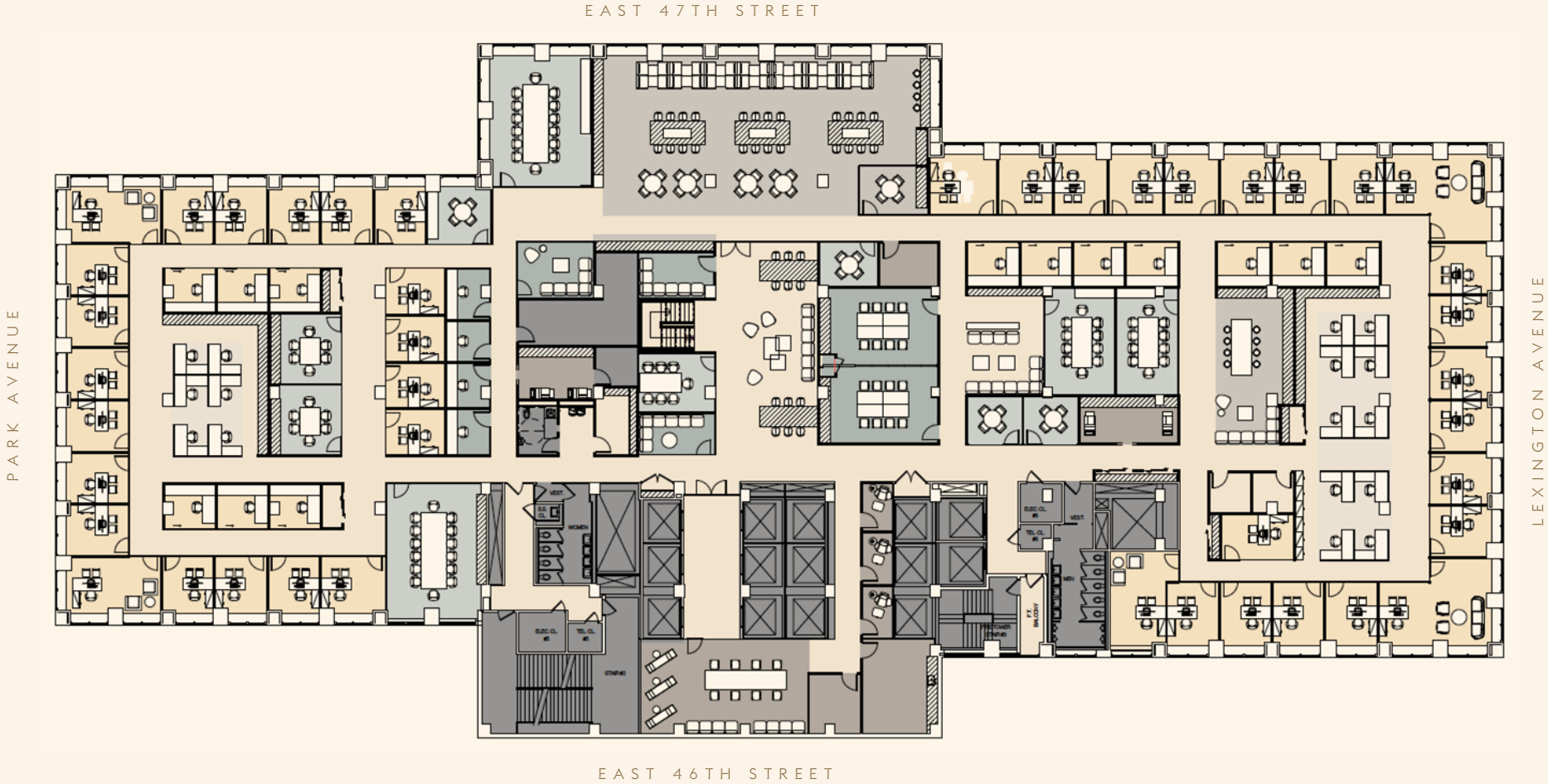
MIDRISE FLOOR

EXECUTIVE OFFICES	5
PERIMETER OFFICES	32
INTERIOR OFFICES	18
ADMIN	16
TOTAL PERSONNEL	72

406 RSF PER PERSON

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



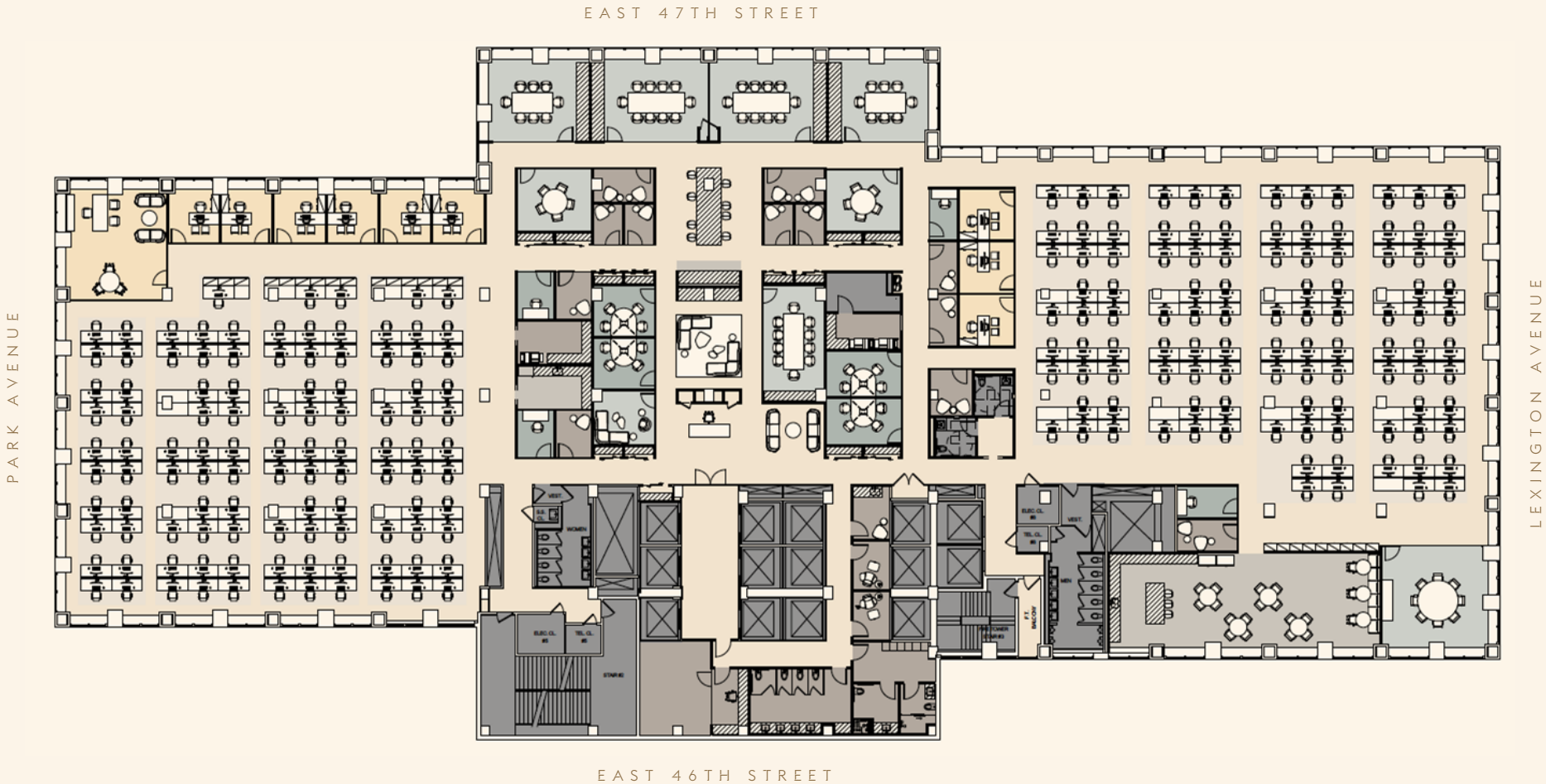


OPEN PLAN  
TEST FIT

MIDRISE 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





# 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 style="list-style-type: none"><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	<i>Floors 2-5</i> <i>Floors 7-44</i> <i>Floor 6</i>	Approximately 76,000 RSF Approximately 36.00 RSF - 38,000 RSF Mechanical floor
TYPICAL SLAB HEIGHTS	<i>Lobby</i> <i>Floors 2-4</i> <i>Floor 5</i> <i>Floors 7-43</i> <i>Floor 44</i>	23' 14' 15' 12'6" 15'
ELEVATORS	<ul style="list-style-type: none"><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 style="list-style-type: none"><li>• Standard Hours of Operation: 8:00 am to 6:00 pm, 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 style="list-style-type: none"><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	<i>Floors 2-44</i> <i>Lobby Level</i> <i>Mechanical Floors</i>	100 lbs. sf 100 lbs. sf 300 lbs. sf
LIFE / SAFETY	<ul style="list-style-type: none"><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); Lighttower (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, 2025, the Company held interests in 55 buildings totaling 30.8 million square feet. This included ownership interests in 27.2 million square feet of Manhattan buildings and 2.8 million square feet securing debt and preferred equity investments.

245 PARK AVENUE





# Get in Touch.

DAVID KAUFMAN

**Senior Vice President**  
212-356-4104  
david.kaufman@slgreen.com

ZACH FREEMAN

**Vice President**  
212-216-1748  
zach.freeman@slgreen.com

BRUCE MOSLER

**Chairman of Global Brokerage**  
212-841-7900  
bruce.mosler@cushwake.com

TARA STACOM

**Executive Vice Chairman**  
212-841-7843  
tara.stacom@cushwake.com

HARRY BLAIR

**Executive Managing Director**  
212-841-5996  
harry.blair@cushwake.com

RON LORUSSO

**Vice Chairman**  
212-841-7979  
ron.lorusso@cushwake.com

PIERCE HANCE

**Senior Director**  
212-841-7641  
pierce.hance@cushwake.com

JUSTIN ROYCE

**Executive Director**  
212-841-7764  
justin.royce@cushwake.com



245 PARK AVENUE

