

2800

PARK AVENUE



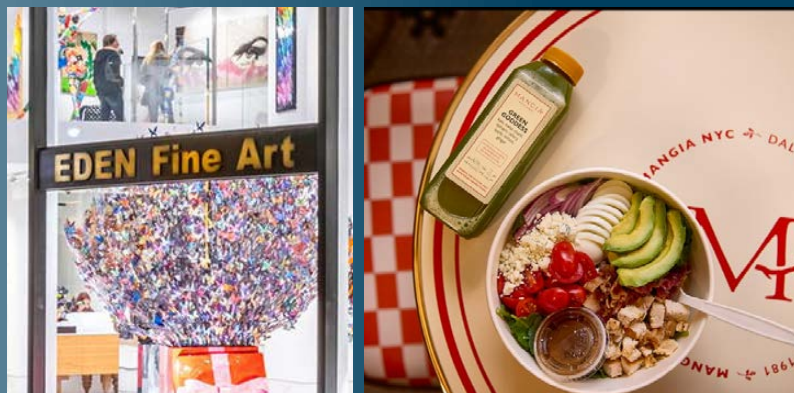
SL GREEN
REALTY CORP.

VORNADO
REALTY TRUST

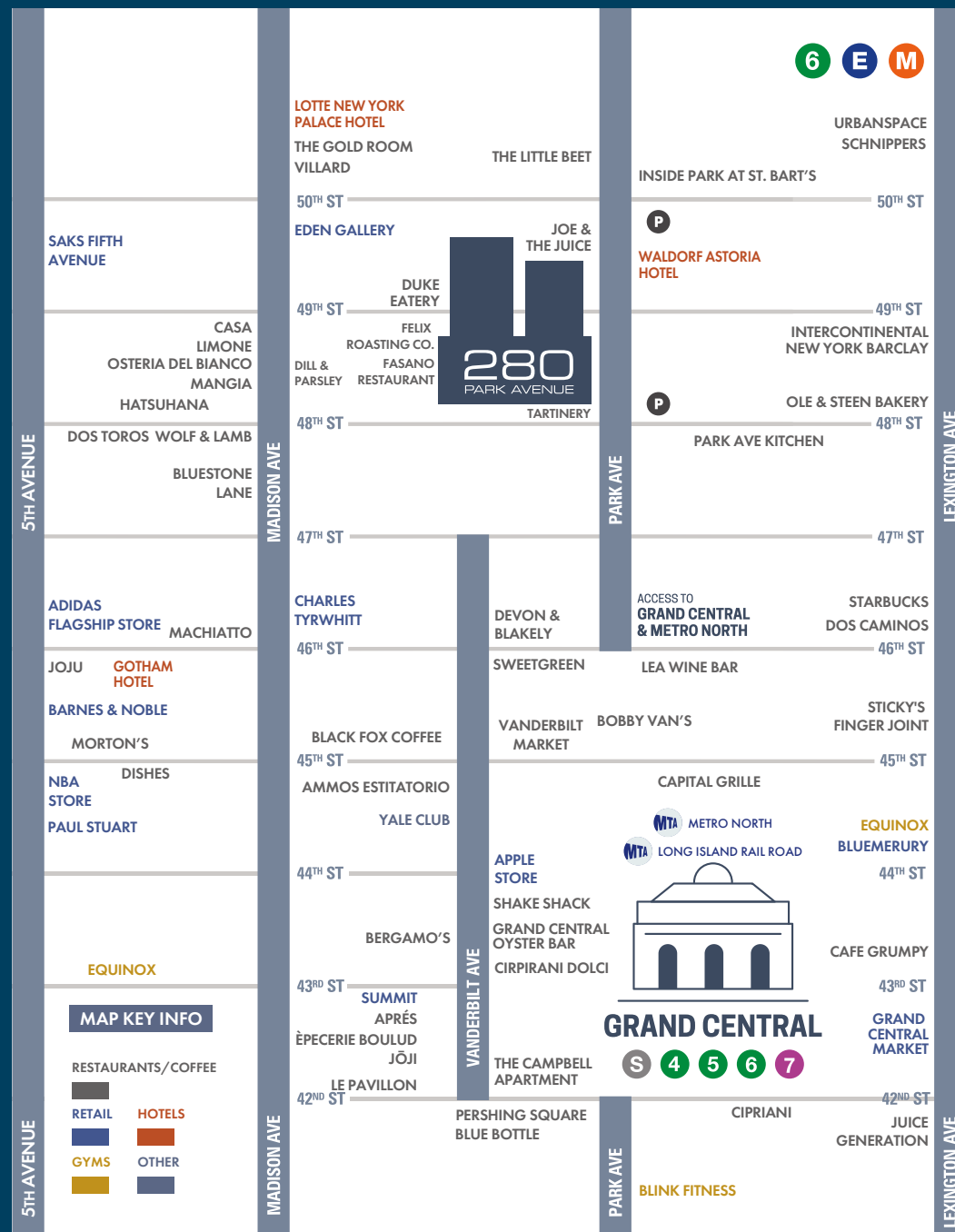
OPPORTUNITY HIGHLIGHTS

- ◆ Prime Park Avenue Location
- ◆ Steps to Grand Central Terminal with new LIRR Connection
- ◆ In-Building Restaurant with Private Dining, Jazz Club and High-End Coffee Shop
- ◆ Double-Height Lobby with Atrium and World-Class Art Installations
- ◆ Prestigious Tenant Roster
- ◆ Walking Distance to Luxury Retail

