

PARK AVENUE TOWER

 SL GREEN
REALTY CORP.



PARK AVENUE TOWER



Premier Plaza District location

36-story tower with skyline and Central Park views

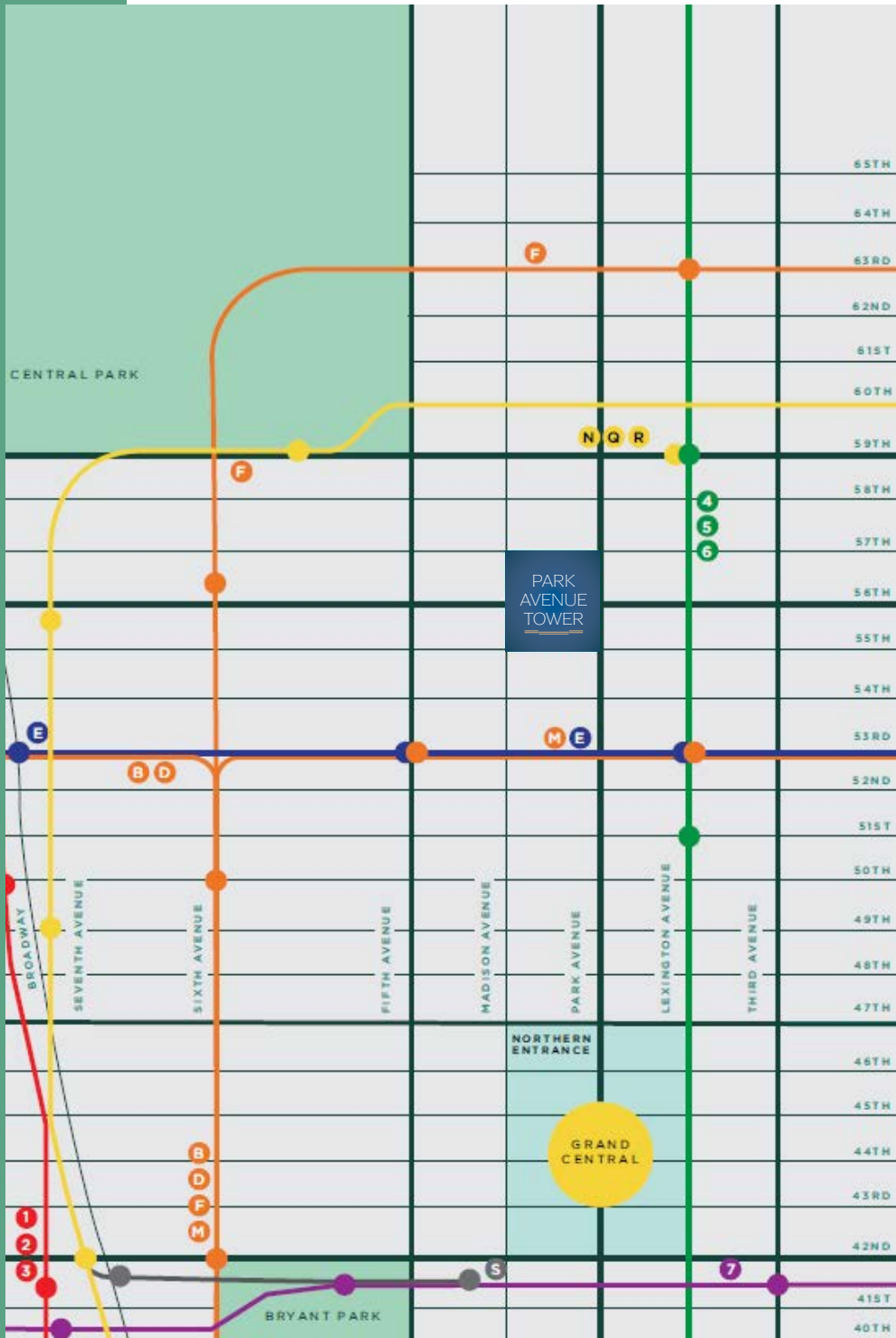
16,000 Square Foot Full Tower Floors

