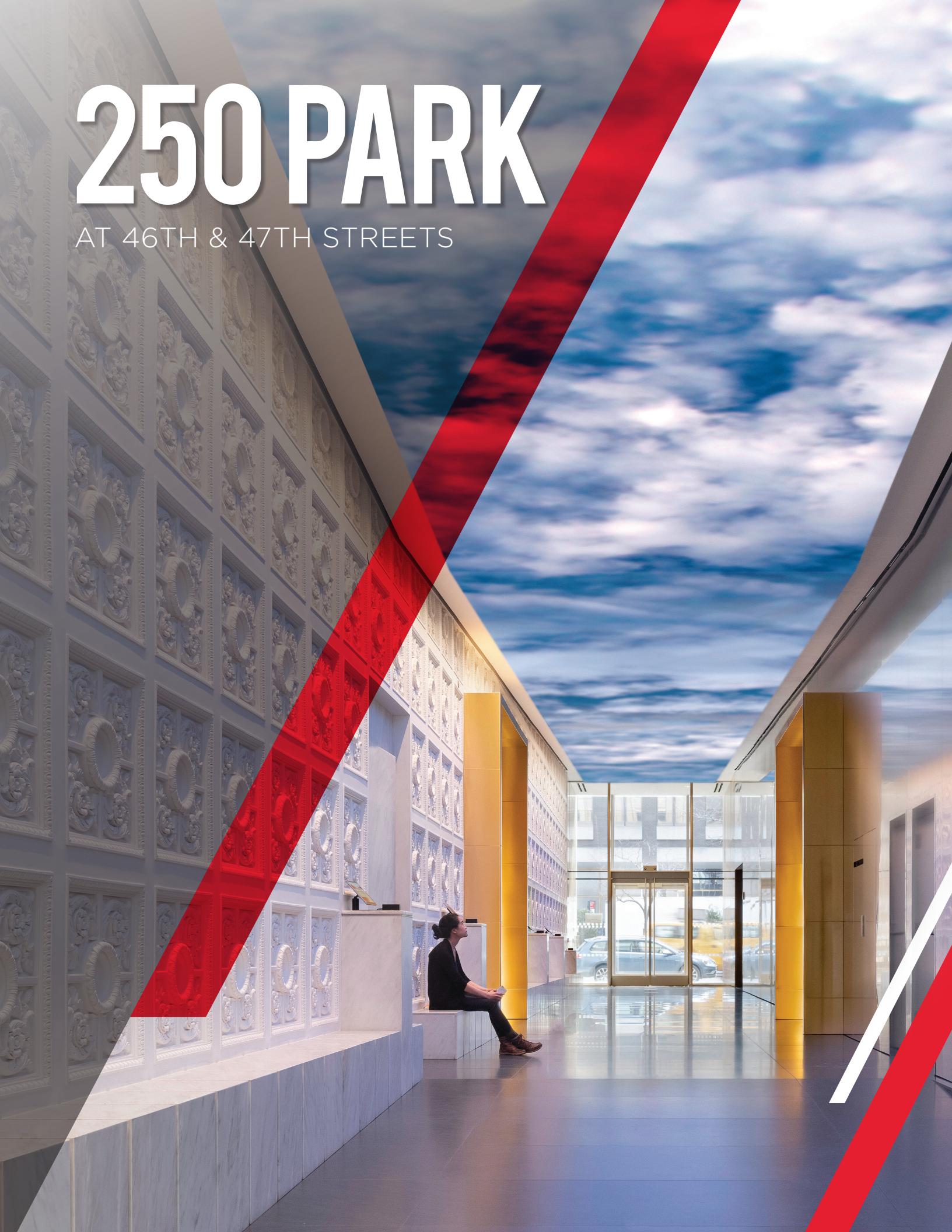
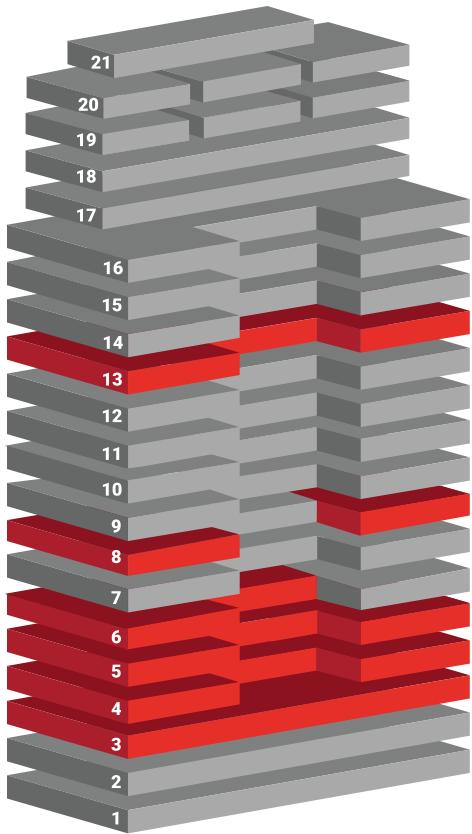