VIBRANT NEIGHBORHOOD



280
PARK AVENUE



ON-SITE DINING & ENTERTAINMENT



FASANO PRIVATE DINING



BARRETTO JAZZ BAR



FELIX COFFEE



FASANO BAR & LOUNGE



PARK AVENUE

280

280
PARK AVENUE

PARK AVENUE LOBBY EXTERIOR



TWO EIGHTY PARK AVENUE

280

280
PARK AVENUE

ATRIUM LOBBY EXTERIOR



280
PARK AVENUE

REFLECTING POOL & ART INSTALLATION



AVAILABILITY

FULL TOWER FLOORS

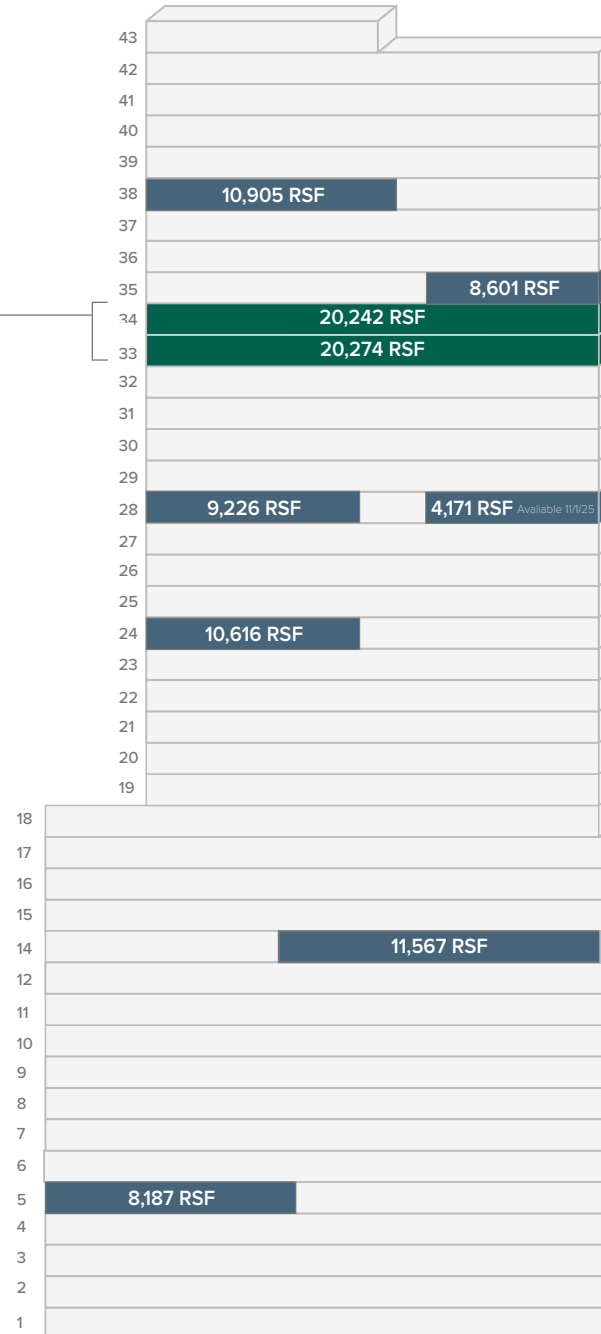
Floors 33-34
Tower Duplex
40,516 RSF

FULL FLOOR OPPORTUNITIES

PRE-BUILT OPPORTUNITIES

280
PARK AVENUE

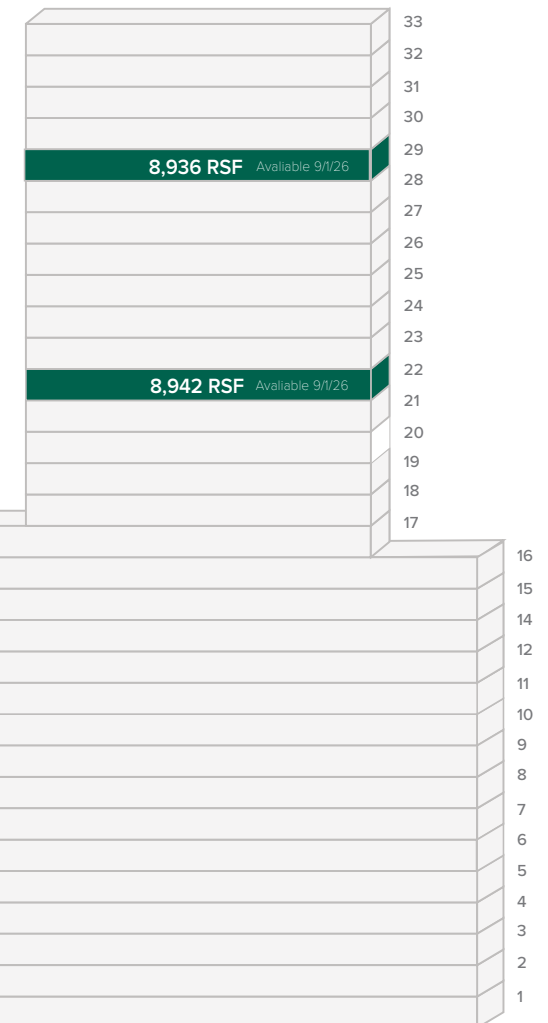
WEST TOWER



NOTABLE TENANTS



EAST TOWER



FULL FLOOR OPPORTUNITIES

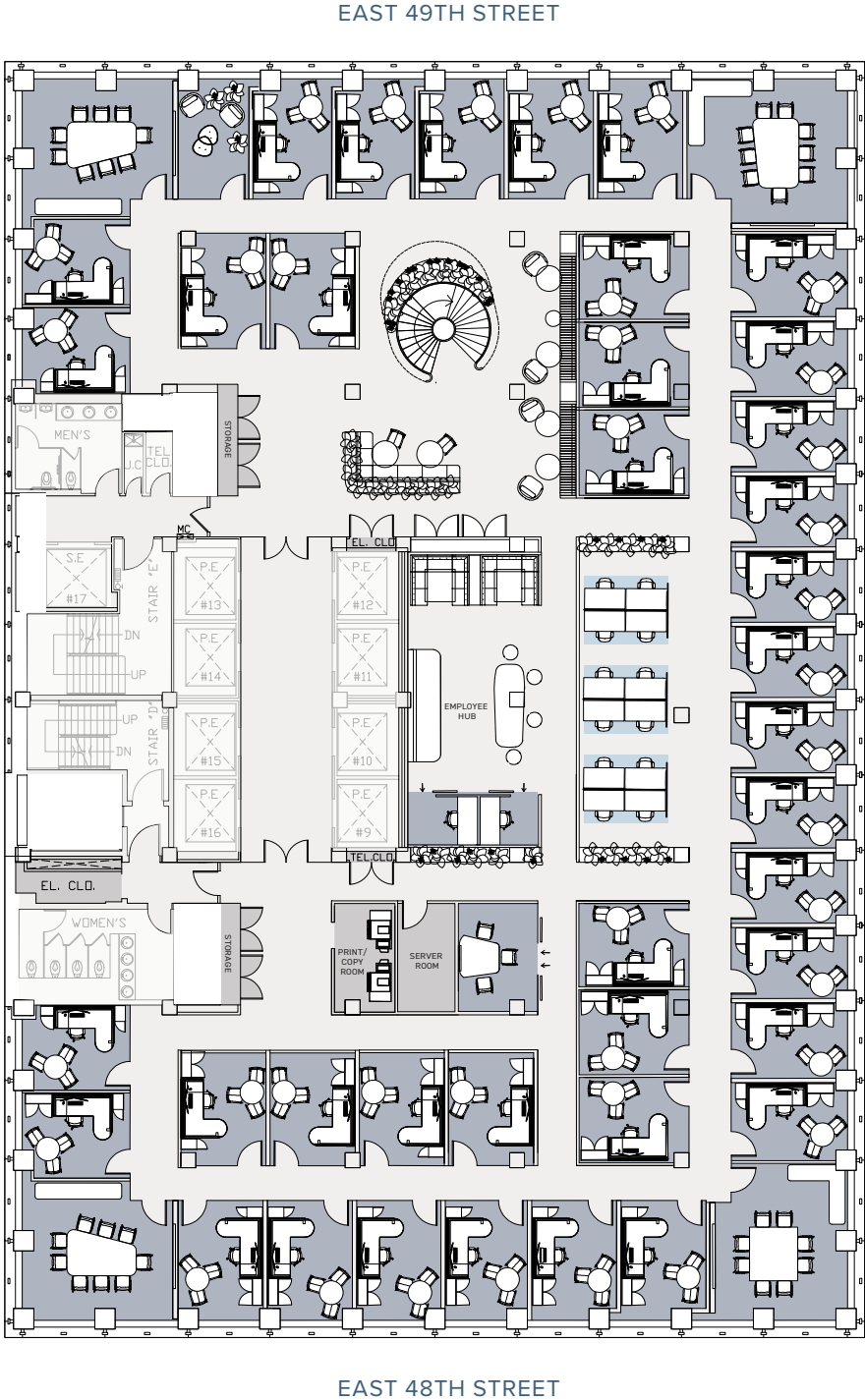
280
PARK AVENUE

ENTIRE 33RD FLOOR (WEST)