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



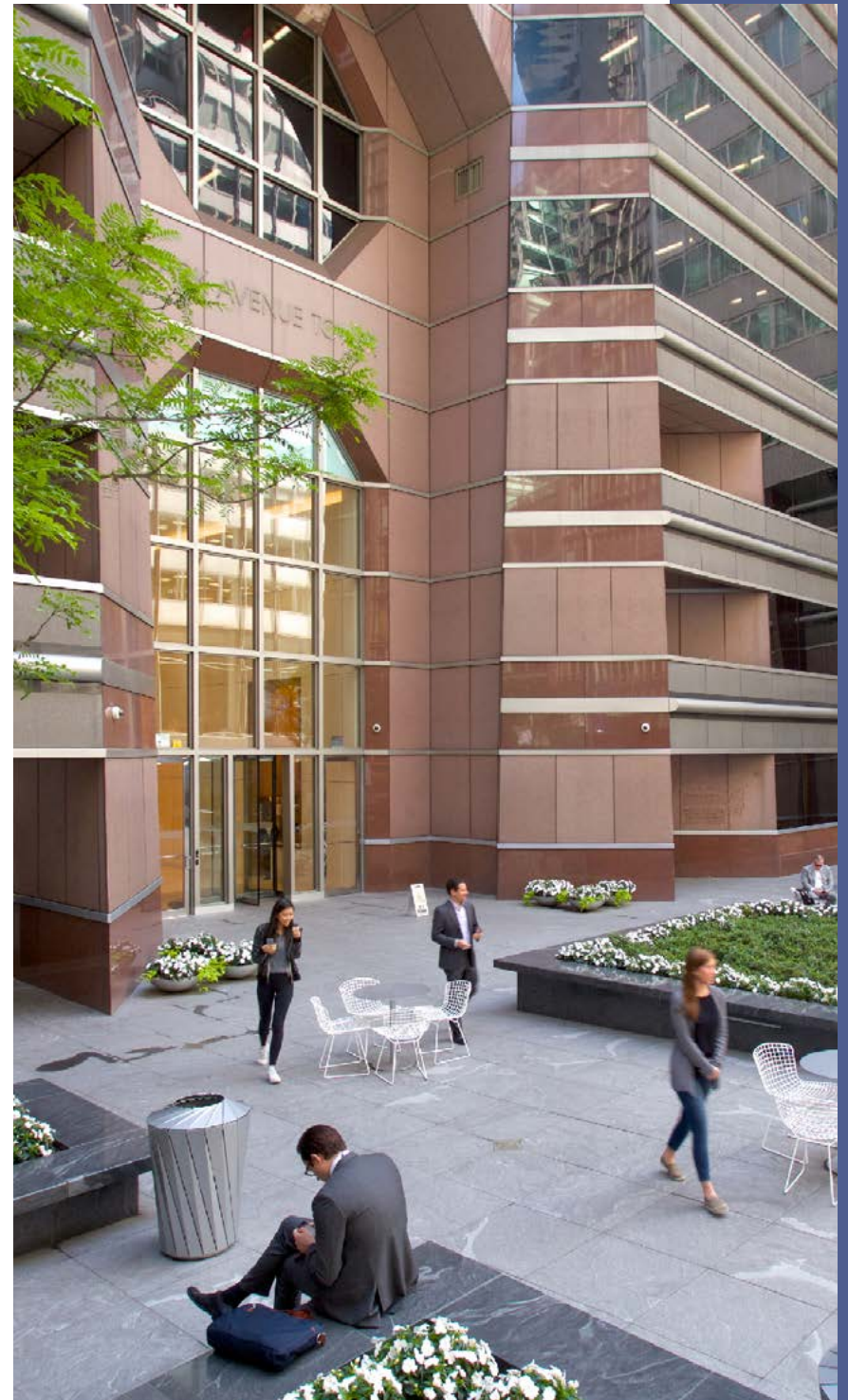
Lushly landscaped plaza

Soaring lobby maximizes natural light throughout the space

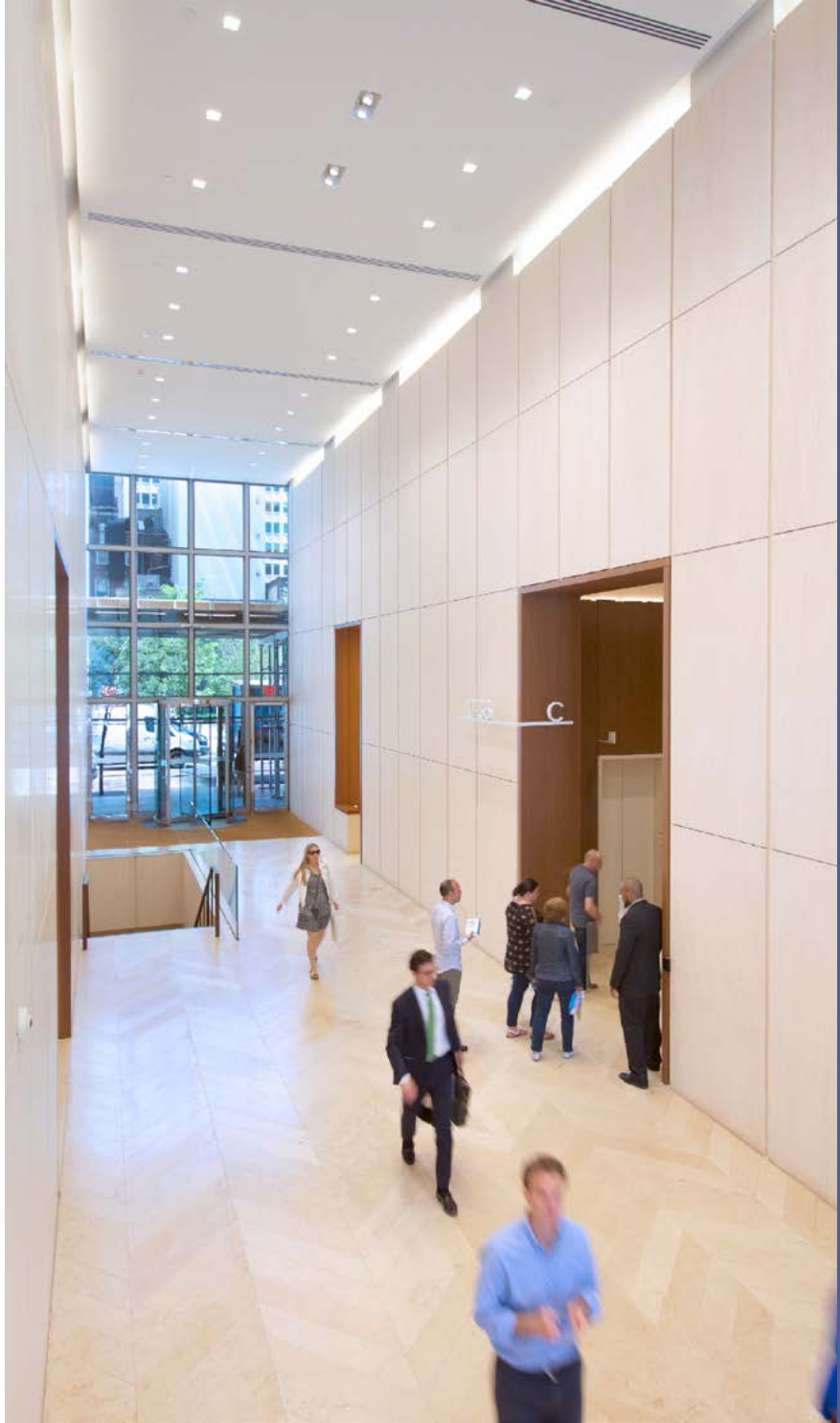
Aquavit, two stars Michelin rated restaurant