# 250 PARK

AT 46TH & 47TH STREETS



# CURRENT AVAILABILITIES



SPACE	AREA	COMMENTS
ENTIRE 13	<b>29,411 SF</b>	DEMOLISHED WITH NEW REST ROOMS
PARTIAL 8	<b>7,840 SF</b>	PREBUILT
PARTIAL 8	<b>4,703 SF</b>	PREBUILT
PARTIAL 6	<b>19,853 SF</b>	BUILT SPACE
ENTIRE 5	<b>29,212 SF</b>	BUILT SPACE Divisible to: Suite 1 - 14,483 RSF or Suite 2 - 14,729 RSF
ENTIRE 4	<b>29,212 SF</b>	BUILT SPACE Divisible to: Suite 1 - 15,693 RSF or Suite 2 - 13,519 RSF
ENTIRE 3	<b>31,813 SF</b>	BUILT SPACE Divisible to: Suite 1 - 14,586 RSF or Suite 2 - 17,227 RSF

**LEASE TERM FOR ALL AVAILABLE SPACE NOW THROUGH 12/31/2028**

**FLOORS 3-5 ARE DIVISIBLE**

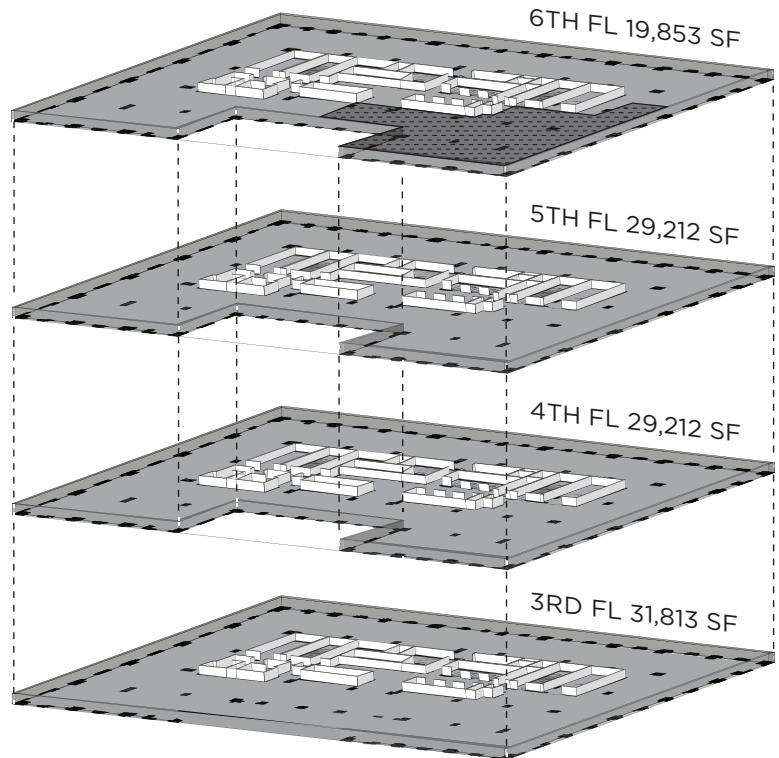
**PREMIUM PACKAGE AVAILABLE FOR ALL SPACES:** In exchange for a rent premium, landlord will provide furniture and cover moving and wiring costs for all new leases.