20,274 RSF | TEST FIT

FLOOR KEY

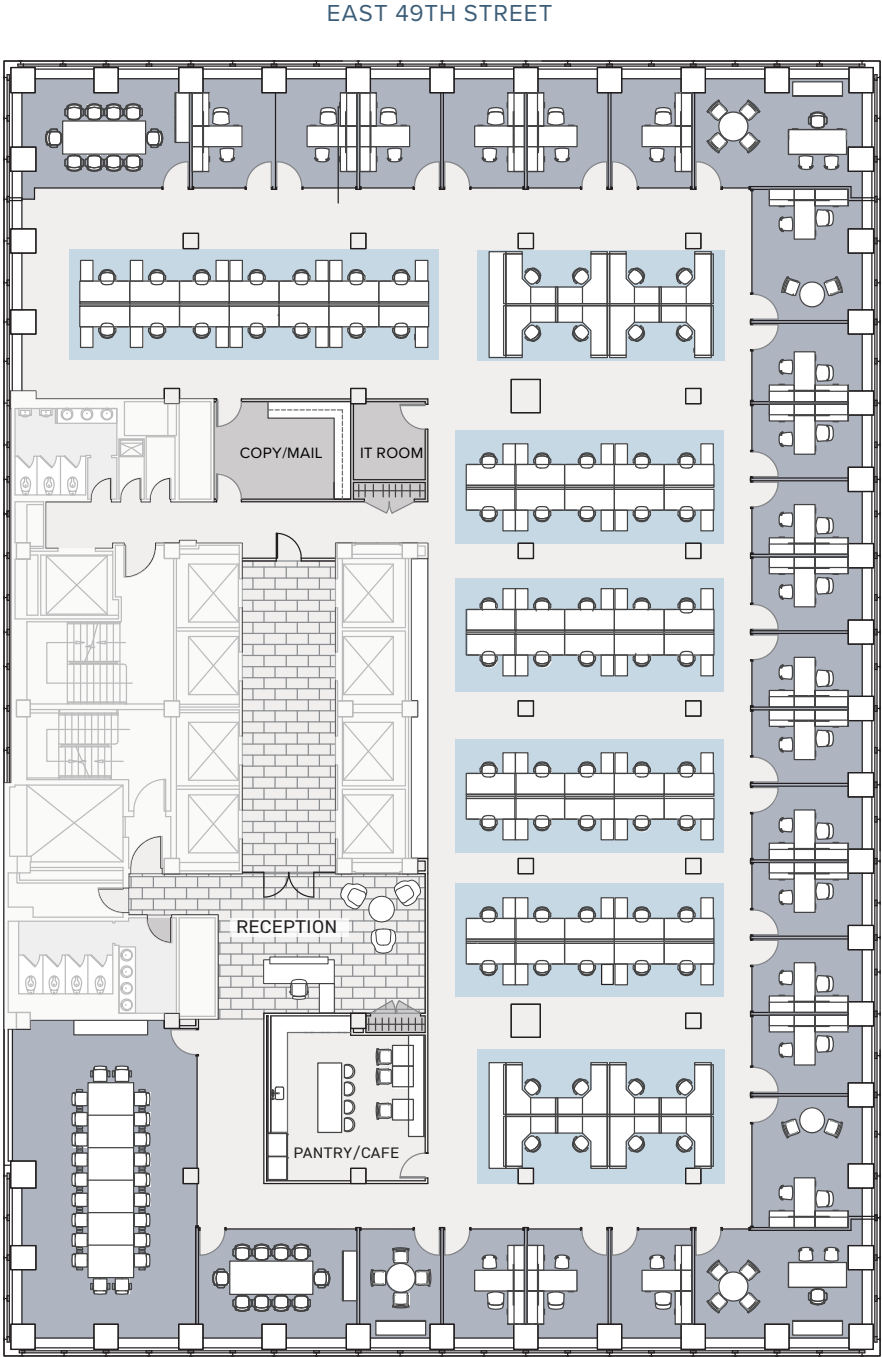
Private Office	97
Reception	1
Internal Lounge	1
Internal Conference Room	21
Client Lounge	1
Client Conference Room	4
Employee Hub	2
Server Room	2
Phone Booth	3
Print/ Copy Room	2
Storage Room	3
Total Headcount	98



TOWER FLOOR (WEST)
APPROX. 20,000 RSF
OFFICE INTENSIVE TEST FIT

FLOOR KEY

Private Office	23
Workstation	70
Conference Room	4
IT Room	1
Pantry/Cafe	1
Copy/Mail	1
Reception	1
Total Headcount	94