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

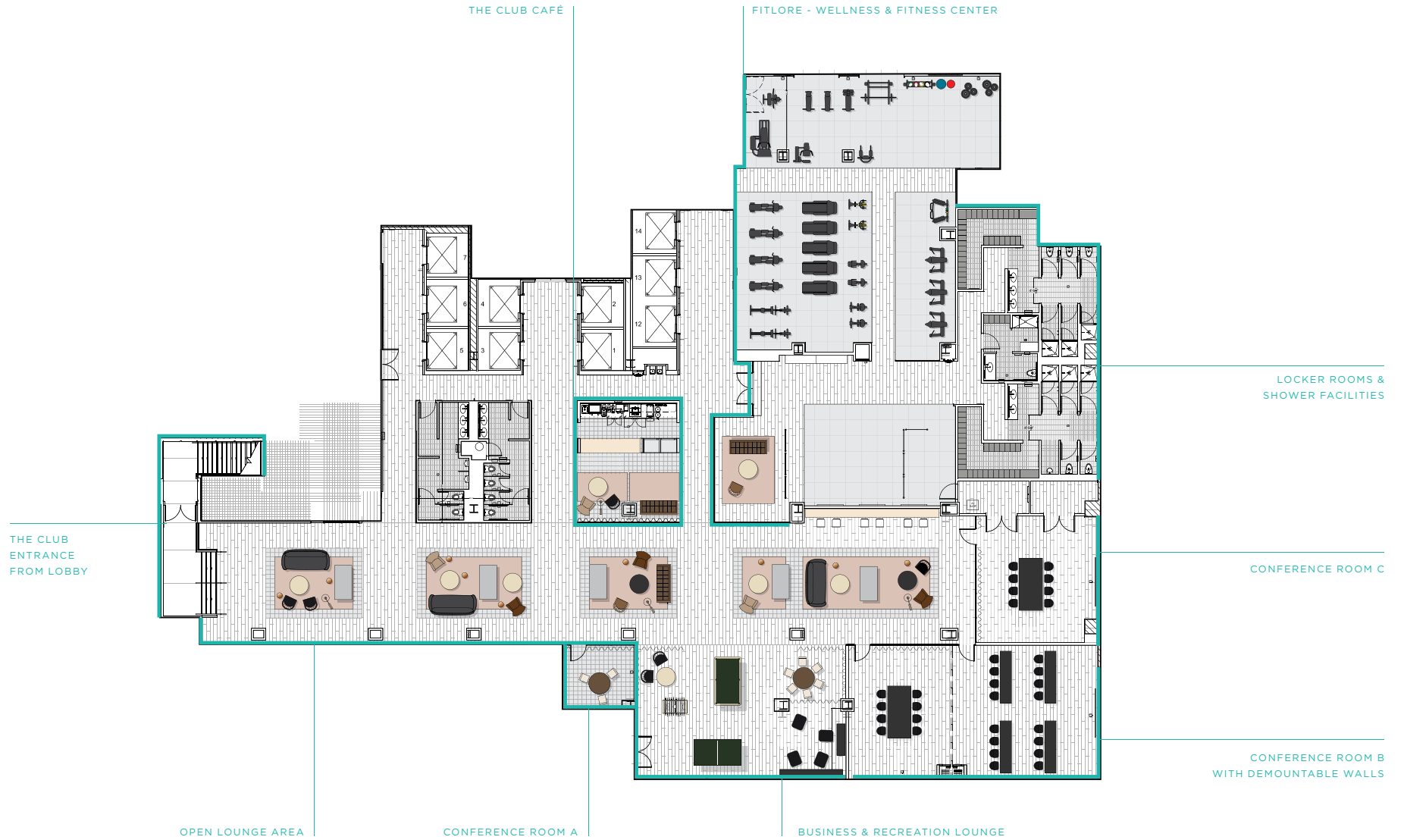
Hospitality-style lounge seating and executive conference
rooms with catering services