**150% OF ONE FULL COMMISSION WILL BE PAID ON LEASES  
MADE ON THE 3RD, 4TH, 5TH AND 6TH FLOORS**



# LARGE BLOCK OPPORTUNITY

**110,000 SF**  
CONTIGUOUS  
BLOCK



**150% OF ONE FULL COMMISSION WILL BE PAID ON LEASES  
MADE ON THE 3RD, 4TH, 5TH AND 6TH FLOORS**



# FLOOR PLANS

SPACE SUMMARY	TOTAL
Reception	1
Conf. Room (10)	2
Conf. Room (8)	1
Private office	60
Work Bench	18
Workstations	59
Pantry	2
Mail Room	1
Copy Room	2
Copy Alcove	3
IT Room	1
Storage Room	3

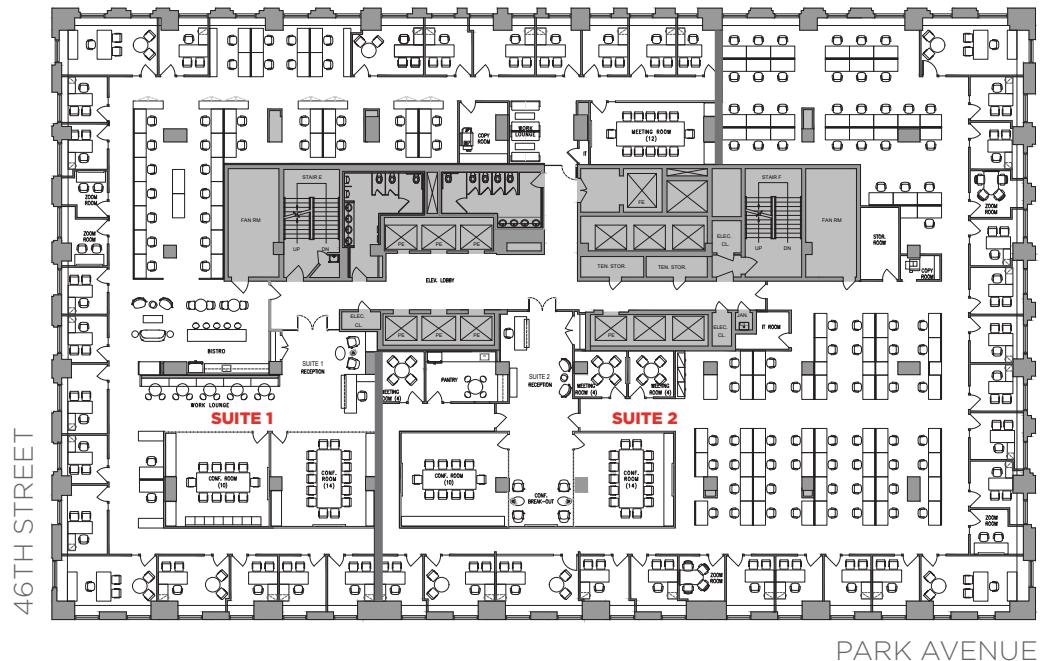
## 3RD FLOOR Existing Conditions Plan



### SUITE 1 - 14,586 RSF

SPACE SUMMARY	TOTAL
Reception	1
Conf. Room (10)	1
Conf. Room (14)	1
Meeting Room (12)	1
Private Office	21
Work Bench	34
Work Lounge	2
Zoom Room	2
Bistro	1
Copy Room	1
IT Closet	1

## 3RD FLOOR Proposed Demised Plan



### SUITE 2 - 17,227 RSF

SPACE SUMMARY	TOTAL
Reception	1
Conf. Room (10)	1
Conf. Room (14)	1
Meeting Room (4)	3
Private Office	19
Work Bench	73
Zoom Room	3
Pantry	1
Copy Room	1
IT Room	1
Storage Room	1

# FLOOR PLANS

SPACE SUMMARY	TOTAL
Reception	1
Boardroom (24)	1
Conf. Room (12)	1
Huddle Room (6)	2
Private Office	15
Work Bench	10
Workstations	95
Pantry	2
Copy Room	2
IT Room	1
Storage Room	2
Storage Closets	8