EAST 49TH STREET

EAST 48TH STREET

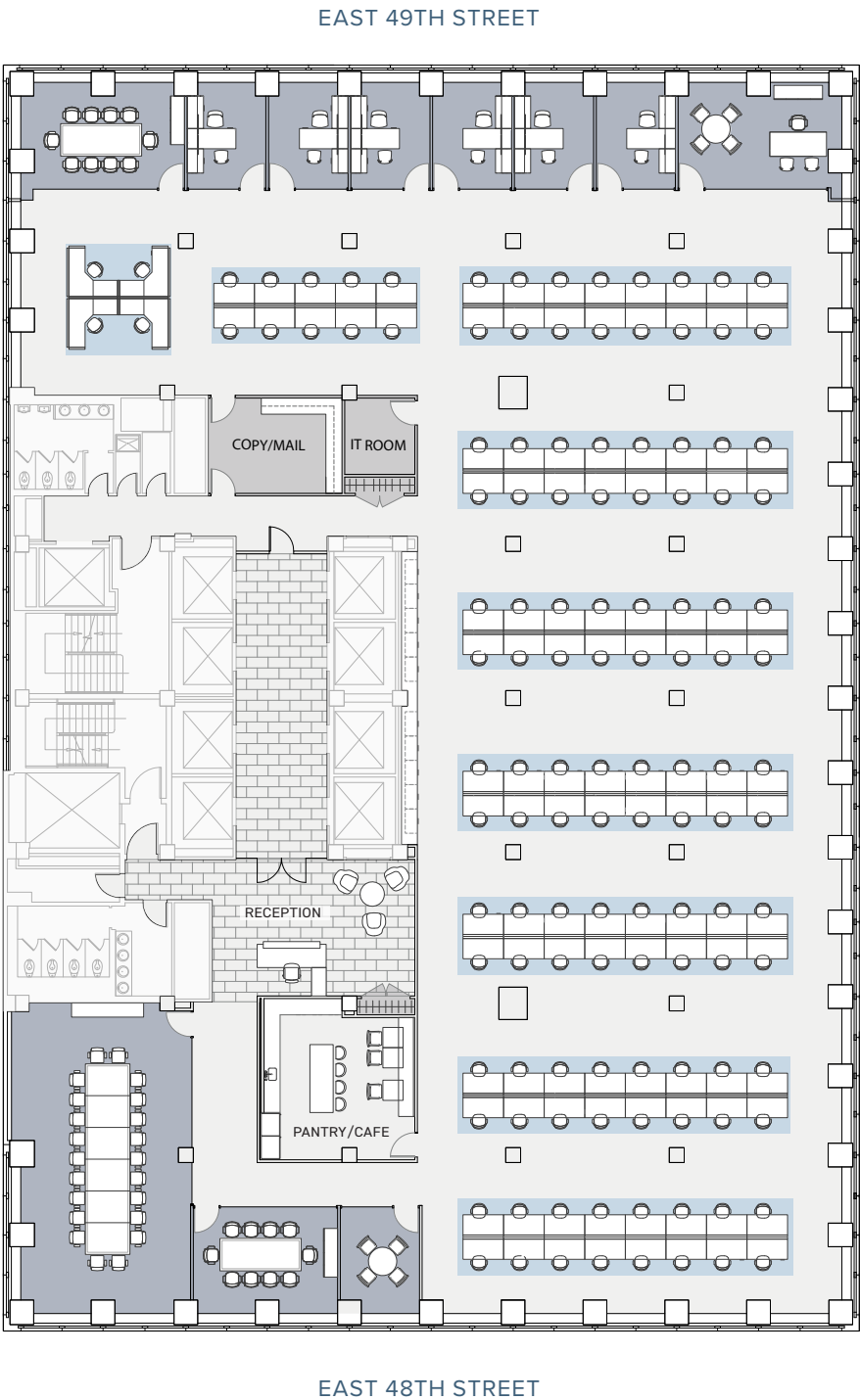


TOWER FLOOR (WEST)

APPROX. 20,000 RSF | OPEN PLAN TEST FIT

FLOOR KEY

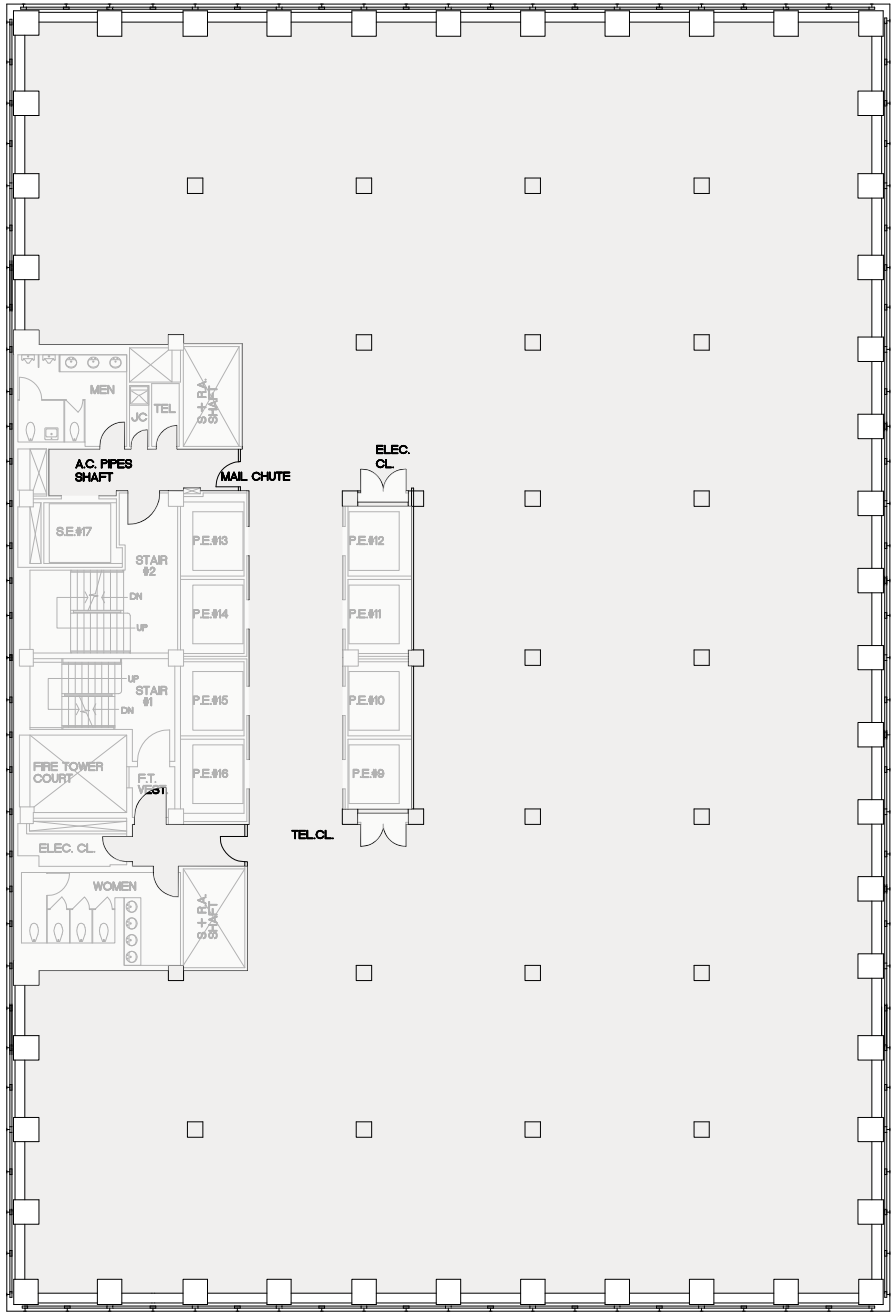
Private Office	7
Workstation	122
Admin. Station	4
Reception	1
Conference Room	4
Pantry/Cafe	1
Copy/Mail	1
IT Room	1
Total Headcount	134



FULL TOWER FLOOR (WEST)