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

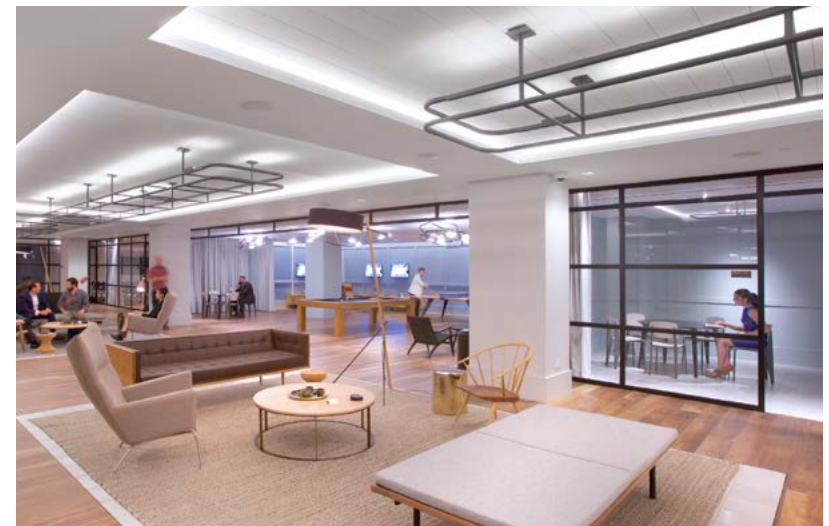
Business and recreation lounge featuring
ping-pong, billiards, and foosball

In-office vertical catering services available
exclusively to building tenants

THE CLUB



THE CLUB

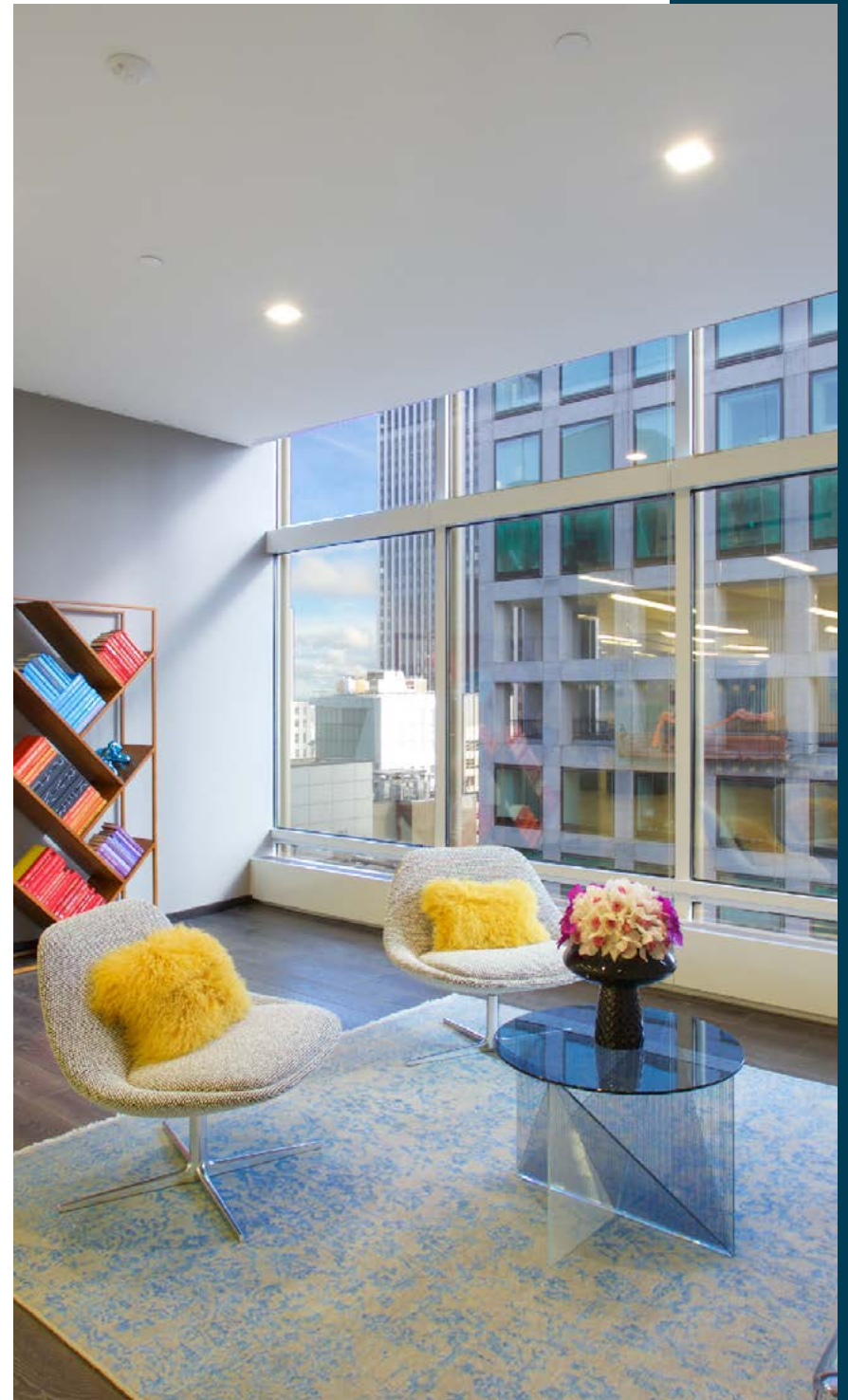


THE OFFICES



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.

