



277 PARK

25,000 — 75,000 RSF Tower Opportunity

Entire 50th: 24,618 RSF

Entire 49th: 24,618 RSF Direct Opportunity

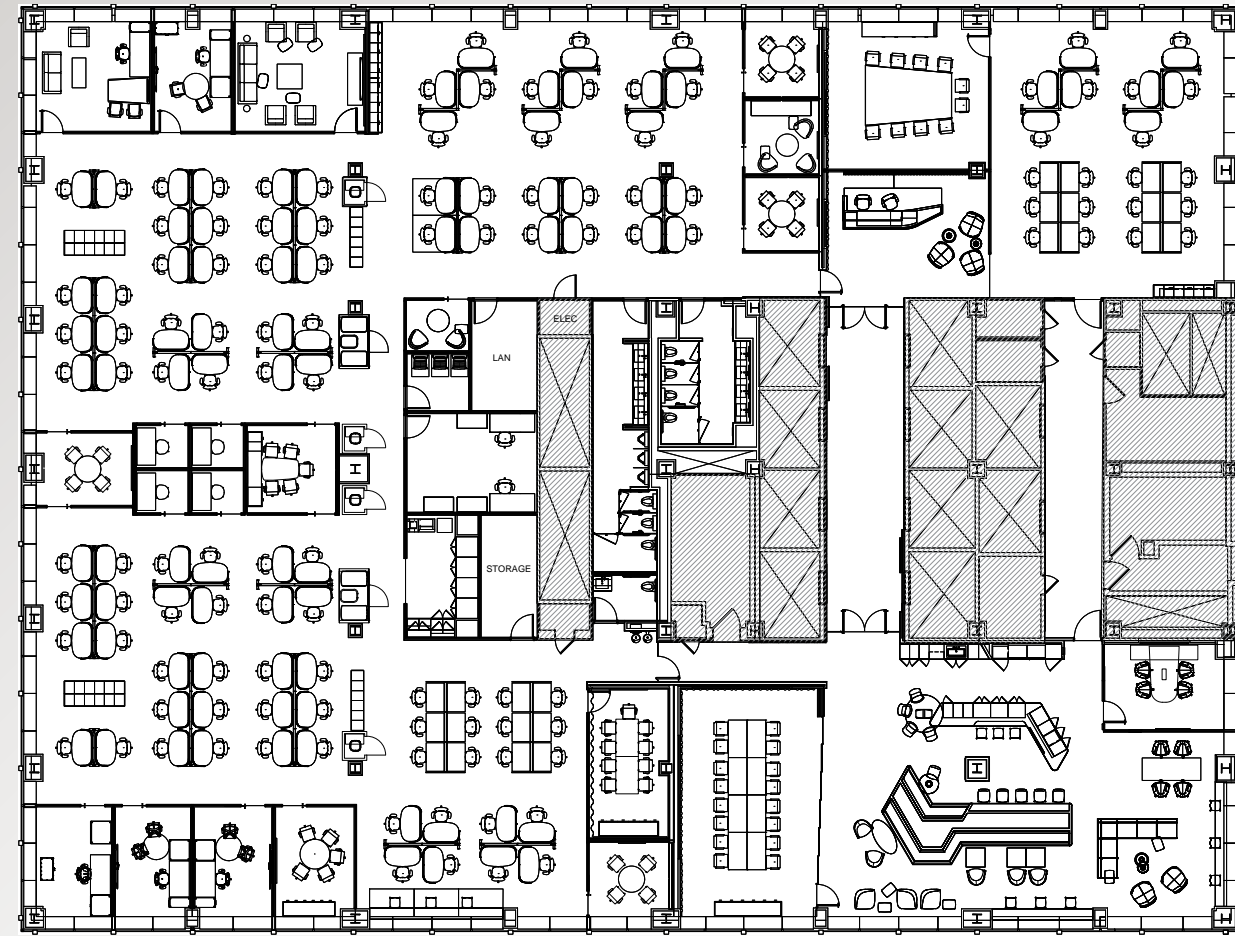
Entire 48th: 24,618 RSF

TOTAL: 73,854 RSF

CBRE



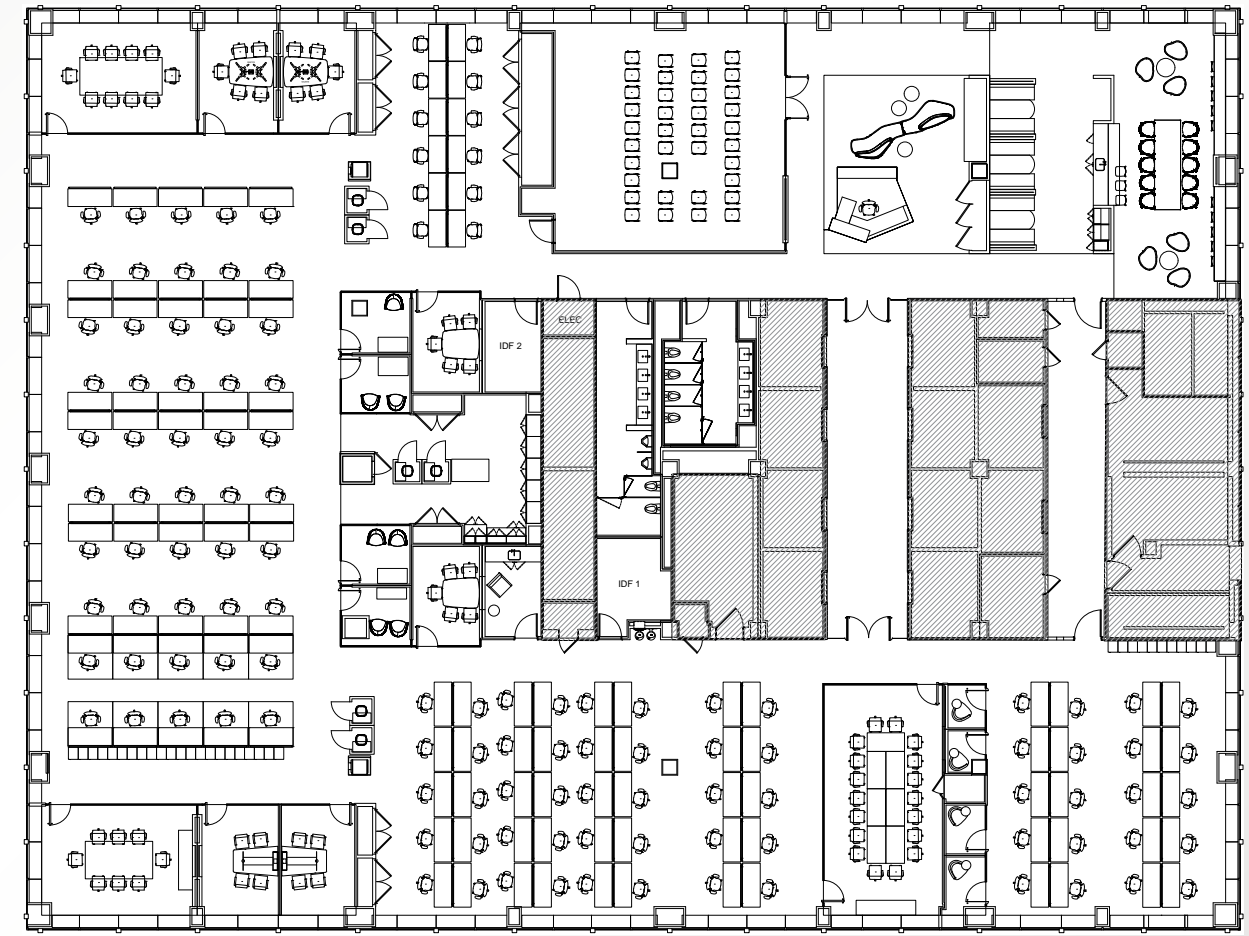
PARK AVENUE



Entire 48th: As-built Plan

120 Workstations

LEXINGTON AVENUE



Entire 50th: As-built Plan

122 Workstations

FLOOR	RSF	OPPORTUNITY	POSSESSION	TERM THROUGH
50th	24,618	Sublease	5/1/2025	2/28/2033
49th	24,618	Direct	5/1/2026	
48th	24,618	Sublease	5/1/2025	2/28/2033

Comments:

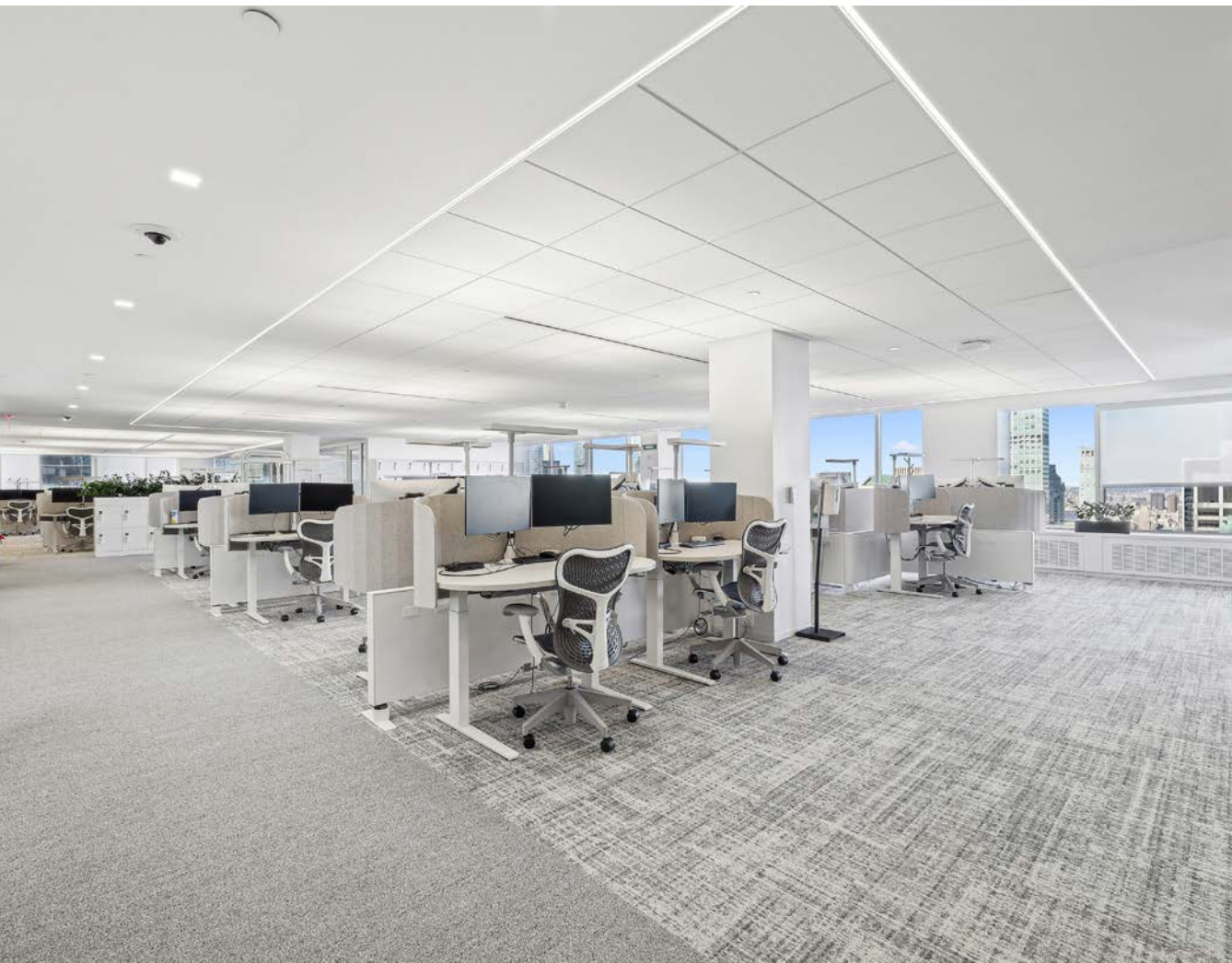
High-end, fully furnished sublease on tower floors featuring modern installations designed by Gensler. The space has abundant light including views of Central Park, Park Avenue, and the East River. The building recently underwent a \$100MM capital improvement program which included a new lobby, plaza, elevators, and amenity center.