APPROX. 20,000 RSF | CORE & SHELL PLAN

EAST 49TH STREET



EAST 48TH STREET

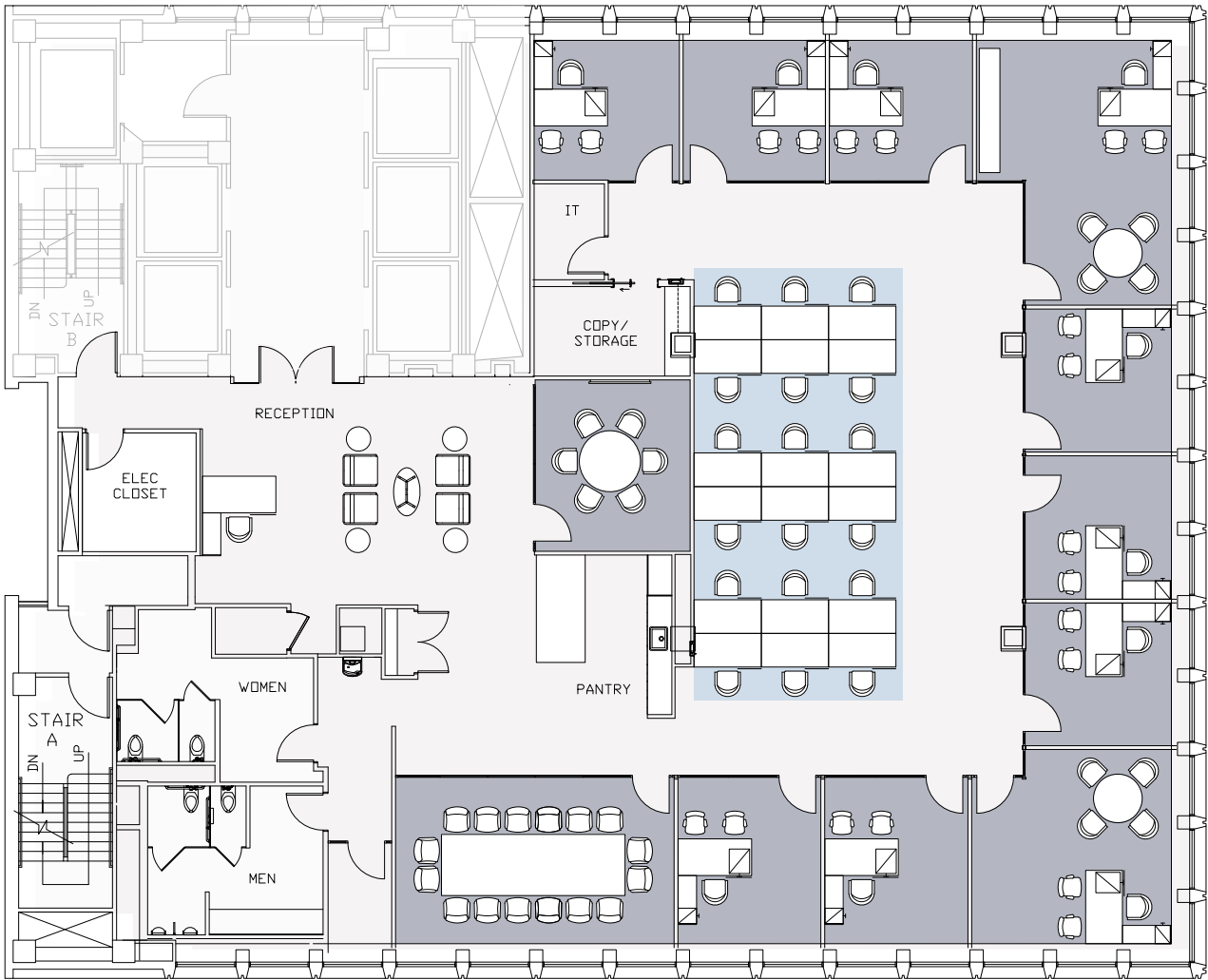


ENTIRE 22ND FLOOR (EAST)
8,942 RSF | PRE-BUILD

EAST 49TH STREET

FLOOR KEY

Private Office	10
Conference Room	2
Workstation	18
Reception	1
Copy / Mail Room	1
Storage Room	1
Pantry/Cafe	1
Total Headcount	29



EAST 48TH STREET

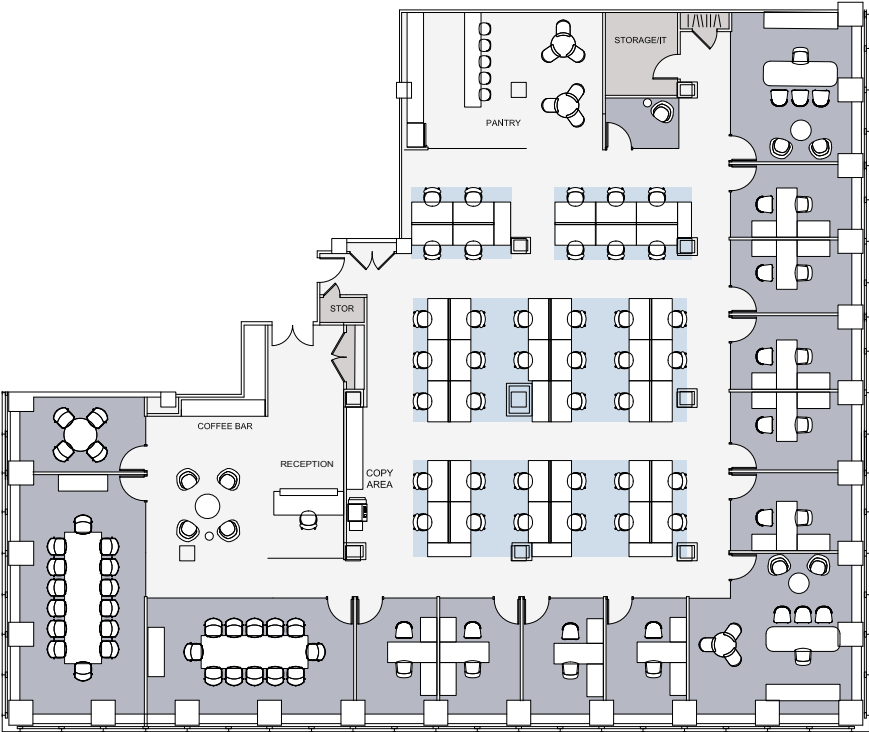
A photograph of a modern office interior, featuring glass-walled cubicles, white desks, and ergonomic chairs. Large windows on the left side offer a view of a city skyline. The entire image is overlaid with a semi-transparent blue filter.

PRE-BUILT OPPORTUNITIES

280
PARK AVENUE

PARTIAL 38TH FLOOR (WEST)

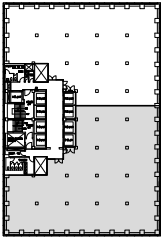
10,905 RSF | PRE-BUILD



EAST 48TH STREET

FLOOR KEY

Executive Office	2	IT/Storage Room	2
Typical Office	9	Coffee Bar	1
Workstation	38	Pantry	1
Reception	1	Phone Room	1
Conference Room	3	Total Headcount	50