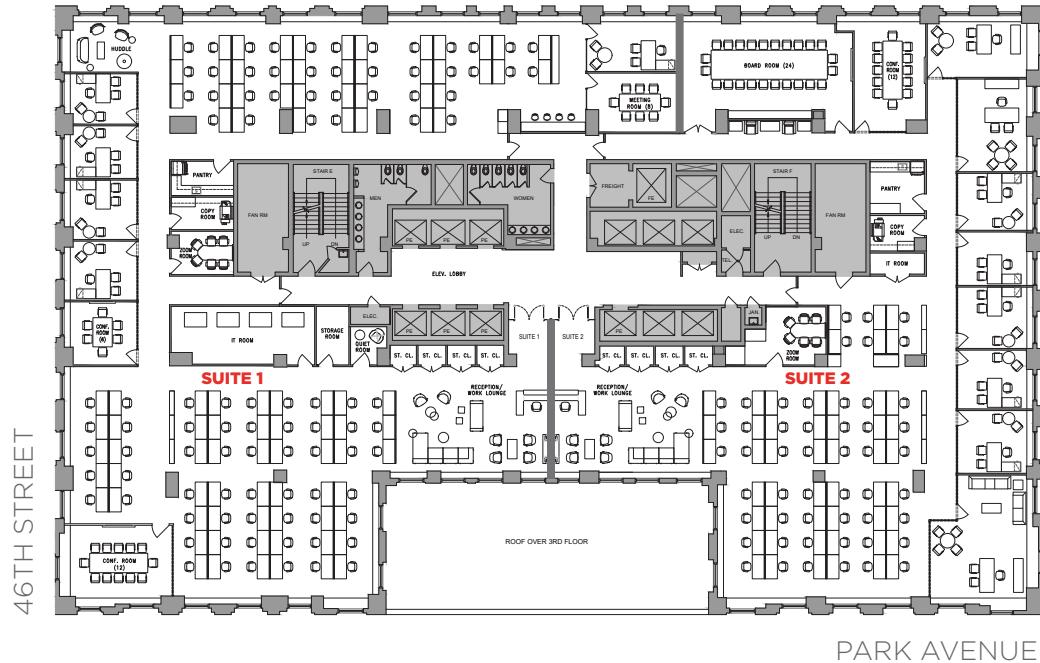
## 4TH FLOOR Existing Conditions Plan



### SUITE 1 - 15,693 RSF

SPACE SUMMARY	TOTAL
Reception	1
Conf. Room (6)	1
Conf. Room (12)	1
Meeting Room (8)	1
Private Office	5
Work Bench	94
Work Lounge	1
Huddle	1
Zoom Room	2
Pantry	1
Copy Room	1
IT Room	1
Storage Closet	4
Storage Room	1

## 4TH FLOOR Proposed Demised Plan



### SUITE 2 - 13,519 RSF

SPACE SUMMARY	TOTAL
Reception	1
Board Room (24)	1
Conf. Room (12)	1
Meeting Room (4)	3
Private Office	8
Work Bench	51
Work Lounge	1
Zoom Room	1
Pantry	1
Copy Room	1
IT Room	1
Storage Room	4

# FLOOR PLANS

SPACE SUMMARY	TOTAL
Reception	1
Board Room (20)	1
Conf. Room (10)	1
Conf. Room (8)	2
Conf. Room (5)	2
Private office	42
Work Bench	58
Workstations	23
Bistro	1
Pantry	2
Wellness Room	1
Copy Room	2
Copy Alcove	3
IT Room	1
Storage Room	4
Storage Closet	4