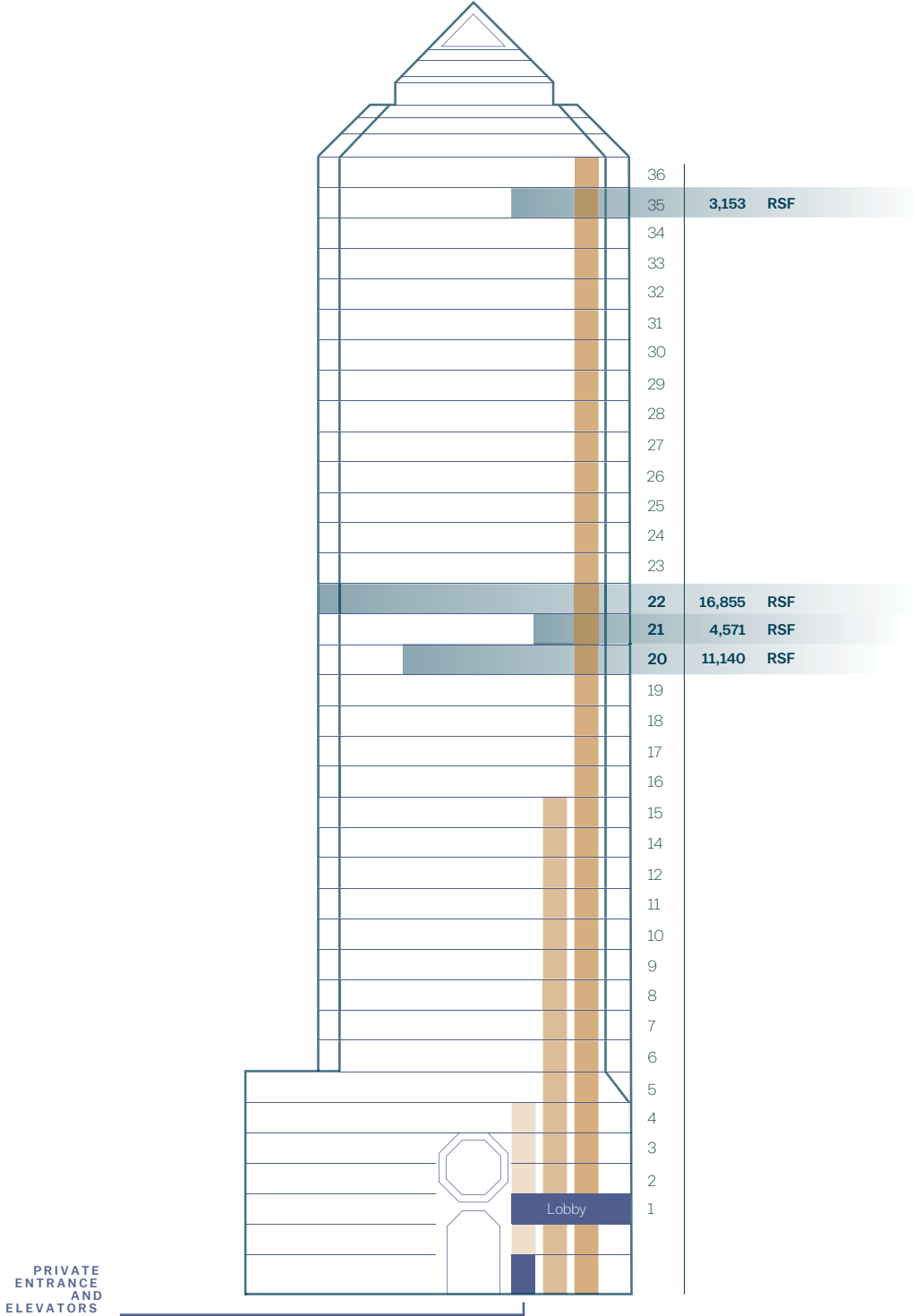
The flexible layouts accommodate diverse work styles and evolving business needs, creating spaces where teams can thrive in a sophisticated, light-filled setting.



THE OFFICES



AVAILABILITY



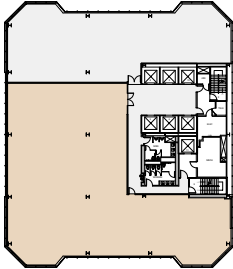
Suite 2050 | 11,140 RSF
Proposed Office Layout