Floors 48 and 50 are available on a sublease basis, and the 49th floor can be made available on a direct basis. Floors can be leased individually or up to a three-floor block. Direct extensions beyond the sublet term will be considered.

48th Floor



48th Floor

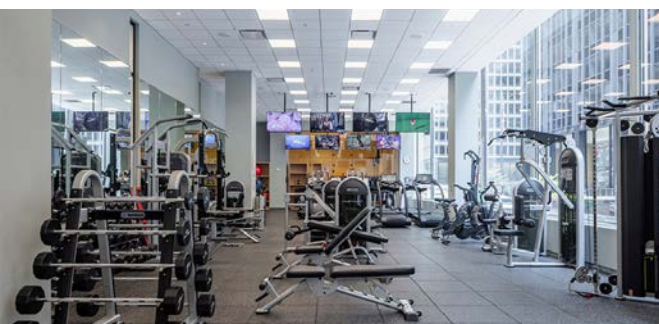


50th Floor



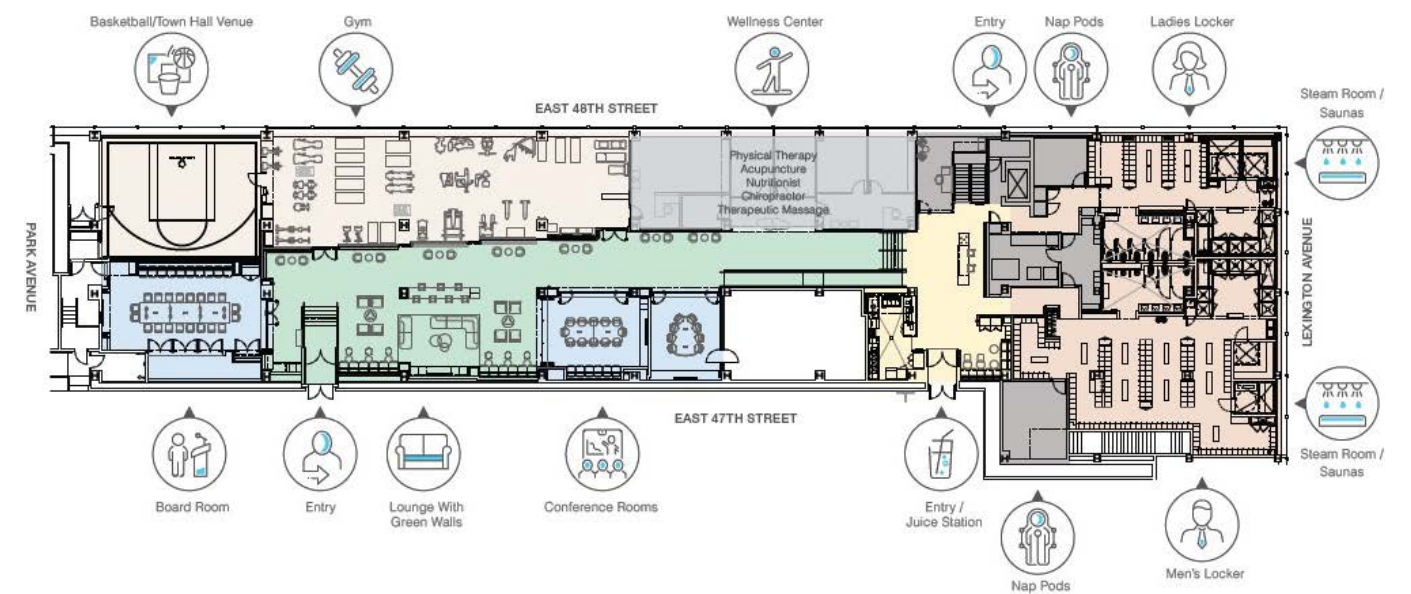
50th Floor





Ownership recently completed a \$100M+ capital improvement project

- The renovation included a new expanded entry, floor-to-ceiling lobby façade with 30' ceiling heights, and reconfigured entrances on Park & Lexington Avenues
- New plaza with green space
- New destination dispatch elevators (mechanicals and cabs)
- New amenity center and David Burke restaurant
- Building amenities include:
 - Fitness center / gym featuring a basketball court
 - Large and small conferencing facilities
 - Wellness center
 - Food and beverage





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