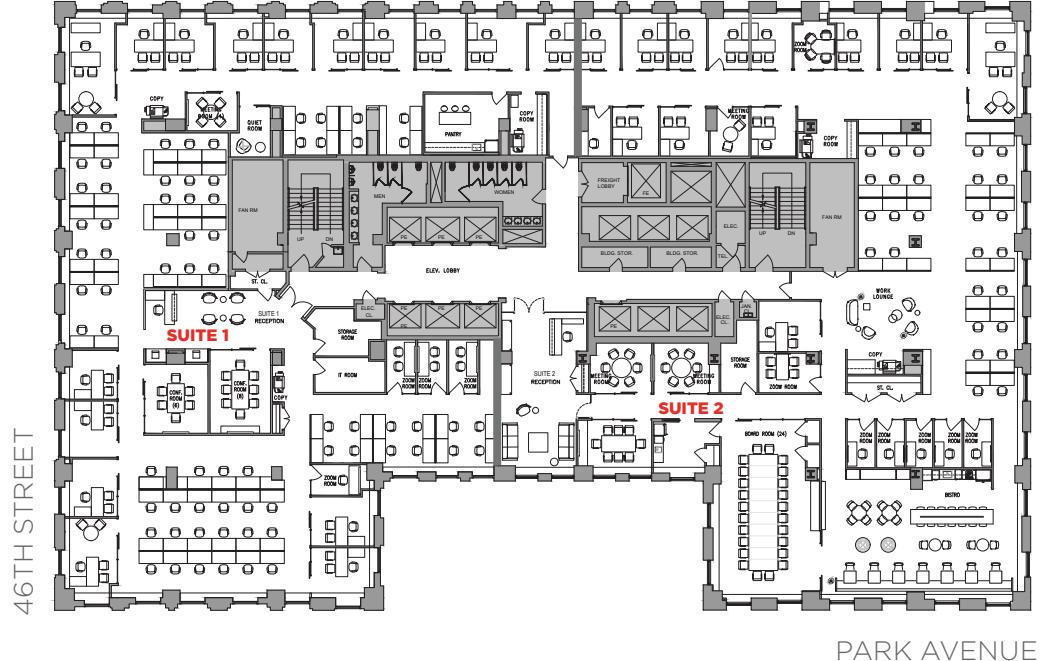
## 5TH FLOOR Existing Conditions Plan



### **SUITE 1 - 14,483 RSF**

SPACE SUMMARY	TOTAL
Reception	1
Conf. Room (6)	1
Conf. Room (8)	1
Meeting Room (4)	1
Private Office	16
Work Bench	71
Zoom Room	4
Pantry	1
Quiet Room	1
Copy Room/Alcove	3
IT Room	1
Storage Room/Closet	2