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

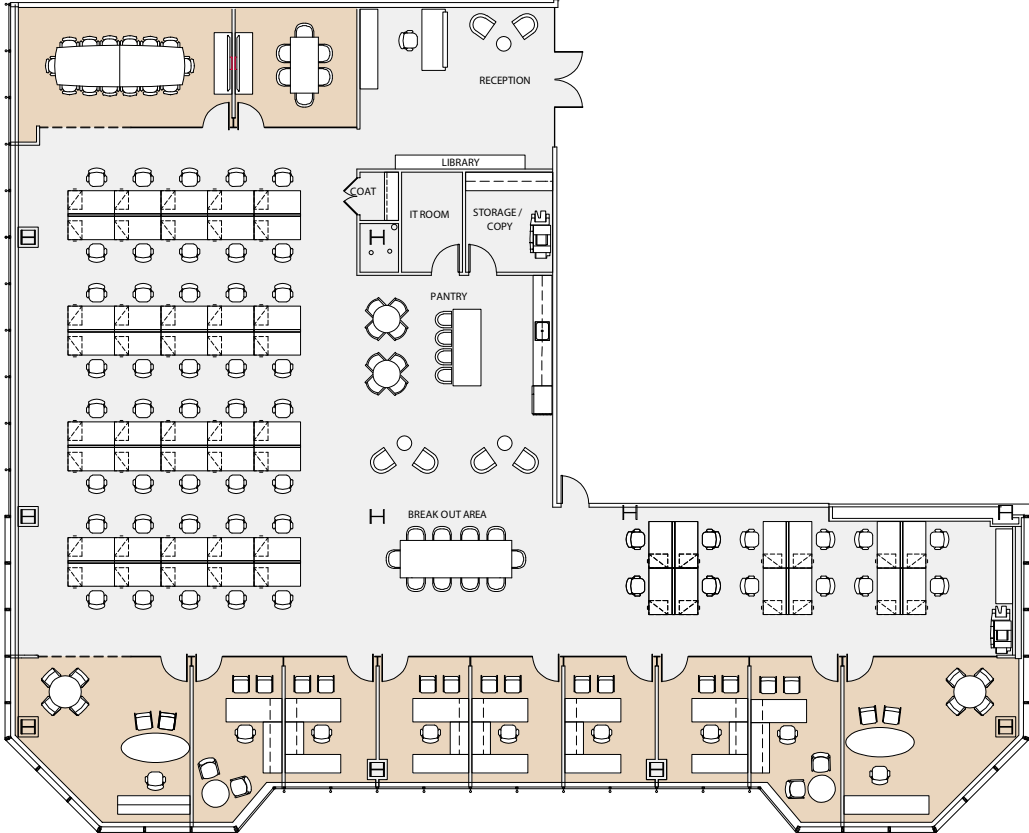


Suite 2050 | 11,140 RSF

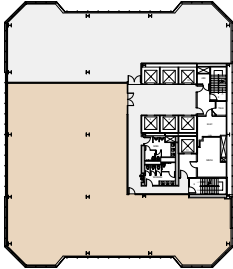
Existing Conditions With Sample Furniture

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



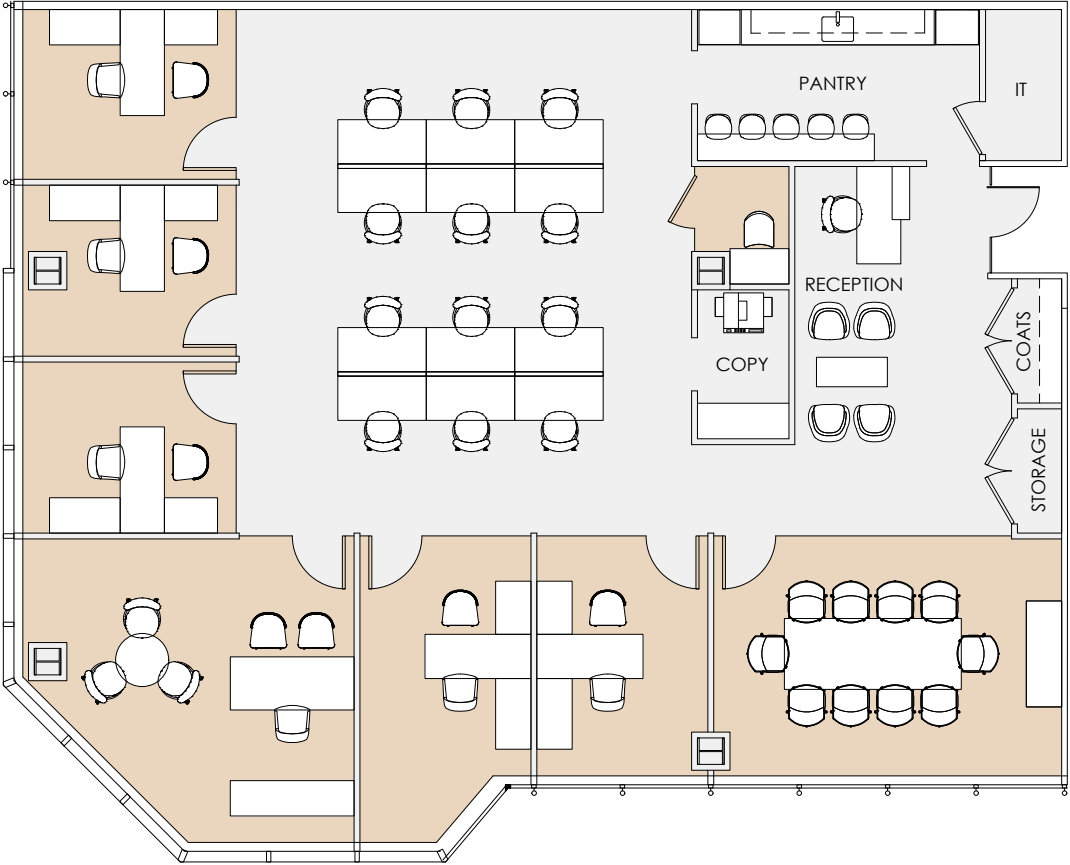
East 55th Street



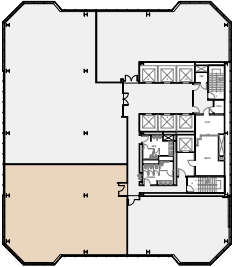
Suite 2115 | 4,571 RSF
Pending Pre-Build