CABINET WOOD
Shinoki | Raven Oak



BAR BASE
Chemetal | Agred Brass Dark



BAR PANELS
Plyboo | Louver Wall Panels | Butterfly BY15BN Bronze Noir



BACKSPLASH & COUNTERTIOP
Fiandre | Calacatta Dorato

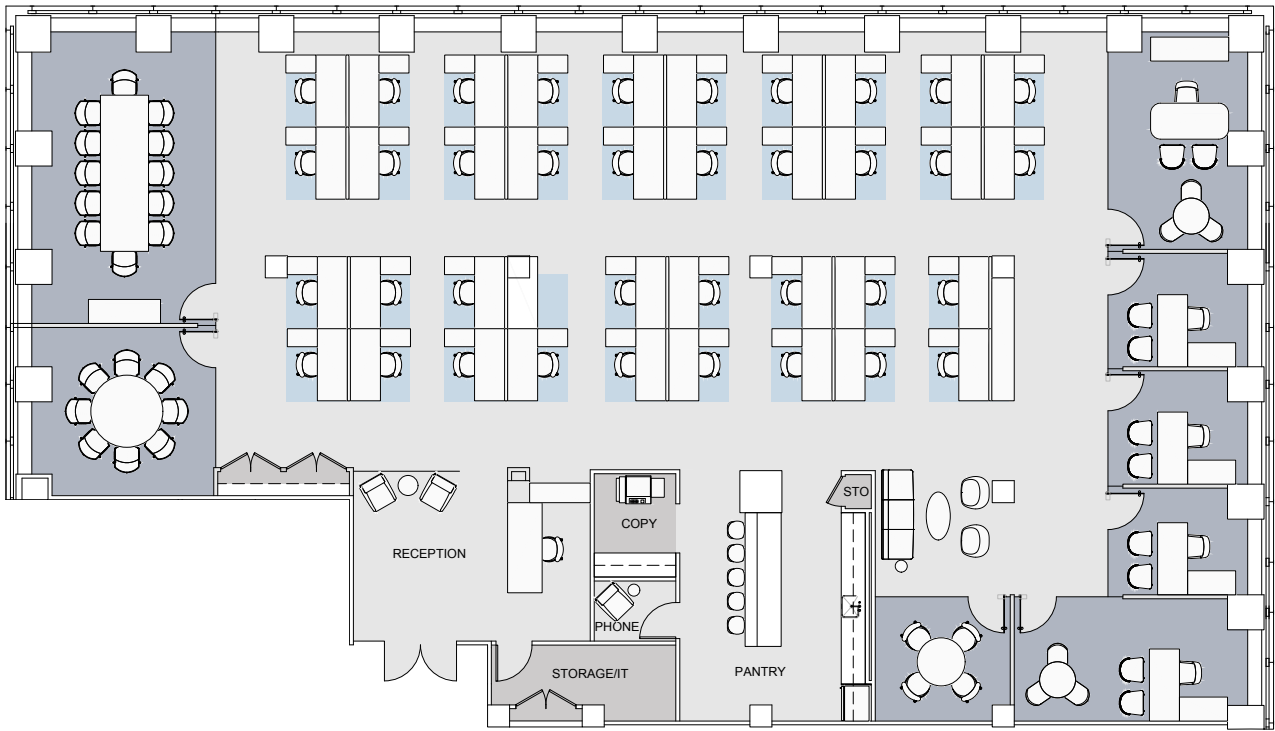


DISHWASHER
Asko | D5526xlf ADA height panel ready

PARTIAL 35TH FLOOR (NORTH WEST)

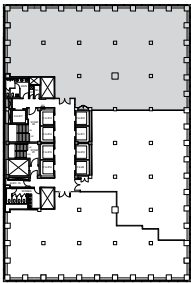
8,601 RSF | PRE-BUILD

EAST 49TH STREET



FLOOR KEY

Executive Office	2	IT/Storage Room	1
Typical Office	3	Pantry	1
Workstation	37	Phone Room	1
Reception	1	Copy Room	1
Conference Room	3	Total Headcount	43

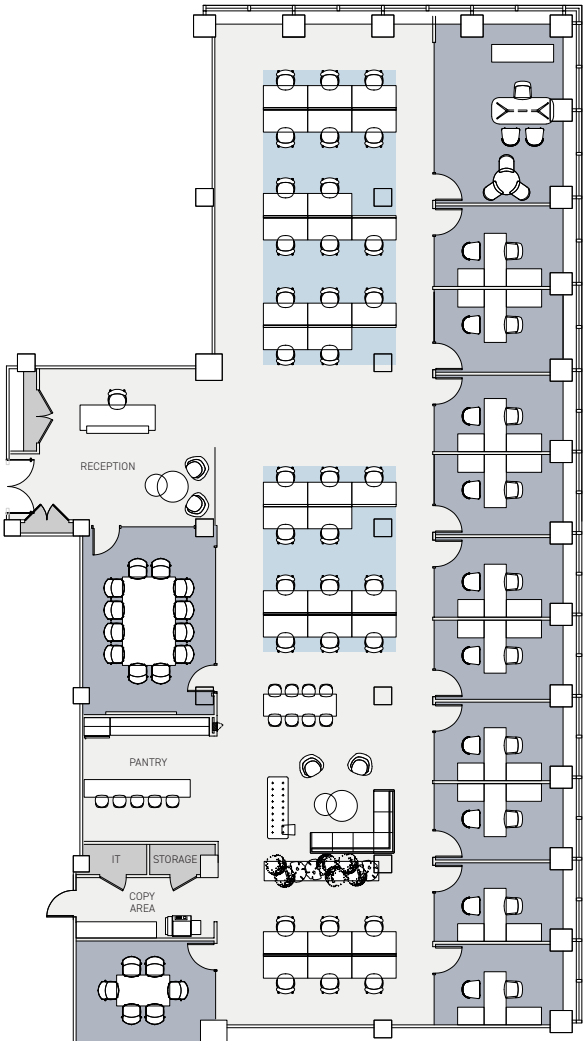
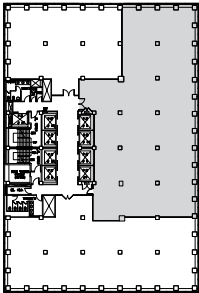


PARTIAL 28TH FLOOR (WEST)

9,226 RSF | PRE-BUILD

EAST 49TH STREET

FLOOR KEY	
Executive Office	1
Typical Office	11
Workstation	33
Reception	1
Conference Room	2
IT/Storage Room	1
Copy Area	1
Pantry	1
Total Headcount	45



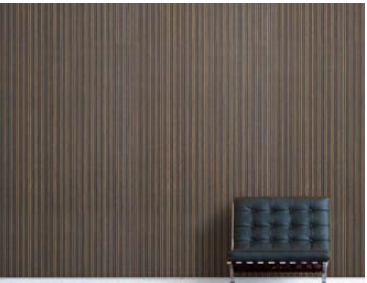
Existing office fronts to remain



PAINT THROUGHOUT
Sherwin Williams | Pure White
7005



GLASS PARTITION
Reeded glass with black frame
by Tagwall



WOOD PANELS
Plyboo | Louver Wall Panels | Butterfly BY15BN Bronze Noir



WALLCOVERING
Phillip Jeffries | Chateau Linen, Baroque Slate
3180
*closet door paint to match