## 5TH FLOOR Proposed Demised Plan

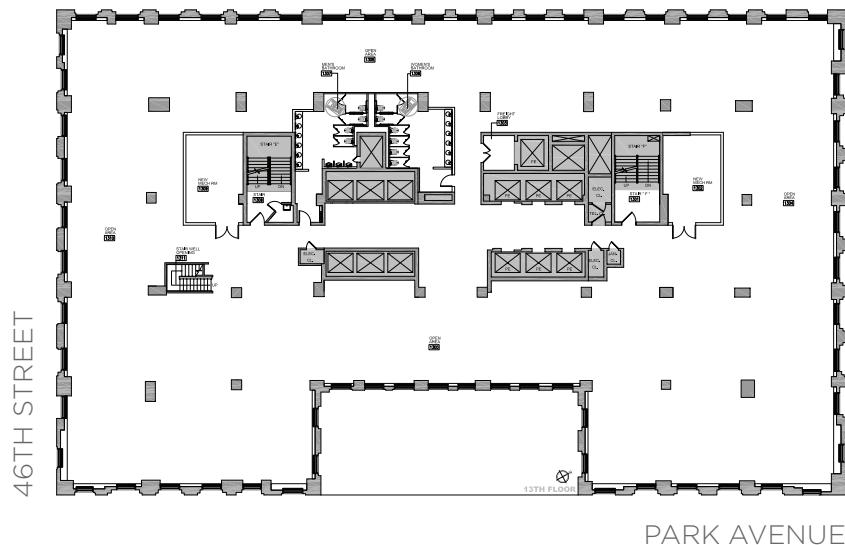


### **SUITE 2 - 14,729 RSF**

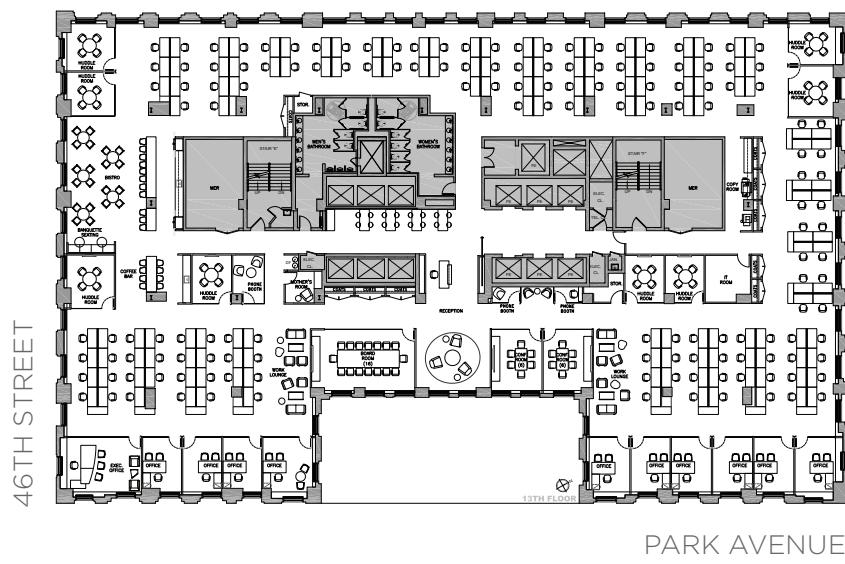
SPACE SUMMARY	TOTAL
Reception	1
Board Room (24)	1
Conf. Room (8)	1
Meeting Room (2)	1
Meeting Room (6)	2
Private Office	14
Work Bench	27
Work Lounge	1
Zoom Room	7
Bistro	1
Pantry	1
Copy Room/Alcove	2
IT Room	1
Storage Room/Closet	2

# FLOOR PLANS

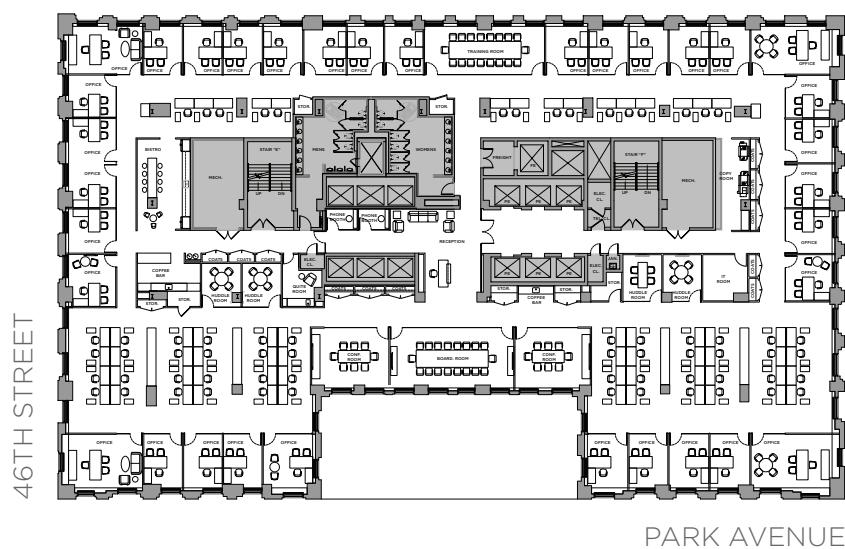
## 13TH FLOOR Existing Conditions Plan



## 13TH FLOOR Proposed Creative Plan



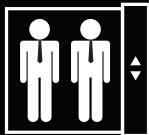
## 13TH FLOOR Proposed Office Intensive Plan



SPACE SUMMARY	TOTAL
Reception	1
Conf. Rm (6)	2
Conf. Rm (16)	1
Executive Office	1
Private office	10
Work Bench	151
Work Lounge	2
Huddle Rm	8
Bistro	1
Copy Room	1
IT Room	2
Storage Closet	2
Phone Room	3
Coffee Bar	1

SPACE SUMMARY	TOTAL
Reception	1
Conf. Rm (8)	2
Conf. Rm (18)	1
Training Room	1
Executive Office	4
Private office	30
Work Bench	63
Quiet Room	1
Huddle Room	1
Bistro	1
Copy Room	1
IT Room	1
Storage Closet	3
Storage Room	4
Phone Room	2
Coffee Bar	1