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

East 56th Street

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



East 55th Street

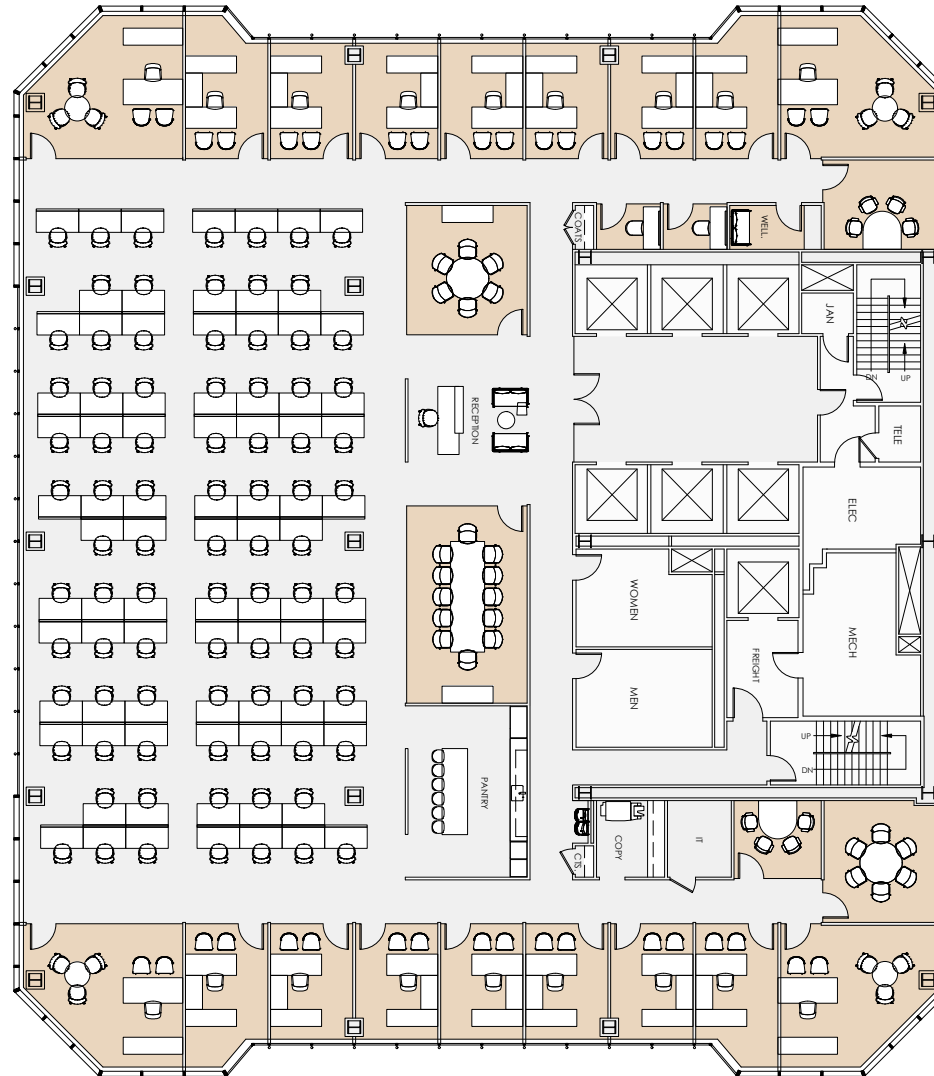
Entire 22nd Floor | 16,855 RSF

Proposed Open Layout

East 56th Street

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



East 55th Street

Entire 22nd Floor | 16,855 RSF

Proposed Layout

East 56th Street

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



East 55th Street

Entire 22nd Floor



Suite 3504 | 3,153 RSF

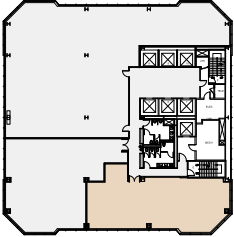
Existing Conditions With Sample Furniture