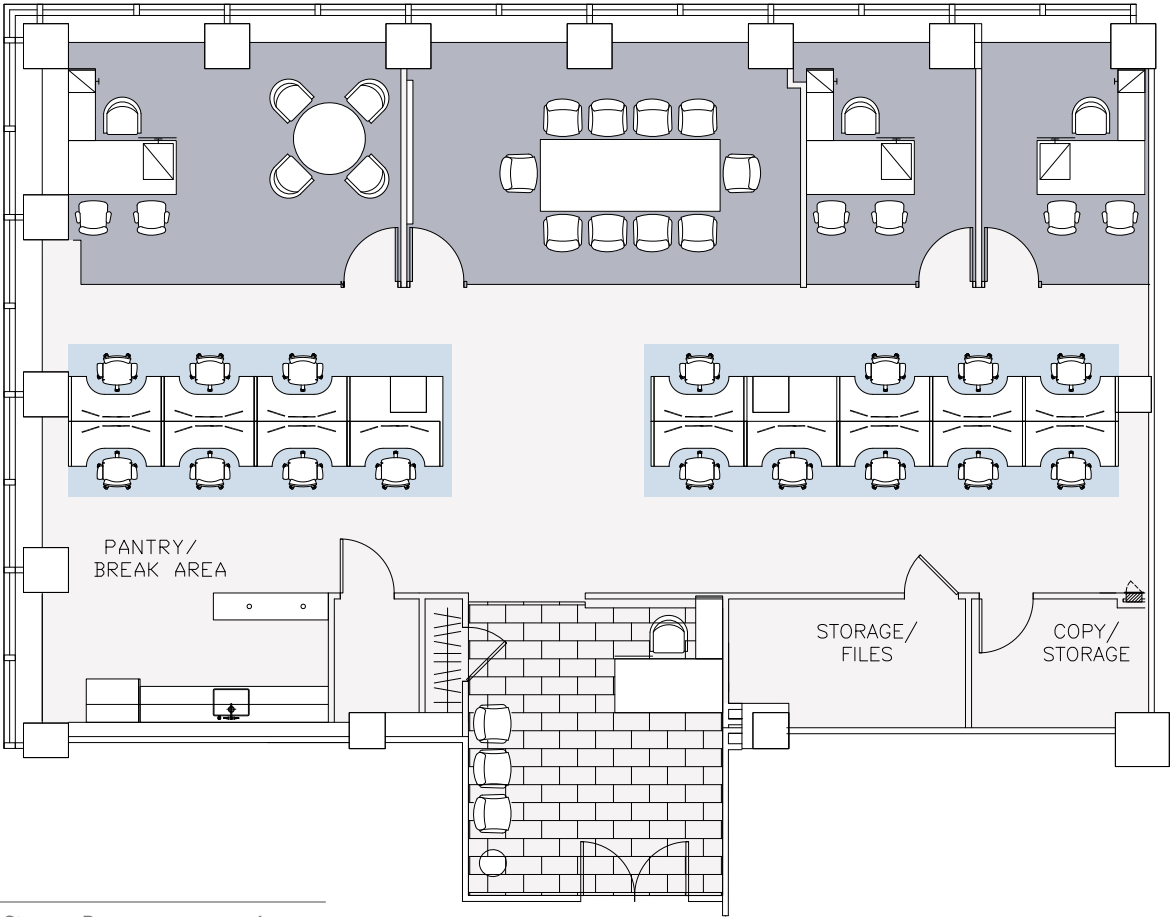
PORCELAIN TILE
Genrose | Yuma, Cloud 36"x36"



BOARDROOM CARPET
Bloomsburg | Reveal Dust V1735/5

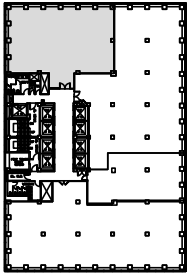
PARTIAL 28TH FLOOR (WEST)
4,171 RSF | EXISTING CONDITIONS

EAST 49TH STREET



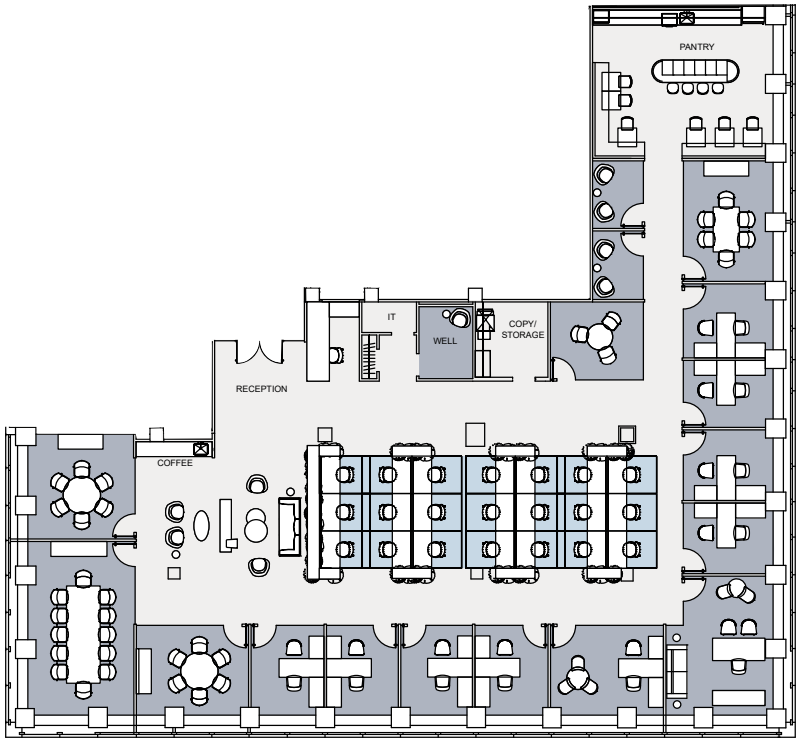
FLOOR KEY

Typical Office	3	Storage Room	1
Workstation	16	Pantry	1
Reception	1	Copy Room	1
Conference Room	1	Total Headcount	20



PARTIAL 24TH FLOOR (WEST)

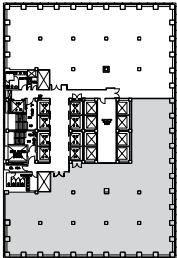
10,616 RSF | PRE-BUILD



EAST 48TH STREET

FLOOR KEY

Executive Office	2	IT Room	1
Typical Office	8	Storage Room	2
Workstation	21	Pantry	1
Reception	1	Phone Room	2
Conference Room	5	Total Headcount	32



derings are conceptual



CABINET WOOD
Shinoki | Ivory Infinite Oak



BACKSPLASH & COUNTERTOP
Fiandre | Calacatta Macchia Vecchia,
Levigato Silk Finish
20mm countertop, 6mm backsplash



DISHWASHER
Asko | D5526xfti ADA
height panel ready



WOOD FLOORING
Valinge | Oak Select Grade, Misty White, XL 8"x87"



OFFICE FRONTS
Tagwall | Encore Bronze Frames and 48"
bronze ladder pulls

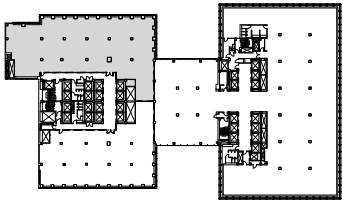
PARTIAL 14TH FLOOR (WEST)

11,567 RSF | PRE-BUILD



FLOOR KEY

Executive Office	1	Phone Room	5
Typical Office	10	IT Room	1
Workstation	27	Pantry	1
Conference Room	4	Storage	1
Reception	1	Total Headcount	39



derings are conceptual



CABINET WOOD
Shinoki | Ivory Infinite Oak



BACKSPLASH & COUNTERTOP
Fiandre | Calacatta Macchia Vecchia,
Levigato Silk Finish
20mm countertop, 6mm backsplash