# ALL THE RIGHT CONNECTIONS



NEW LOBBY & ELEVATOR  
MODERNIZATION



INSTITUTIONAL  
OWNERSHIP



MODERNIZED HVAC  
PLANT



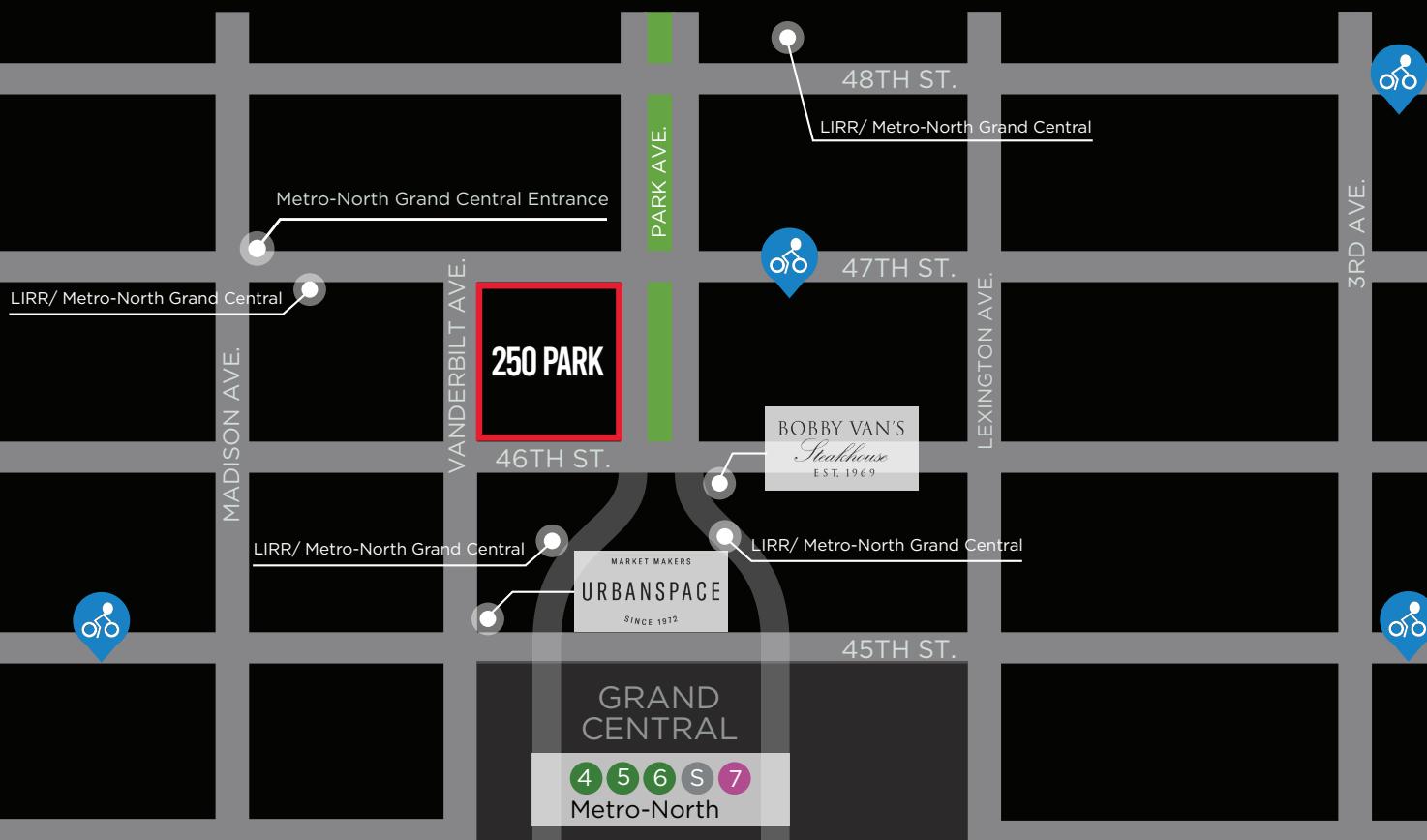
EASY ACCESS TO METRO NORTH,  
4, 5, 6, 7, SHUTTLE TO TIMES SQUARE  
& LIRR EAST SIDE ACCESS



STEPS FROM GRAND  
CENTRAL TERMINAL



LEED-EB GOLD



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