FLOOR KEY

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



East 55th Street



PRE-BUILT FINISHES



PRE-BUILT FINISHES






PRE-BUILT FINISHES



BUILDING SPECIFICATIONS

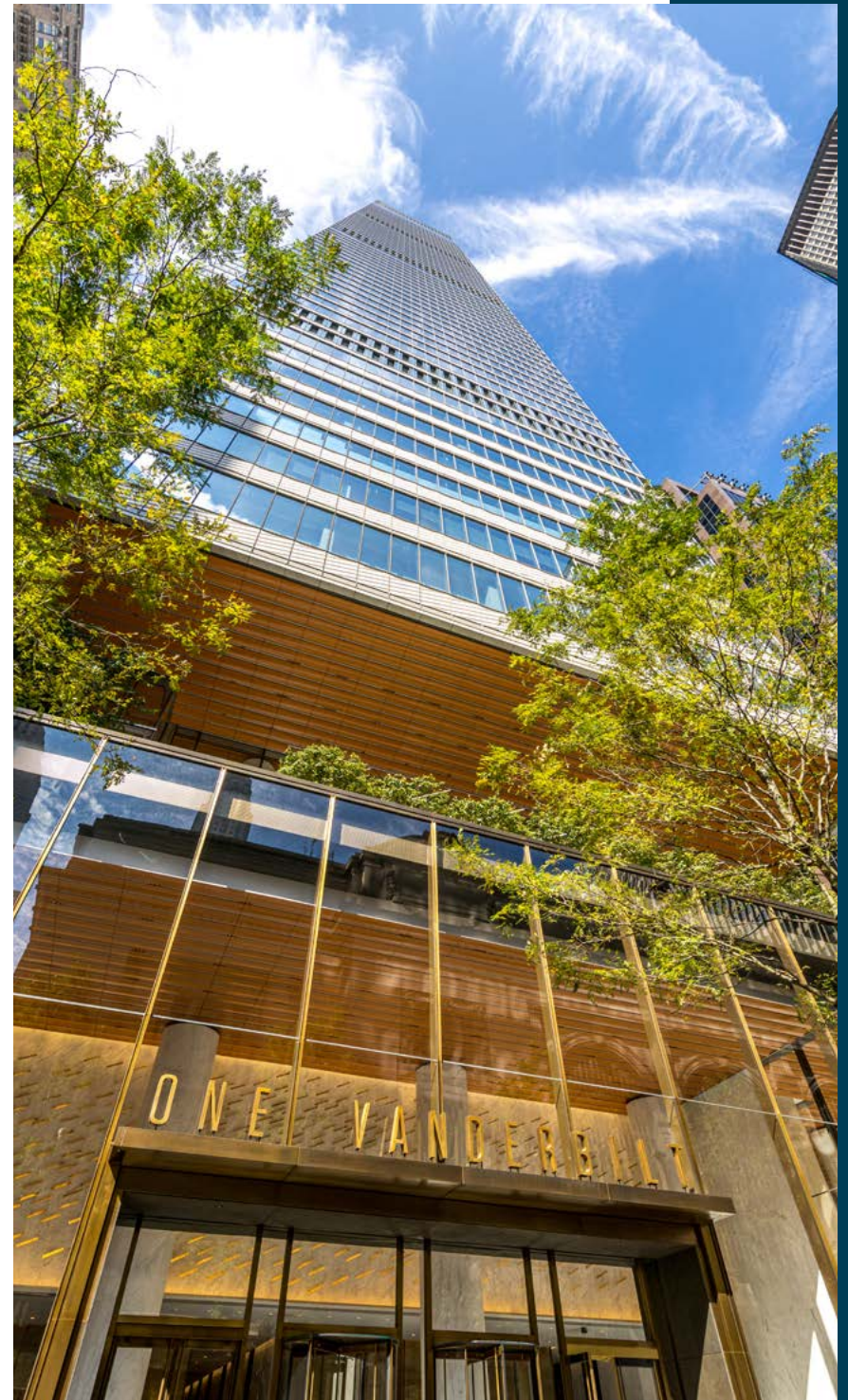
LOCATION	Dual entrances on 55th Street between Park Avenue and Madison Avenue or 56th Street between Park Avenue and Madison Avenue
YEAR BUILT	1986 (completed)
ARCHITECT	Murphy/Jahn Architects
BUILDING SIZE	618,095 RSF
BUILDING CONSTRUCTION	<p>Structure:</p> <ul style="list-style-type: none"> Steel-framed structure with reinforced concrete foundation. Concrete slabs on composite metal deck supported by steel beams and columns. <p>Exterior Facade:</p> <ul style="list-style-type: none"> Curtain walls with aluminum and glass, polished Indian red and impala black granite panels, EIFS cladding, and aluminum trim. <p>Roof:</p> <ul style="list-style-type: none"> 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. <p>Lobby/ Interiors:</p> <ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Floors 3–36: 50 lbs Floor 1-2: 100 lbs Mezzanine: 50 lbs Cellar: 100 lbs
TYPICAL SLAB HEIGHTS	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<p>Multiple fiber providers: Verizon, Spectrum, Lightower, Cogent, AT&T, Level 3; rooftop fixed wireless also available.</p> <p>Wired Certified Platinum</p>
AMENITIES	<ul style="list-style-type: none"> 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)
  	

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 Decemeber 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

NEWMARK

BRIAN WATERMAN

Executive Vice Chairman

212-372-2299

brian.waterman@nmrk.com

BRENT OZAROWSKI

Executive Managing Director

212-372-2246

brent.ozarowski@nmrk.com

JONATHAN FANUZZI

Executive Managing Director

212-372-2036

jonathan.funuzzi@nmrk.com

KEVIN SULLIVAN

Managing Director

212-850-5462

kevin.sullivan@nmrk.com

DAVID WATERMAN

Director

212-372-2216

david.waterman@nmrk.com



GARY ROSEN

Senior Managing Director

212-216-1687

gary.rosen@slgreen.com

HOWARD TENENBAUM

Executive Vice President

212-216-1685

howard.tenenbaum@slgreen.com

SIENA GREEN

Associate

212-346-4120

siena.green@slgreen.com