DISHWASHER
Asko | D5526xfti ADA
height panel ready



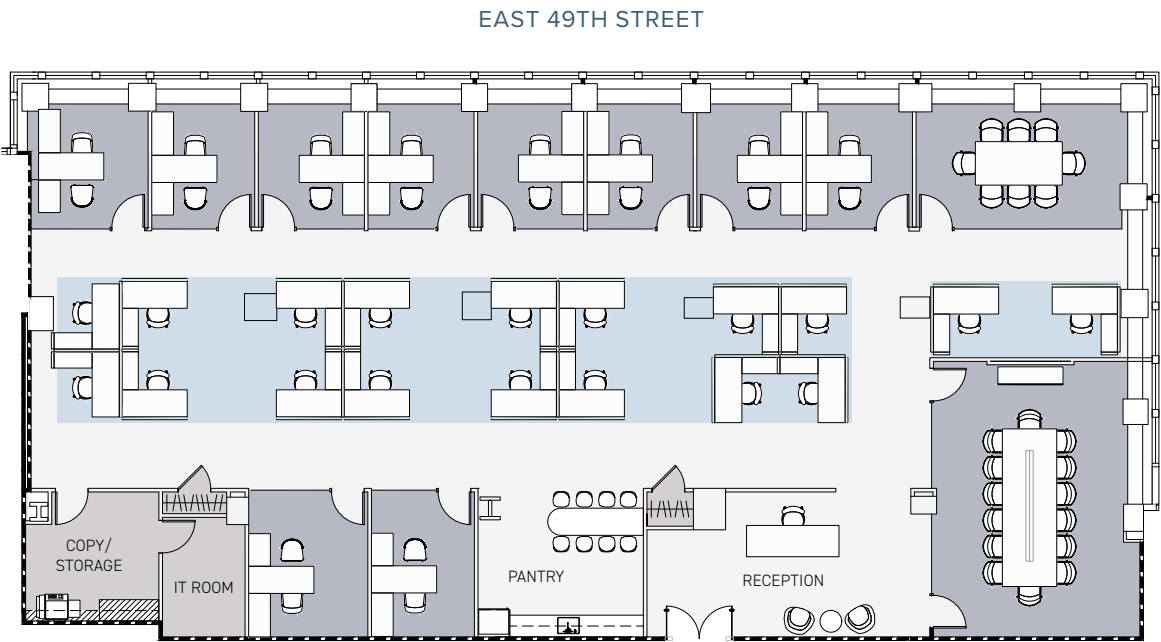
WOOD FLOORING
Valinge | Oak Select Grade, Misty White, XL 8"x87"



OFFICE FRONTS
Tagwall | Encore Bronze Frames and 48"
bronze ladder pulls

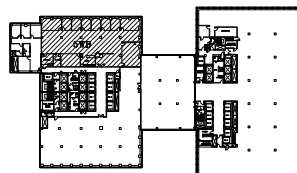
PARTIAL 5TH FLOOR (WEST)

8,187 RSF | PRE-BUILD



FLOOR KEY

Typical Office	10	IT Room	1
Workstation	18	Pantry	1
Reception	1	Copy/Storage	1
Conference Room	2	Total Headcount	29



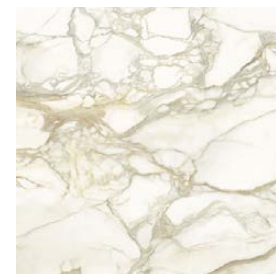
CABINET WOOD
Shinoki | Raven Oak



BAR BASE
Chemetal | Agred Brass Dark



BAR PANELS
Plyboo | Louver Wall Panels | Butterfly BY15BN Bronze Noir



BACKSPLASH & COUNTERTOP
Fiandre | Calacatta Dorato



DISHWASHER
Asko | D5526xlf ADA height panel ready

BUILDING SPECIFICATIONS

LOCATION	Between 48th & 49th Street		
YEAR BUILT	1968, Renovated in 2015		
ARCHITECT	Emery Roth & Sons		
BUILDING SIZE	1,278,807 RSF		
BUILDING HEIGHT	East Tower: 29 Floors West Tower: 43 Floors		
BUILDING CONSTRUCTION	Building wide \$150M redevelopment includes: <ul style="list-style-type: none">• Lobby spanning Park Avenue block front with 25' ceiling height• Plaza with abundant green space• Interior atrium with museum-quality reflection pool• Restoration of Park Avenue facade• Glass curtain wall on center area of floors 3-17• Elevator cabs, escalators and first-class restrooms• Cooling tower providing additional 400 tons of supplemental water• Extended HVAC hours: 8:00 am - 8:00 pm Monday - Friday and 8:00 am - 1:00 pm Saturday		
FLOOR LOAD	50 lbs. live load, 20 lbs. dead load		
TYPICAL SLAB HEIGHTS	East Tower:	12'0"	
	West Tower:	11'8"	
	West Tower (Floors 41 & 43):	15'6"	
ELEVATORS	34 passenger cars and 3 freight cars Loading dock located on 49th Street between Park and Madison Avenue Drive in hours are M-F 8am-6pm		
HVAC/ SUPPLEMENTAL COOLING	<ul style="list-style-type: none">• Fully upgraded HVAC comprising refurbished cooling towers, chillers, and fan systems; new electric service; and VAV/damper installation• Operating hours are M-F 8am-8pm and Saturday 8am-1pm		
ELECTRIC	<ul style="list-style-type: none">• The property receives electrical power via a typical Con Edison 460 volt spot network consisting of 5-2,000 KVA power transformers with secondaries connected to a common bus duct via network protectors• A central sub-metering system is installed which permits off-site central billing of tenant electrical consumption		

LIFE/SAFETY	<ul style="list-style-type: none">• The property is equipped with an approved Class E Fire and Life Safety System utilizing smoke detectors, a public address system, and an enunciator panel located in the building lobby• The sprinkler system risers serve the entire property
SECURITY/ ACCESS	<ul style="list-style-type: none">• 24/7 attended lobby uniformed security coverage and visitor's desk• CCTV surveillance in public areas and all elevators• Access provided via electronic card access or per-authorization

TELECOM/CABLE

CARRIER	SERVICES	POINT OF ENTRY	POINT OF SERVICE
Verizon	Internet, Voice, Cable	49th Street	Multiple floors both towers
Spectrum	Internet, Voice, Data, Cable TV	49th Street	Multiple floors both towers
Abovenet/Zayo	Internet, Voice, Data	48th & 49th St	Multiple floors both towers
Lighttower	Internet, Voice, Data	49th Street	Multiple floors both towers
AT&T	Internet, Voice, Data	49th Street	Only at POE; no service above
Lightpath	Internet, Voice, Data	49th Street	Multiple floors both towers
Cogent	Internet, Voice, Data	49th Street	Multiple floors both towers

AMENITIES	<ul style="list-style-type: none">• Fasano Restaurant is located on both the 48th and 49th Street sides of the West Building• Felix Roasting Co.
BIKE ROOM	Located on mezzanine level of the building
MESSENGER CENTER	Located on the ground floor of the West Building. Hours are M-F 8am-6pm

OWNER PROFILES



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 June 30, 2025, the Company held interests in 53 buildings totaling 30.7 million square feet. This included ownership interests in 27.2 million square feet of Manhattan buildings and 2.7 million square feet securing debt and preferred equity investments.



Vornado Realty Trust is a preeminent owner, manager and developer of office and retail assets. Vornado's portfolio is concentrated in the nation's key market — New York City — along with the premier asset in both Chicago and San Francisco. Vornado is also the real estate industry leader in sustainability policy. The company owns and manages over 26 million square feet of LEED certified buildings and received the Energy Star Partner of the Year Award, Sustained Excellence 2024. Vornado Commemorated 50 years on the NYSE in 2012 and is a member of the S&P MidCap 400.

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PARK AVENUE

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